



## 1.16 Acres

### \$29,995

**Klamath County, Oregon**

[www.landresellers.com/properties/cc6c22168bc](http://www.landresellers.com/properties/cc6c22168bc)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Klamath County  
**City:** Keno  
**Zip:** 97601  
**Price:** \$29,995  
**Total Acreage:** 1.16  
**Property ID:** C-2021062  
**Property Address:** 17916 Hamaker Lane, Keno, OR, 97601  
**APN:** 488911  
**Dimensions:** 289' X 223' X 280' X 152'

**GPS:** 42.1409, -121.9586  
**Subdivision:** Klamath River Acres  
**Unit:** 4th Addition  
**Block:** 25  
**Lot:** 2  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good Gravel  
**Power:** Yes - Available  
**Time Limit to Build:** None  
**Taxes:** \$20

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Wonderful timbered and level lot with power, located just outside of Keno, Oregon. Measuring in at over an acre, this lot has the feel of full-time camping, tucked in a secluded and quiet residential neighborhood. Build your home or bring your mobile and stretch out as there is plenty of room to do so.

### Keno

Keno is a great little town. It's got that off-the-beaten track, locals-only, undiscovered territory kind of charm. It is an unincorporated community in Klamath County, Oregon, southwest of Klamath Falls on the Klamath River near Oregon Route 66. The town population hovers around 1200 residents. Keno's elevation is 4,108 feet above sea level. It is a town of history and adventure and is home to the Bill Scholtes Klamath Sportsman's Park. This multi-use facility has a motocross course, four wheel drive and off-highway course, an airfield for radio controlled aircraft, shooting ranges for both rifle and archery, picnic and camping areas, access to fishing on the Klamath River and more.

### Klamath Falls

Located just 12 miles northeast, Klamath Falls is the county seat for Klamath County, Oregon, and the majority of the county population resides here. Home to national chains and local flare, the city has all services one would need. It is also home to the largest freshwater lake by surface area in the state of Oregon, Upper Klamath Lake. Measuring 25 miles long and 8 miles wide, the lake is a sportsman's paradise. Also overlooking the lake, the nearby Running Y Ranch Resort & hotel features a golf course designed by Arnold Palmer and an ice skating arena.

Klamath Falls has developed a series of trails in Moore Park. The trail network in and around Moore Park is well loved and heavily used by hikers, cyclists, runners, and others. Crater Lake National Park is less than 50 miles north of Klamath Falls, and the 33-mile Rim Drive, which circles the lake, is a favorite of cyclists. Winter cross country skiing and snow shoeing in the park is also very popular.

### Land Information:

Legal: Klamath River Acres 4th Addition Block 25 Lot 2

APN: 488911

Map and Taxlot: 3907-026D0-08300-000

Size: 1.16 Acres

Dimensions: 289' X 223' X 280' X 152'

GPS: Approximate GPS Coordinates

42.1411, -121.9592 (NW Corner)

42.1412, -121.9581 (NE Corner)

42.1406, -121.9581 (SE Corner)

42.1406, -121.9591 (SW Corner)

**Owner financing available, please inquire. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers are considered.**

Document Preparation Fee: \$299

C-2021062-BEFTT

*Disclaimer: All of the information in this listing is accurate to the best of our knowledge at the time of posting. Potential buyer(s) should do their own research and due diligence to verify all information provided and make a decision to purchase based on their own research.*

## Seller Information



GOVERNMENT  
LAND SALES  
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510 E 44th St  
Boise, ID 83714

208-991-4644  
todd@govlandsales.com

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