



**1.66 Acres**

**\$14,000**

**Klamath County, Oregon**

[www.landresellers.com/properties/093d391f298](http://www.landresellers.com/properties/093d391f298)



## Property Details

**Property Types:** Land, Residential

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$14,000

**Total Acreage:** 1.66

**Property ID:** kootenai 4-27-15

**Property Address:** Kootenai, Sprague River, OR

**APN:** R329344

**GPS:** 42.468495, -121.471985

**Subdivision:** Nimrod

**Unit:** 4

**Block:** 27

**Lot:** 15

**Roads:** Dirt

**Power:** 4 lots away

**Taxes:** \$55

**Seller Fees:** 174

### Huge views of the Sprague River Valley

### Site-builds \* Mobiles \* Modulares allowed

- SIZE: 1.66
- Apn#: R329344
- Map Tax Lot#: R-3610-12A0-3500
- LEGAL DESCRIPTION: Lot 15, Block 27, Fourth Addition to Nimrod River Park , according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: 1 Street North of Drew Road just west of Cuni.
- DRIVING DIRECTIONS: Take Drews Road to Cuni. Turn North to Kootenai, about 1/4 mile. Turn Left on Cuni. Go 2/10 mile property on Left.
- GPS approx: 42.468495 , -121.471985
- GENERAL ELEVATION: 4550 ft.
- GENERAL INFORMATION: buildable parcel with Huge views of the Sprague River Valley. Southern to SW Facing. Mobiles, Modulares, site builds allowed. Camp, RV.
- TYPE OF TERRAIN: sloping
- ZONING: residential
- POWER: 4 lots away
- PHONE: 4 lots away
- WATER: no. must install well or holding tank.
- SEWER: No. Only needed when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$55 a year each parcel
- CLOSING/DOC. FEES: \$90.
- TIME LIMIT TO BUILD: none
- ASSOCIATION DUES: none
- PLAT MAP: Parcel # 3600 & #3700
- TITLE INFORMATION: Free and clear

### FINANCING INFO and PURCHASE INFO

Go to [1881.com](http://1881.com) Klamath county land page

## Seller Information



1881.com Investments  
www.1881.com  
Austin, TX 78727

5124789999  
land@1881.com

1881.com Investments is a land company that specializes in Selling and Buying Real Estate. Types of property we specialize in is vacant land, mountain land, mining claims, and patented mining claims. We offer various land for sale in both large acreage and smaller parcels and lots.