



**2.44 Acres**

**\$17,900**

**Klamath County, Oregon**

[www.landresellers.com/properties/45d15ccc2c1](http://www.landresellers.com/properties/45d15ccc2c1)



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Price:** \$17,900

**Total Acreage:** 2.44

**Property ID:** KFE canadian honker 31-11

**Property Address:** Canadian Honker, Sprague River, OR

**APN:** R266134

**GPS:** 42.518789014807, -121.49646317791

**Subdivision:** KFE

**Block:** 31

**Lot:** 11

**CCRs:** none

**Association Fees:** none

**Taxes:** \$58

**Seller Fees:** 175

Klamath County Oregon

Canadian Honker

- **SIZE:** 2.44 +/- acres
- **APN#:** R266134
- **LEGAL DESCRIPTION:** Lot 11, Block 31, First addition to Klamath Forest Estates
- **STATE:** Oregon
- **COUNTY:** Klamath
- **GENERAL LOCATION:** south side of Canadian Honker
- **GIS (approx.):** 42.518876 , -121.496490
- **GENERAL ELEVATION:** 4460 ft
- **GENERAL INFORMATION:** some trees level to slight rise on back side of parcel. Mobiles, Modular housing, site builds allowed. Camp, RV.
- **TYPE OF TERRAIN:** slight slope uphill to back
- **ZONING:** residential
- **POWER:** NO
- **PHONE:** at road
- **WATER:** no. must install well or holding tank.
- **SEWER:** No. Only needed when/if you build.
- **ROADS:** county dirt
- **PROPERTY TAX:** \$58 a year
- **CLOSING/DOC. FEES:** \$175.
- **TIME LIMIT TO BUILD:** none
- **ASSOCIATION DUES:** none
- **TITLE INFORMATION:** Free and clear
- **AREA INFO:** Klamath County Info outside Link
- **FINANCING INFO and PURCHASE INFO**

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