



**4.85 Acres**

**\$33,000**

**Klamath County, Oregon**

[www.landresellers.com/properties/fdc4ced79a2](http://www.landresellers.com/properties/fdc4ced79a2)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Klamath County  
**City:** Sprague river  
**Price:** \$33,000  
**Total Acreage:** 4.85  
**Property ID:** pheasant 33-32&33  
**Property Address:** Pheasant, Sprague river, OR  
**APN:** 269408; 269391  
**GPS:** 42.51343, -121.51413

**Subdivision:** Klamath Forest Estates  
**Unit:** 1st  
**Block:** 33  
**Lot:** 32, 33  
**CCRs:** none  
**Association Fees:** nonbe  
**Roads:** dirt  
**Power:** No  
**Taxes:** \$112  
**Seller Fees:** 174

Klamath County Oregon

land for sale

Unique Rock Formations Southerly facing Trees

- SIZE: lot 32 is 2.46+/- ac; Lot 33 is 2.39 +/- ac = 4.85/-
- APN#: 269408; 269391
- MapTaxLot#: 3510-027A0-01600-000 ; 3510-027A0-01700-000
- LEGAL DESCRIPTION: Klamath Forest Estates 1st addition, Block 33, lots 32 & 33
- STATE: Oregon
- COUNTY: Klamath
- GENERAL LOCATION: North side of Pheasant. west of Sprague River Drive
- GPS (approx.): SW corner: 42.51343 , -121.51413 ; SE corner: 42.513443 , -121.51257
- GENERAL ELEVATION: 4550'
- GENERAL INFORMATION: Property is buildable. Camp. RV. Mobiles Modulares allowed. Southerly facing. Huge rock formations on parcel #33
- TYPE OF TERRAIN: slopes up from road
- ZONING: Residential. check with Klamath County for your intended usage
- POWER: No
- PHONE: No
- WATER: no. must install well or holding tank.
- SEWER: No. must install when/if you build.
- ROADS: dirt
- PROPERTY TAX: \$112 a year
- CLOSING/DOC. FEES: \$174 total
- 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
- Owner financing available.
- No Qualifying. No Credit Checks.
- Gps/lats/longs coordinates are provided as a tool to assist the Buyer.
- Use the maps to confirm.
- BUYER TO VERIFY listings' GPS coordinates

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

## Seller Information



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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.