



**PUBLISHED RESERVE:** \$15,000

**LAST ASKING:** \$25,000

**SIZE:** 23,800± Square Feet

**ZONING:** MD - Medium Density Residential

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 23,800± square foot residential development parcel is located at the northeast corner of Modoc and Trinity Streets, in a residential neighborhood within Klamath Falls near Auction Property #10.

The property has some slope along the northwestern one-quarter of the site. The property's Medium Density Residential zoning allows for a variety of residential uses including single family and duplexes, as well as tri-plexes and four-plexes under conditional uses. The zoning requires a minimum lot size of 5,000 square feet for single family and duplexes.

All utilities are available to the site.

**LOCATION:** Intersection of Modoc Street and Trinity Street - Klamath Falls, Oregon, APN 38-09-29BC. Tax Lot 4200.