



PUBLISHED RESERVE: \$199,500

LAST ASKING: First Time Offered

SIZE: 810± Acres

ELEVATION: 4,000 to 4,800± Feet

ZONING: Non-Resource (NR) (20± Acre Minimum Lot Size)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 810± acre Hidden Valley Recreation Tract is located 10± miles southeast of Klamath Falls, near both the community of Olene, and the Lost River, which provides diversion canals for irrigation and flood control that includes Nuss Lake, on the west boundary of the property. Olene Hot Springs is 1± mile north of the Tract, and this area of Klamath County has been evaluated for potential generation of geothermal power. The property has frontage along Crystal Springs Road, and access from Hidden Valley Road, which runs along the valley floor.

There is an estimated 225 acres of gentle to rolling open grazing land along Hidden Valley Road, which has potential as a home site, or for division in to several large parcels. The balance of the property is ridge top with steep slopes to the west, and moderate to steep slopes to the east and south.

Power will need to be extended from Crystal Springs Road, and on-site well and septic will be required for a home. The property has good access north to Highway 140 and southwest to Highway 39. The Klamath Falls Airport is within a 15-minute drive.

LOCATION: Township 39 South, Range 10 East, Sections 22, 26, 27, and 35. Tax Lots 1600, 3000, 3100, and 3400. From Highway 140 take Reeder Road south to Crystal Springs Road and then east to Hidden Valley Road and to the property.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013