

Wood River Retreat
8889 1st Street
Fort Klamath, OR 97626

\$599,000
1.410± Acres
Klamath County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Wood River Retreat
Fort Klamath, OR / Klamath County

SUMMARY

Address

8889 1st Street

City, State Zip

Fort Klamath, OR 97626

County

Klamath County

Type

Riverfront, Residential Property, Single Family

Latitude / Longitude

42.703928 / -121.993838

Taxes (Annually)

1867

Dwelling Square Feet

1175

Bedrooms / Bathrooms

2 / 1

Acreage

1.410

Price

\$599,000

Property Website

<https://www.landleader.com/property/wood-river-retreat-klamath-oregon/42475>



Wood River Retreat Fort Klamath, OR / Klamath County

PROPERTY DESCRIPTION

Wood River Retreat

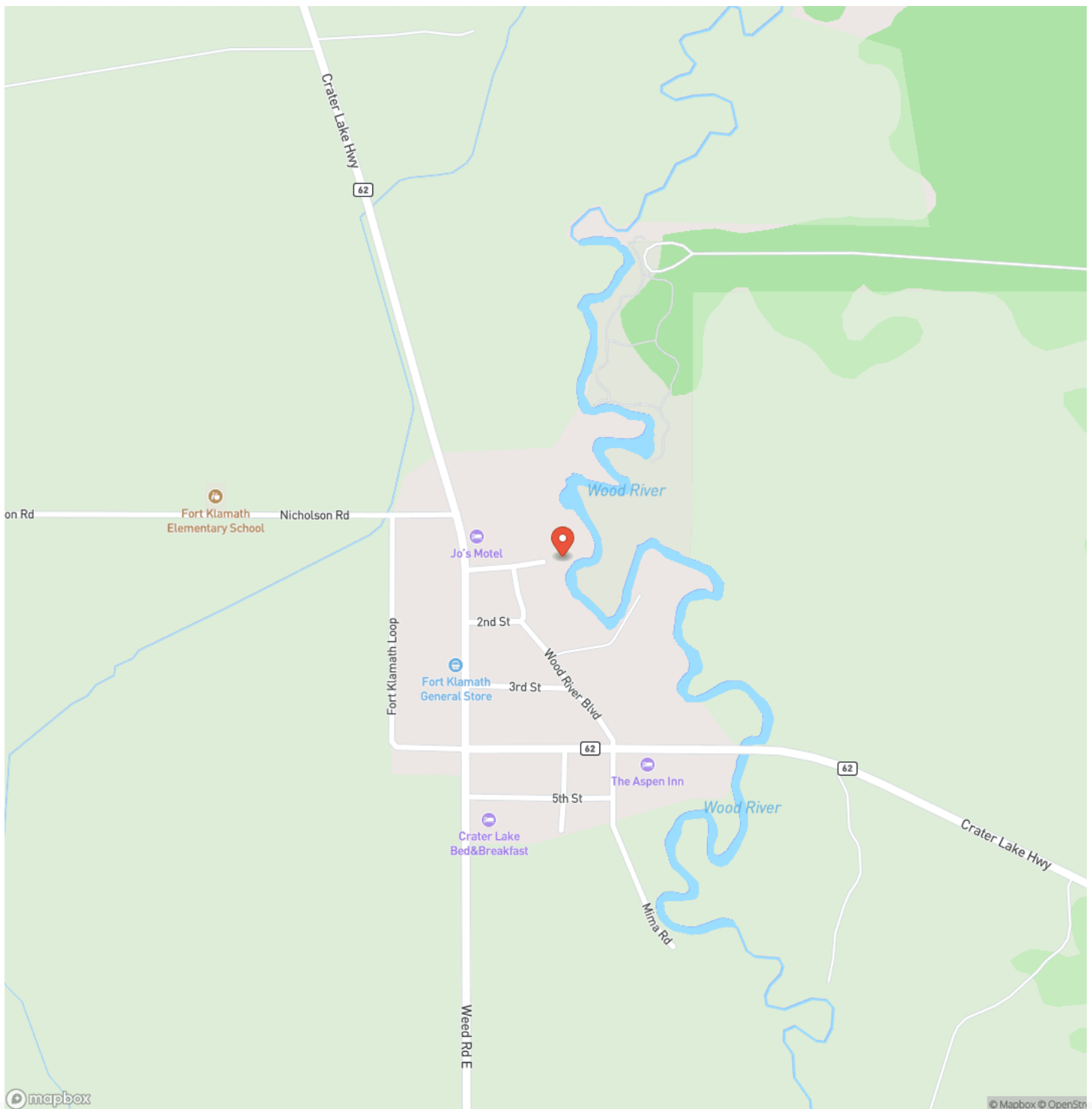
Dream getaway spot on one of Southern Oregon's most exclusive fly fishing rivers in the beautiful and serene Wood River Valley. This Fort Klamath hideaway sits on 1.41 acres and fronts directly on the Wood, prized for its runs of trophy migratory wild rainbows as well as lunkhead resident Browns. The property includes a main cabin and adjoining guest "barn" and garage, both just steps from the river. The Cabin was built in the late 1950's by "Cowboy Bob" of the historic McAuliffe Ranch and retains a rustic Old West charm, now updated with modern conveniences. It has two bedrooms and one bath, plus an extra sleeping/ storage room. The strikingly appointed "barn" (built in 2013) echoes the historic theme and includes a spacious two bedroom, one bath guest suite and laundry room, along with a roomy two car garage. The property is being offered "turn Key" - fully equipped and furnished (except for some of the owners' art collection), including fishing boats, pickup, and a fun vintage travel trailer for on-site glamping, so you can plunge right into all the area has to enjoy. Beyond the Wood, further fishing opportunities abound nearby, most notably the mighty Williamson River - Known for its monster Redbands - and the Agency and Upper Klamath lakes. Nearby hunting opportunities are also plentiful. Southern Oregon's waterfowl flyway coveted by duck and geese hunters is minutes away; and elk, mule deer, white-tailed deer and other game species roam miles of nearby forest lands. Crater Lake National Park is within a short drive, and kayaking and canoeing on the Wood and birdwatching in the Klamath Basin (rated among the top birding spots in the US) would also be high on any outdoor enthusiast's list. Wood River frontage is hard to come by so this is a rare opportunity.



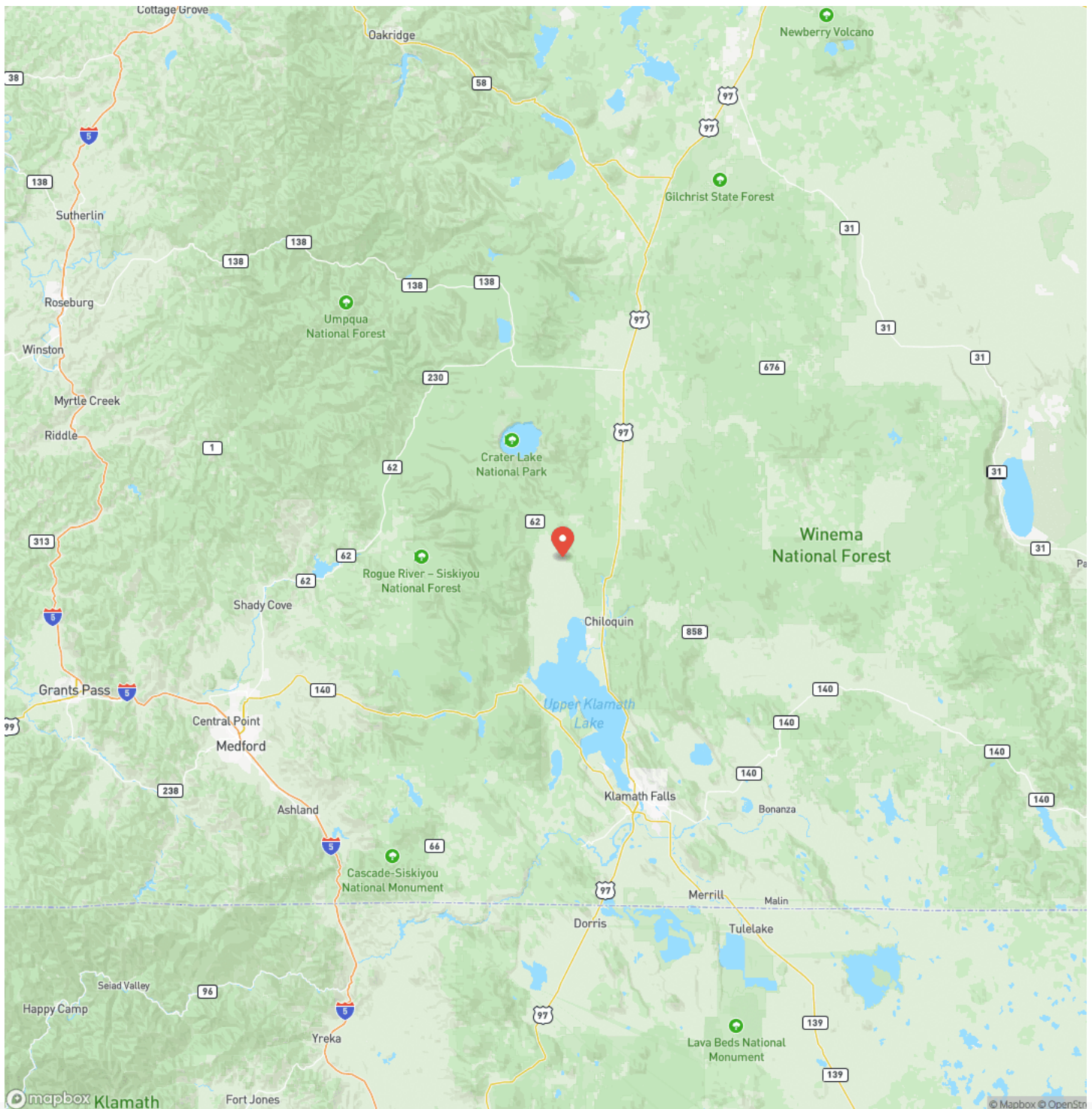
Wood River Retreat
Fort Klamath, OR / Klamath County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Garrett Zoller

Mobile

(541) 944-8821

Email

garrett@landleader.com

Address

3811 Crater Lake Hwy

City / State / Zip

Medford, OR 97504

NOTES

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

