

32154 Modoc Point Road
32154 Modoc Point Road
Chiloquin, OR 97624

\$500,000
19.100± Acres
Klamath County



MORE INFO ONLINE:

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

**32154 Modoc Point Road
Chiloquin, OR / Klamath County**

SUMMARY

Address

32154 Modoc Point Road

City, State Zip

Chiloquin, OR 97624

County

Klamath County

Type

Residential Property, Riverfront

Latitude / Longitude

42.51079 / -121.922466

Taxes (Annually)

1834

Dwelling Square Feet

1797

Bedrooms / Bathrooms

3 / 2

Acreage

19.100

Price

\$500,000

Property Website

<https://www.landleader.com/property/32154-modoc-point-road-klamath-oregon/54667>



PROPERTY DESCRIPTION

Riverfront home on acreage. Located on the Williamson River in Klamath County, Oregon. 19 +/- acres with EFU Zoning. Productive, level and fenced pasture land ideal for hay production, grazing and many other possible uses. The 1797 square foot home with an attached two car garage has 3 bedrooms and 2 full baths and welcomes you to open and bright living space. Privacy abounds as the property adjoins agricultural property, Nature Conservancy property and approximately 1200 feet of river frontage. Located just upstream from where the Williamson River enters Upper Klamath Lake you'll find that the recreational possibilities seem endless. To complement the river frontage, there is a concrete boat launch and private dock. Views of mountains and the surrounding area can be seen from the property along with the rim of Crater Lake. The listing agent is related to the Seller.



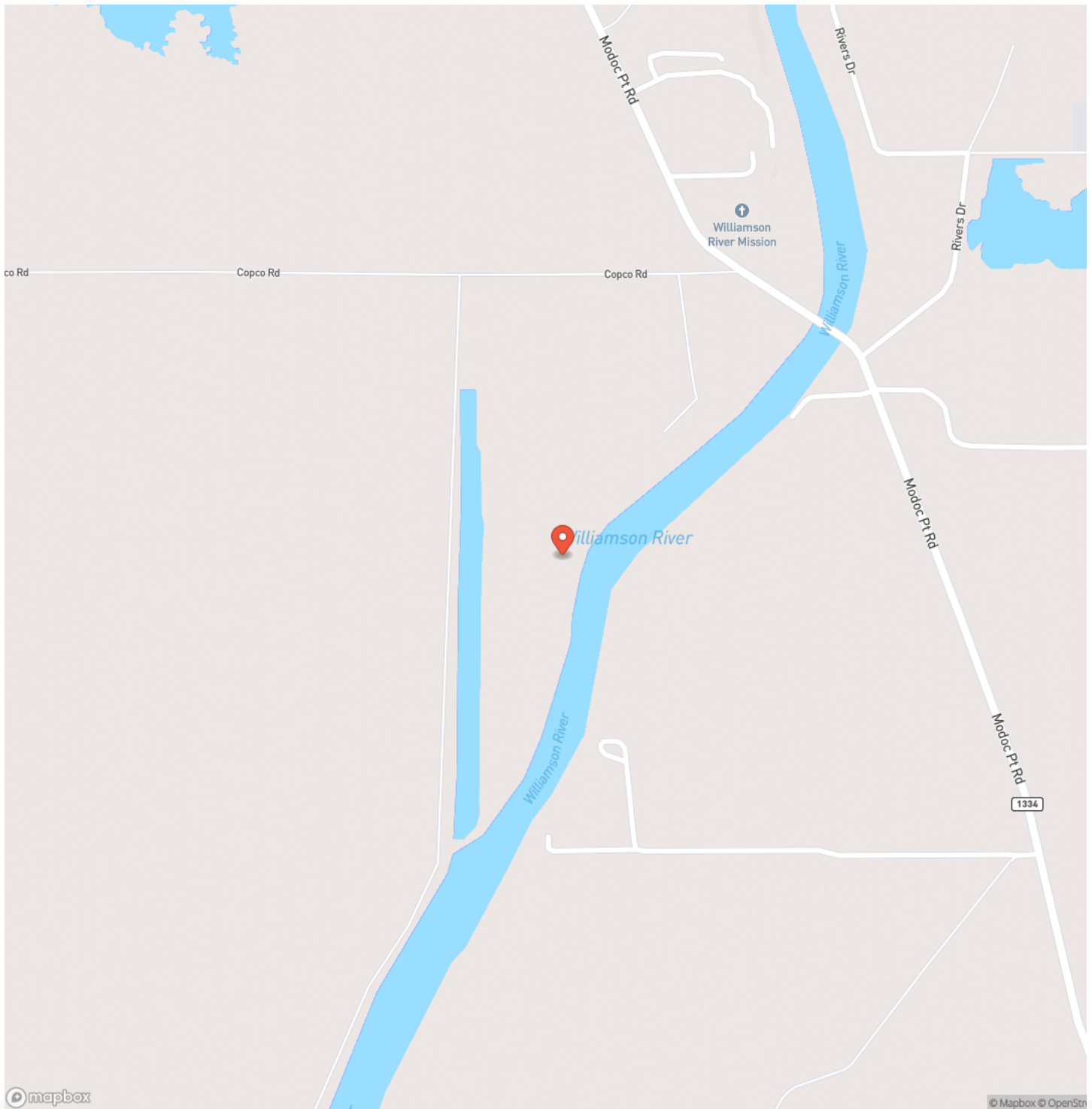
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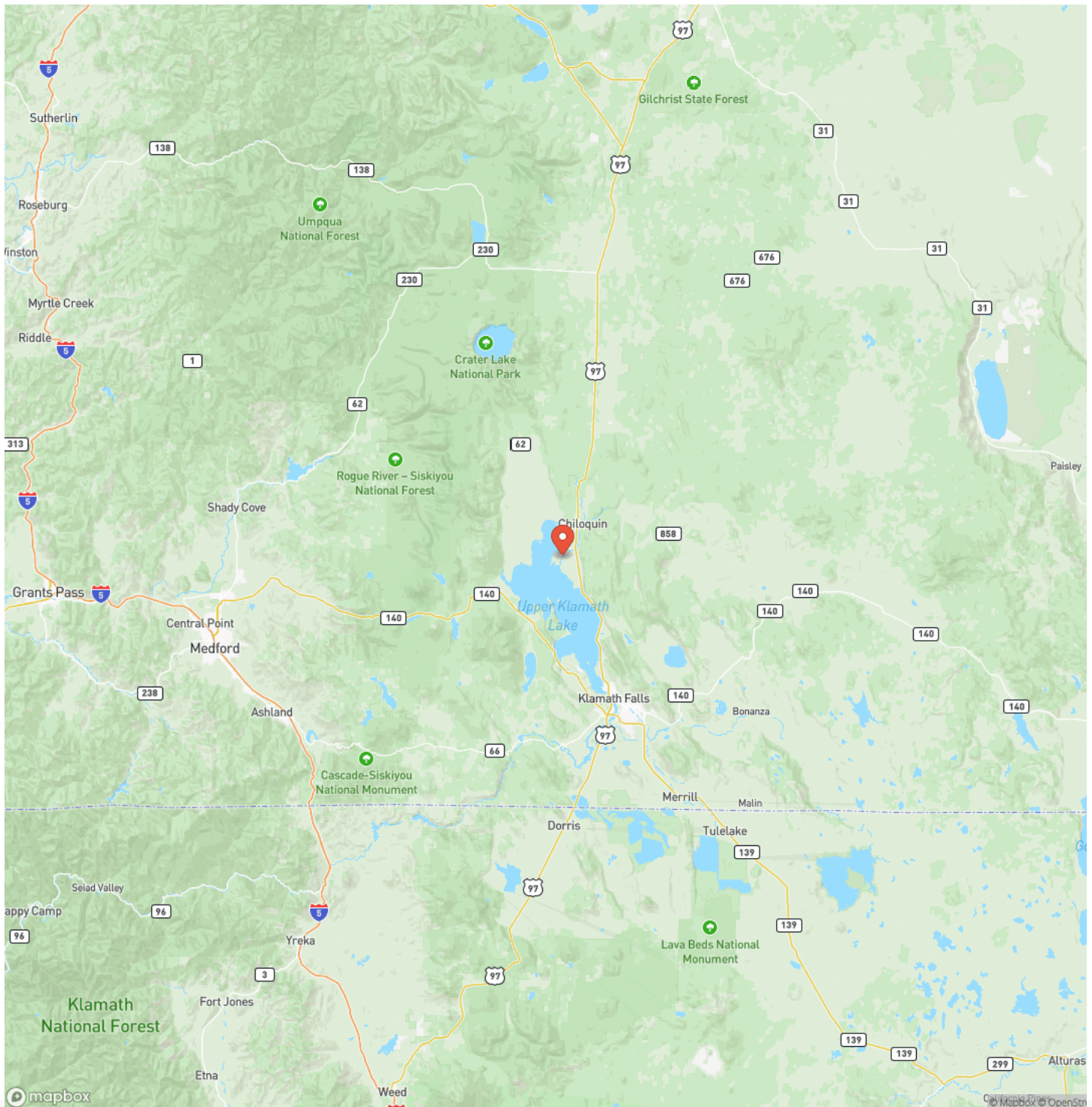
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Locator Map



Locator Map



Satellite Map



32154 Modoc Point Road
Chiloquin, OR / Klamath County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Medford, OR 97504

NOTES



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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 relationship 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.



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