

Klamath Marsh Retreat
12211 Military Crossing Road
Chemult, OR 97731

\$2,500,000
158.530± Acres
Klamath County



Klamath Marsh Retreat
Chemult, OR / Klamath County

SUMMARY

Address

12211 Military Crossing Road

City, State Zip

Chemult, OR 97731

County

Klamath County

Type

Recreational Land, Residential Property, Riverfront, Horse Property, Business Opportunity

Latitude / Longitude

42.961981 / -121.673194

Taxes (Annually)

161714

Dwelling Square Feet

1200

Bedrooms / Bathrooms

2 / 2

Acreage

158.530

Price

\$2,500,000

Property Website

<https://www.landleader.com/property/klamath-marsh-retreat-klamath-oregon/68741>



PROPERTY DESCRIPTION

Nestled along 1.5 miles of Williamson River frontage and bordering the 40,000-acre Klamath Marsh National Wildlife Refuge, this stunning property offers natural beauty, privacy, and endless possibilities. Once home to Native Americans, the land carries a rich history that enhances its profound sense of place. From the charming cabin featuring native materials in the 1900s craftsman style, enjoy sweeping views of the marsh with legendary Yamsi Mountain perfectly framed in the distance. A haven for bird and wildlife enthusiasts, the property also features sub-irrigated pastures and many trails ideal for horse enthusiasts. With an approved guest ranch permit, site plan for 7 additional cabins & possibility for a small landing strip, it is ready for your vision. Infrastructure includes septic approvals, multiple domestic wells & power for seamless development. The carefully thinned property is wildfire resilient. This rare offering combines unspoiled wilderness with modern convenience.

Call Listing Agent John [\(541\) 480-9161](tel:(541)480-9161) or Patty [\(541\) 480-5432](tel:(541)480-5432) for private showing. Acreage is 158.53 according to Assessor but lot line adjustment calculates to 173.65. Buyer to do their own due diligence on the property.

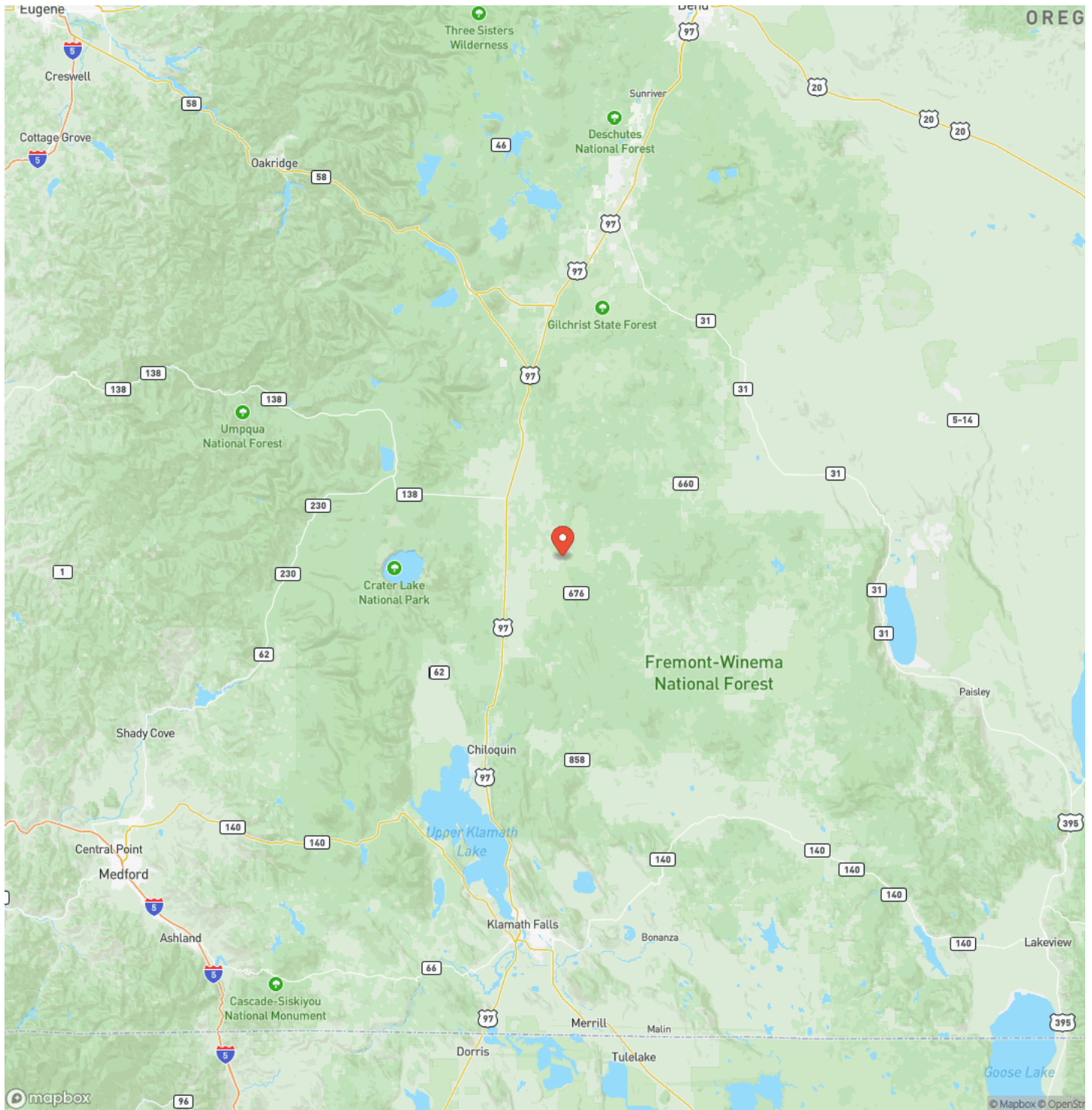
Klamath Marsh Retreat
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

John Gill

Mobile

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Email

johngill@landandwildlife.com

Address

4085 NW Slagvold Court

City / State / Zip

Bend, OR 97703

NOTES

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DISCLAIMERS

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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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