

**\$1,000,000 Reduction - KIRCHER'S WHERE THE COLD-  
WATER RIVERS MEET THE MOUNTAINS**  
**Williamson/Sprague Rivers**  
3355 Kircher Road  
Chiloquin, OR 97624

**\$7,899,000**  
349.940± Acres  
Klamath County





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**Chiloquin, OR / Klamath County**

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**SUMMARY**

**Address**

3355 Kircher Road

**City, State Zip**

Chiloquin, OR 97624

**County**

Klamath County

**Type**

Hunting Land, Ranches, Recreational Land, Riverfront, Timberland, Horse Property

**Latitude / Longitude**

42.566952 / -121.867958

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

349.940

**Price**

\$7,899,000

**Property Website**

<https://www.landleader.com/property/1-000-000-reduction-kircher-s-where-the-cold-water-rivers-meet-the-mountains-williamson-sprague-rivers-klamath-oregon/31705>



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**PROPERTY DESCRIPTION**

**KIRCHER'S RANCH**

**\$1,000,000 Price Reduction - Seller Motivated, will look at any offers**

**Unparalleled Riverfront Property**

Nestled along the serene banks of the Williamson and Sprague Rivers in Klamath County, Oregon, Kircher's Ranch offers an exclusive retreat with +/- 3 miles of private river frontage. This exceptional property boasts a harmonious blend of natural beauty, abundant wildlife, and prime recreational opportunities.

**Prime Location**

Situated across the river from the charming town of Chiloquin and just a short 27-mile drive to Klamath Falls, Kircher's Ranch provides a tranquil escape while maintaining convenient access to urban amenities. The ranch's proximity to Crater Lake National Park and the Winema National Forest further enhances its allure, offering endless opportunities for outdoor exploration.

**World-Class Fishing and Hunting**

The Williamson and Sprague Rivers, renowned for their trophy-sized Rainbow trout and wild trout, flow through the heart of the property, providing anglers with unparalleled fishing experiences. The surrounding forests and meadows teem with wildlife, including Mule Deer, Rocky Mountain Elk, Black Bear, and Waterfowl, making Kircher's Ranch a hunter's paradise.

**Easy Access**

Despite its secluded setting, Kircher's Ranch is easily accessible via paved roads and is just 5 minutes from the Chiloquin Airport (CHZ). Its proximity to Oregon Hwy 97 and the California border further enhances its accessibility.

**Comfortable Accommodations**

The ranch features a beautifully remodeled 1920s home that exudes warmth and charm. The spacious residence offers a welcoming gathering place for family and friends, while the property's additional structures, including a shop, barn, garage, and caretaker's home, provide ample space for storage and work.

**Established Ranching Operation**

Kircher's Ranch is well-equipped for ranching operations, with perimeter fencing, cross fencing, and a corral system with a working chute and loading facilities. The property's deeded water rights support hay production and irrigated pastures, ensuring a sustainable agricultural operation.

**Potential for Development**

The ranch's expansive acreage and diverse topography offer numerous possibilities for development. The property features multiple potential home sites with breathtaking vistas, including riverfront lots, secluded forest settings, and hilltop locations with panoramic views. The potential for subdividing the property into 40-acre parcels with river frontage further enhances its investment potential.

**A Rare Opportunity**

Kircher's Ranch presents a rare opportunity to own a significant riverfront property with unparalleled natural beauty, abundant wildlife, and diverse recreational opportunities. Whether you seek a private retreat, a family legacy property, or a development opportunity,



Kircher's Ranch is a truly exceptional offering.

**Showings By Appointment Only**

Please contact us to schedule a private tour of this magnificent property.





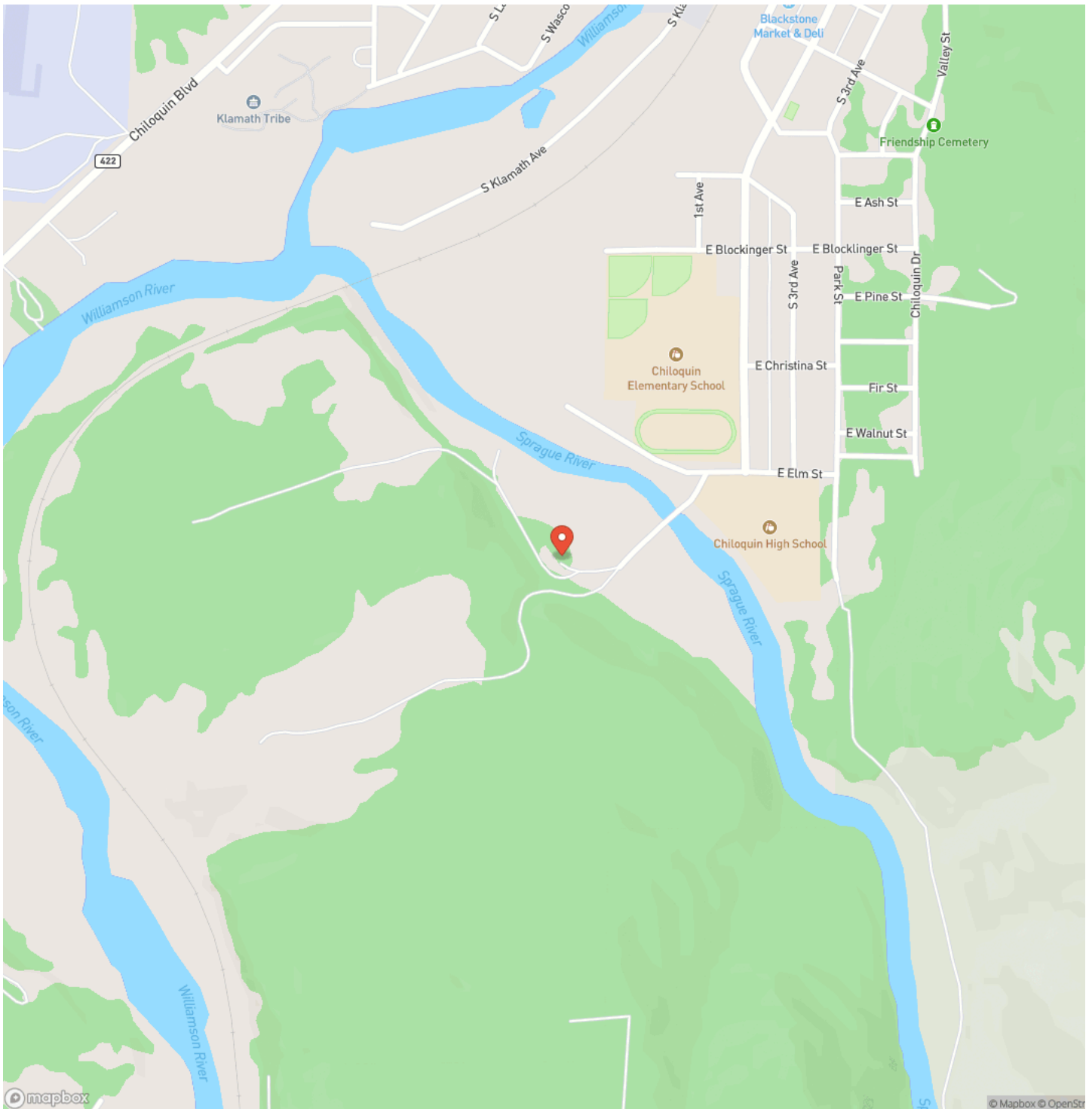
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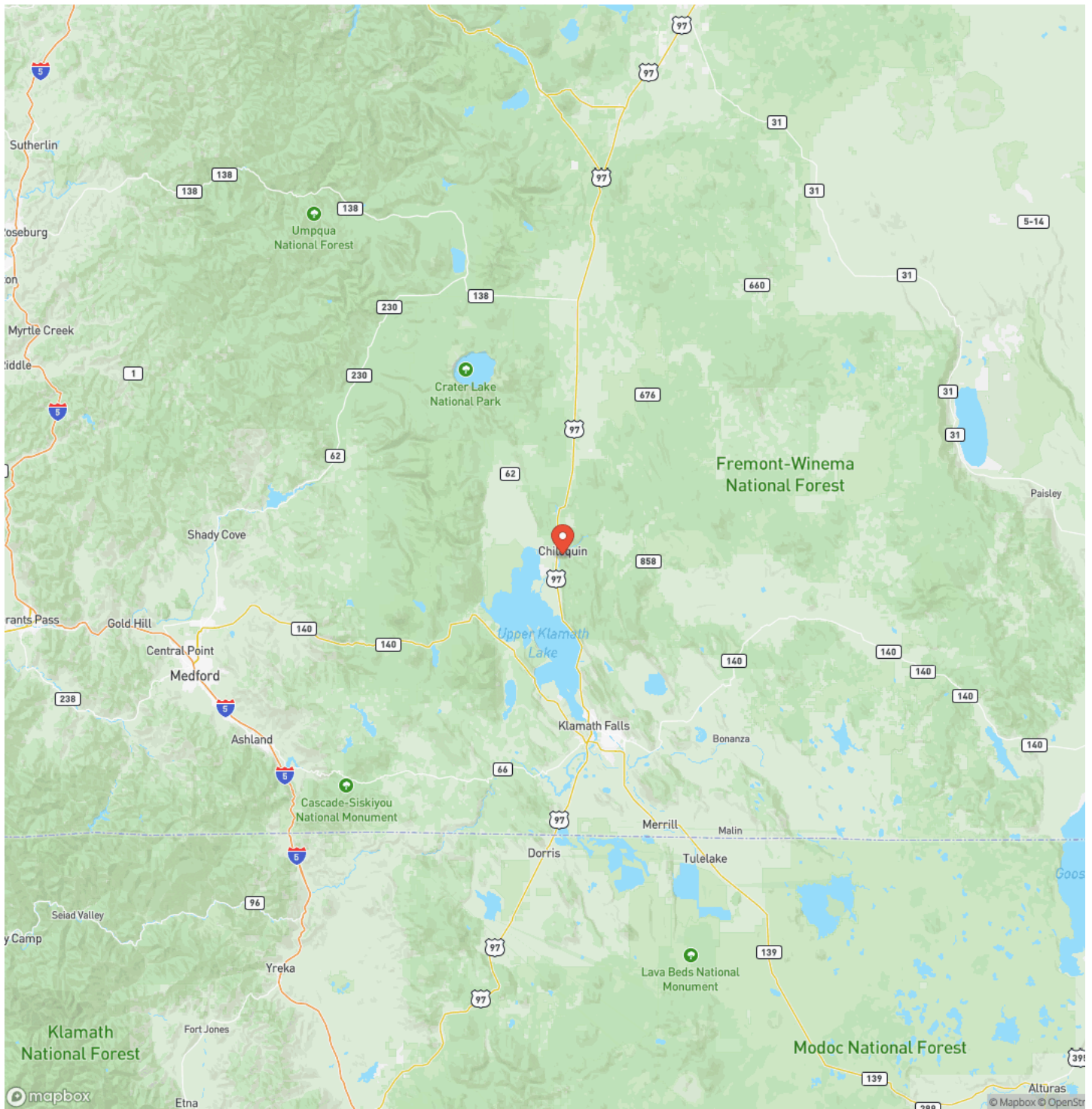
## Locator Map





## **Locator Map**





## Satellite Map









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### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Timothy O'Neil

## Mobile

(541) 480-3682

## Email

tim@landandwildlife.com

### Address

24524 Dobbs Road

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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, but 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 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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<https://www.landleader.com/brokerage/land-and-wildlife-llc>

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