



**3.09 Acres**

**\$14,995**

**Klamath County, Oregon**

governmentlandsales.us/properties/854b1b99c33



## Property Details

**Property Types:** Land, Residential, Recreational

**State:** Oregon

**County:** Klamath County

**City:** Beatty

**Zip:** 97621

**Price:** \$14,995

**Total Acreage:** 3.09

**Property ID:** C-2022058

**Property Address:** Kleinrock Road, Beatty, OR, 97621

**APN:** 279950 & 280109

**Dimensions:** 190' X 700'

**GPS:** 42.5385, -121.3636

**Subdivision:** Oregon Pines

**Block:** 41

**Lot:** 10 & 13

**CCRs:** None

**Association Fees:** None

**Roads:** Good gravel and dirt

**Time Limit to Build:** None

Now available, two adjacent lots in the Oregon Pines subdivision totaling over three acres. Oregon Pines is located northwest of the community of Beatty in southern Oregon. About 1/4 of the property (about 3/4 acres) is heavily wooded with the remainder being wide open space. It is perfect for the off-grid lifestyle. These parcels are located on well maintained Kleinrock Road and they are easy to find. Build yourself a permanent home or use it as a getaway for recreation, the choice is yours. There are no CC&R's, HOA or time limit to build. Use the lots as you wish.

### Beatty

Beatty is located on HWY 140 at the confluence of the Sprague and Sycan rivers. This unincorporated community in Klamath County, Oregon has basic services such groceries and a post office. This country community offers a slow pace of life in a rural setting. There is ample wildlife in the area with great hunting and fishing. The main attraction of the area is the Sprague River, which provides world class trout fishing. There is also great hiking in the area.

### Klamath County

Klamath County is home to hundreds of lakes, rivers, and streams which offer some of the best fishing in the state. In addition to the water, there are several mountains, peaks, and hills to keep the outdoor enthusiast busy. Klamath Falls is the county seat for Klamath County, Oregon, and the majority of the county population resides here. Home to national chains and local flare, the city has all of the services one would need. It is also home to the largest freshwater lake by surface area in the state of Oregon, Upper Klamath Lake. Measuring 25 miles long and 8 miles wide, the lake is a sportsman's paradise. Also overlooking the lake, the nearby Running Y Ranch Resort & hotel features a golf course designed by Arnold Palmer and an ice skating arena.

### Land Information:

Legal: Oregon Pines Block 41 Lot 10 & 13

APN: 279950 & 280109

Map and Taxlot: 3511-013B0-04900&06000-000

Dimensions: 190' X 700'

Size: 3.09 Acres

**GPS: Approximate GPS Coordinates**

42.5395, -121.3640 (NW Corner)

42.5395, -121.3633 (NE Corner)

42.5376, -121.3633 (SE Corner)

42.5376, -121.3640 (SW Corner)

42.5395, -121.3636 (Center at Road)

**Owner financing available. No credit checks, everyone qualifies. We accept all major credit cards. All cash offers considered.**

Document preparation fee: \$299

C-2022058 FETT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
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