

# Poe Valley Retreat

2,625.00 Acres

Klamath County, OR

\$2,200,000



HAYDEN  OUTDOORS®

# Poe Valley Retreat

TOTAL ACRES:

2,625.00

PRICE:

\$2,200,000

COUNTY:

Klamath County

CLOSEST TOWN:

Klamath Falls, OR

Prime grazing and hunting land just east of Klamath Falls, Oregon with amazing views of Stukel Mountain.

## Activities & Amenities:

ATV/Off Road  
Borders Public Lands  
Hiking/Climbing  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Turkey  
Pond/Lake  
Stream/River  
Timber  
Wooded

## Land Details:

**Total Acres:** 2,625.00  
**Zoning:** Forestry/Range  
**Topography:** Rolling  
**Estimated Taxes:** \$11,031.89 - 2020  
**Source of lot size:** Assessor/Tax Data

## Land

The rolling topography of this large tract features multiple creeks and ponds. It is zoned for timber or forest land, so it would also make a suitable timber investment. The property borders BLM (Bureau of Land Management) land along multiple property boundaries.

- 2,625 Acres
- Borders BLM Land
- Creeks
- Forestry/Range Zoning
- Grazing
- Ponds

## Recreation

This property has ample wildlife and would make an ideal hunting retreat. Wildlife typically found in this area include antelope, black bears, deer, elk, quail, pheasants, and turkeys.

The property qualifies for the Landowner Preference (LOP) hunting program. The following could be allowed on this property depending on availability:

- 4 Buck Deer (only 2 qty can be non-owner)
- 4 Bull Elk (only 2 qty can be non-owner)





Please note the program considers the registered owner or immediate family members to be owners. Anyone filling a tag outside of this would be considered a non-owner and only 50% of the tags can go to non-owners. Additionally, the number of LOP tags available each season may vary due to the population of each species and the number of LOP tags applied for in each unit. Please verify annually with the Oregon Department of Fish and Wildlife on the number of LOP tags that are available that year to the landowners.

The property is nestled between the Fremont-Winema National Forest and a handful of National Wildlife Refuges.

- 15 miles from Tule Lake National Wildlife Refuge
- 20 miles from Lower Klamath National Wildlife Refuge
- 20 miles from Lava Beds National Monument
- 40 miles from Clear Lake National Wildlife Refuge
- 60 miles from Crater Lake National Park
- 60 miles from Fremont-Winema National Forest
- 60 miles from Cascade-Siskiyou National Monument

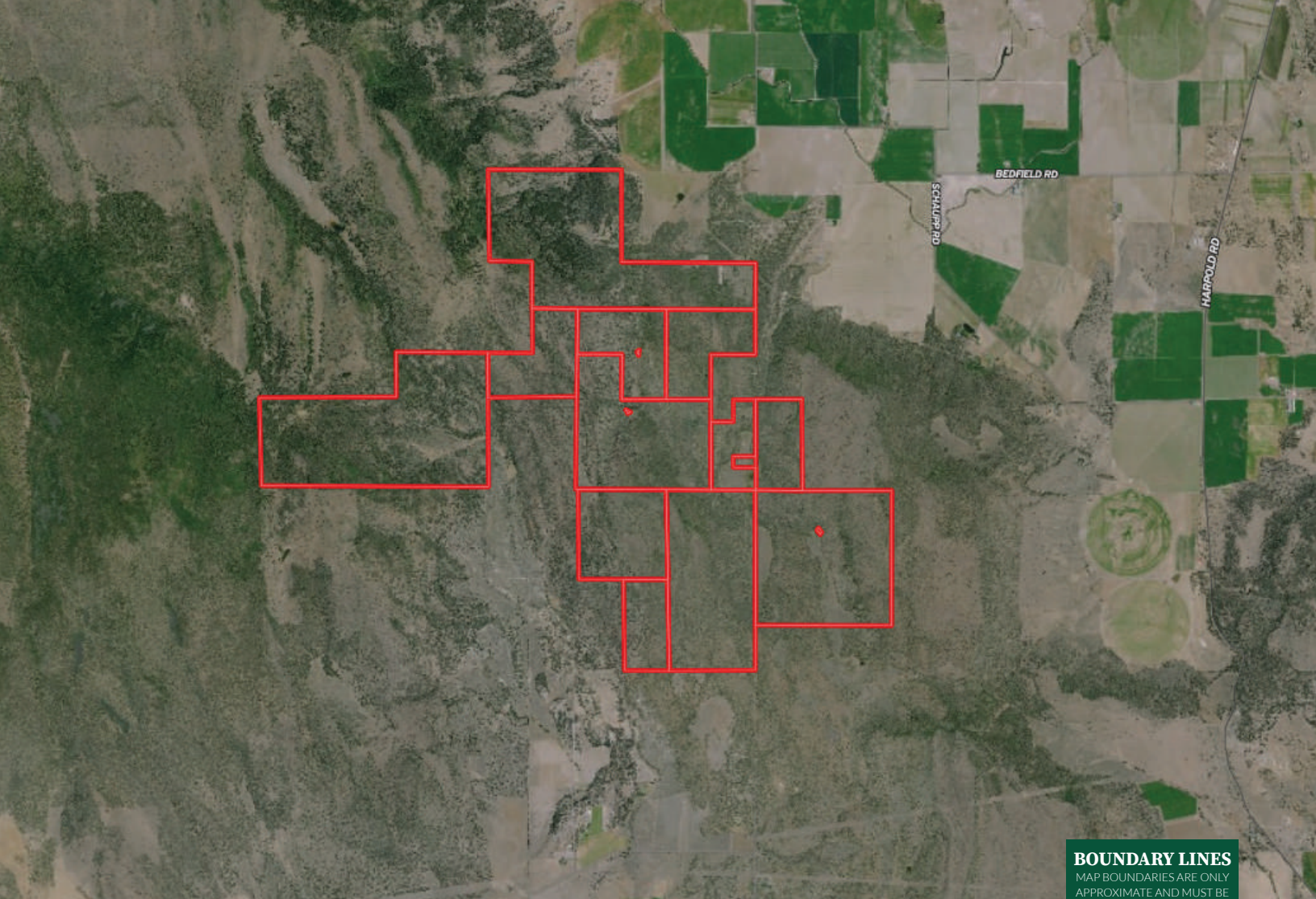
## Region & Climate

This timber and hunting tract is located just 20 miles from Klamath Falls, Oregon. Klamath Falls is a charming city lying on the banks of Upper Klamath Lake with a rich history in the timber industry. The city is a great location to live for those that love outdoor recreation. You can fish, boat, kayak, swim, or sail in the nearby lakes and rivers. The mountain terrain surrounding the city offers opportunities to hike, horseback ride, snowmobile, ski, hunt, fly fish, or mountain bike. Visitors also enjoy driving the beautiful Volcanic Legacy Scenic Byway or ziplining at Crater Lake Zipline and Sasquatch Hollow.

Klamath County residents enjoy many local events and activities such as the Klamath County Fair, Farmers Markets, Vintage Movie Nights, the Klamath Basin Oktoberfest, and the Lost River Blue Grass Festival. The community also has a thriving arts culture with several museums, art galleries, and art festivals.

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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary



## Austin Callison

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