



**1.53 Acres**

**\$16,995**

**Klamath County, Oregon**

[www.governmentlandsales.us/properties/04932dd4a12](http://www.governmentlandsales.us/properties/04932dd4a12)



## Property Details

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

**State:** Oregon

**County:** Klamath County

**City:** Sprague River

**Zip:** 97624

**Price:** \$16,995

**Total Acreage:** 1.53

**Property ID:** C-2022059

**Property Address:** Lake St, Sprague River, OR, 97624

**APN:** 347958

**Dimensions:** 158.8' X 400' X 173.85' X 400.28'

**GPS:** 42.468247, -121.408615

**Subdivision:** Nimrod River Park

**Unit:** 2nd Addition

**Block:** 9

**Lot:** 18

**CCRs:** None

**Association Fees:** None

**Roads:** Paved and Good Gravel

**Time Limit to Build:** None

At over 1.5 acres, this is a wonderful lot located just off of the main, paved, Drews Road at the corner of Lake and Deschutes Streets. Quiet and secluded, yet just a short drive into the town of Sprague River. Roads are 2WD, and power is at the lot next door. There is no HOA or CC&R's, so you can use and improve this lot as you wish.

### Sprague River

This small town in Klamath County is located about 35 miles from Klamath Falls. Sprague River has basic services such groceries, gas, and a post office. There are also community services available such as a library, church, and community center. This is a wonderful town for those that are looking for a bit slower pace of life in a rural setting near services, but away from the hustle and bustle of city life. 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: Nimrod River Park 2nd Addition Block 9 Lot 18

APN: 347958

Map and Taxlot: 3611-010B0-01900-000

Dimensions: 158.8' X 400' X 173.85' X 400.28'

Total Size: 1.53 Acres

**GPS: Approximate GPS Coordinates**

42.468428, -121.409528 (NW Corner)  
42.468818, -121.409173 (NE Corner)  
42.468191, -121.407882 (SE Corner)  
42.467792, -121.408288 (SW Corner)  
42.468247, -121.408615 (Center)

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

Document preparation fee: \$299

Property ID: C-2022059 OATT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
Sales  
4709 W Chinden Blvd  
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