



## 1.52 Acres

### \$9,495

#### Klamath County, Oregon

[www.governmentlandsales.us/properties/bc9a707ae92](http://www.governmentlandsales.us/properties/bc9a707ae92)



## Property Details

**Property Types:** Land, Residential, Recreational  
**State:** Oregon  
**County:** Klamath County  
**City:** Beatty  
**Zip:** 97621  
**Price:** \$9,495  
**Total Acreage:** 1.52  
**Property ID:** C-2022057  
**Property Address:** Kleinrock Road, Beatty, OR, 97621  
**APN:** 279781

**Dimensions:** 190' X 350'  
**GPS:** 42.5401, -121.3671  
**Subdivision:** Oregon Pines  
**Block:** 42  
**Lot:** 8  
**CCRs:** None  
**Association Fees:** None  
**Roads:** Good gravel and dirt  
**Time Limit to Build:** None

Oregon Pines is located northwest of the community of Beatty in southern Oregon. This 1.5+ acre lot is perfect for the off-grid lifestyle. It has some trees so it is not one of the bare lots in the area. This parcel is located on well maintained Kleinrock Road and it is easy to find. Build yourself a permanent home or use it as a getaway for recreation, the choice is yours. No CC&R's or HOA. Use the lot 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 42 Lot 8

APN: 279781

Map and Taxlot: 3511-013B0-03900-000

Dimensions: 190' X 350'

Size: 1.52 Acres

### GPS: Approximate GPS Coordinates

42.5406, -121.3675 (NW Corner)

42.5406, -121.3668 (NE Corner)

42.5396, -121.3668 (SE Corner)

42.5396, -121.3675 (SW Corner)

42.5396, -121.3671 (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-2022057 ABTT

## Seller Information



**GOVERNMENT  
LAND SALES**

Government Land  
Sales

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