Info Sheet Block 4 Lot 22 Forest Estates Hwy 66 Plat #1

APN: R384051

Legal Description: Klamath Falls Forest Estates Hwy 66 Plat #1 Block 4 Lot 22

County: Klamath

GPS Coordinates: 42.364476, -121.408359

Access: Via Whitetail Ln (dirt road)

Road Maintenance: Klamath County Road Department

Water: Well (To be installed by buyer)

Water Delivery Service: None

Power: Pacific Power and Light

Propane Delivery: Ed Staub & Sons Petroleum

Trash Service: Waste Management

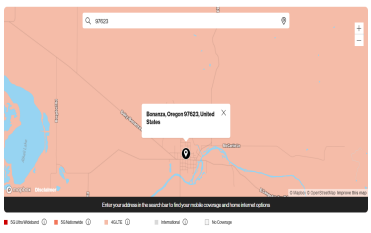
Sewage: Septic (To be installed by buyer)

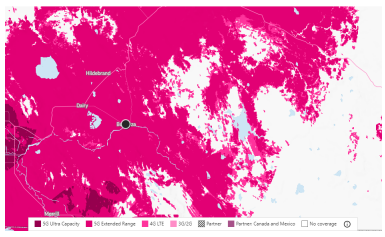
Zoning: Residential

Annual Taxes: $123.82

Property Tax Status: Current

Cell Service: Verizon: (4G LTE) , AT&T: (4G LTE) , T Mobile/Sprint: (5G Extended)





Internet Service: Viasat, CenturyLink, T-Home Internet

FEMA Flood Zone: No floodplain data.

Wetlands: The Palustrine System includes all nontidal wetlands. Surface water is present for extended periods. Classified as PEM1C.

Terrain and Soil: Royst stony loam, 5 to 40 percent south slopes. Lobert loam, 2 to 5 percent slopes. Good for moderate grazing and limited farming.

Trees: Unknown trees scattered throughout the property.

Google Maps link: https://goo.gl/maps/HCrkE6M3gGBd8gGJ7

Mapright Link: https://mapright.com/ranching/maps/4288f75fb4e41d705e30e795da092629/share

HOA: Klamath Falls Forest Estates Unit 1 HOA
HOA Dues: $10 per property
HOA Amenities: Use and maintenance of roads.

School District: Klamath County School District
See Schools: https://www.kcsd.k12.or.us/

Climate:
Annual high temperature - 61ºF
Annual low temperature - 32ºF
Average annual precipitation - 15 in
Average annual snowfall - 29 in

Nearby Places of Interest:
-Crater Lake-Klamath Regional Airport - 41 mins away
-Sky Lakes Medical Center - 42 mins away
-Rogue Valley Mall - 1 hr 59 mins away
-Malin's Farmer's Market - 36 mins away
-Moore Park - 44 mins
-Bonanza Big Springs Park & Recreation - 19 mins away
-Klamath Basin National Wildlife Refuge - 47 mins away

Nearest Major City: Reno, NV

Nearest City/Town: Klamath Falls

Building Restrictions and Land Use -
https://www.klamathcounty.org/DocumentCenter/View/2728/Chapter-50-PDF?bidId=

Build Time Limit: 180 days with extension upon request.
Minimum Sq footage: 5000 sq ft
Max # buildings allowed: 1 dwelling per lot or parcel and 1 accessory building

Zoning: Residential

Zoning Uses By Right: Residential

Zoning Uses By Review: Residential

(Allowed: Y/N)
Single-Family Homes: Y
Modular Homes:
Manufactured Homes: Y
Mobile Homes: Y Conditional Use
Tiny Homes: N
Full-Time RV Living: N
Full-Time RV Living During Building Construction: Y
RV Camping: Y
Tent Camping: Y
Camping on private property is allowed for up to 21 days in any 6 month period.

Building Septic System Required: Y

Building Height Restriction: 35 ft
Property Setback - Front: 25 ft
Property Setback - Sides: 10 ft
Property Setback - Rear: 25 ft