

**Sunnybrook Ranch**  
45500 Sunnybrook Rd  
Chiloquin, OR 97624

**\$2,995,000**  
115± Acres  
Klamath County



**MORE INFO ONLINE:**

**<https://www.landleader.com/brokerage-and-wildlife-llc>**



**Sunnybrook Ranch**  
**Chiloquin, OR / Klamath County**

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**SUMMARY**

**Address**

45500 Sunnybrook Rd

**City, State Zip**

Chiloquin, OR 97624

**County**

Klamath County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Timberland, Horse Property

**Latitude / Longitude**

42.636069 / -121.860952

**Dwelling Square Feet**

4500

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

115

**Price**

\$2,995,000

**Property Website**

<https://www.landleader.com/property/sunnybrook-ranch-klamath-oregon/33141>



## Sunnybrook Ranch Chiloquin, OR / Klamath County

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### **PROPERTY DESCRIPTION**

Sunnybrook Ranch is Found at the confluence of the Williamson River and Sunnybrook Creek. This unique custom timber-framed home was originally built by Hollywood actress and renowned artist Kim Novak. The 115 acres is located on Sunnybrook Creek a tributary of the mighty Williamson River. You can enjoy peace and serenity on the 115-acre grounds of forest, river, and waterfall. Bring your equine friends ride the trails, let them play in the irrigated pasture or they can just hang out in the custom cedar barn. The property is just a few miles upriver from the town of Chiloquin, Oregon. Huge Red Band Trout and other native fish species use Sunnybrook Creek as their spawning grounds. The Creek also attracts numerous bald eagles, herons, beavers, and otters. The home is approximately 4,500 sq. ft. that sits on the gorgeous Sunnybrook Creek. This year-round creek originates on the deeded acres and enters the Williamson River as it leaves the property. Several outbuildings including a cabin. Immaculately kept forest set up for sustainable selective harvest. Wildlife abounds on this ranch. Here you will find big game, small predators, and all types of birds due to the Klamath Lake influence on the area..35 minutes to Crater Lake National Park entrance. This is a MUST-SEE. Possibility of Owner Carry. Showings will be by appointment only. Please call Tim.

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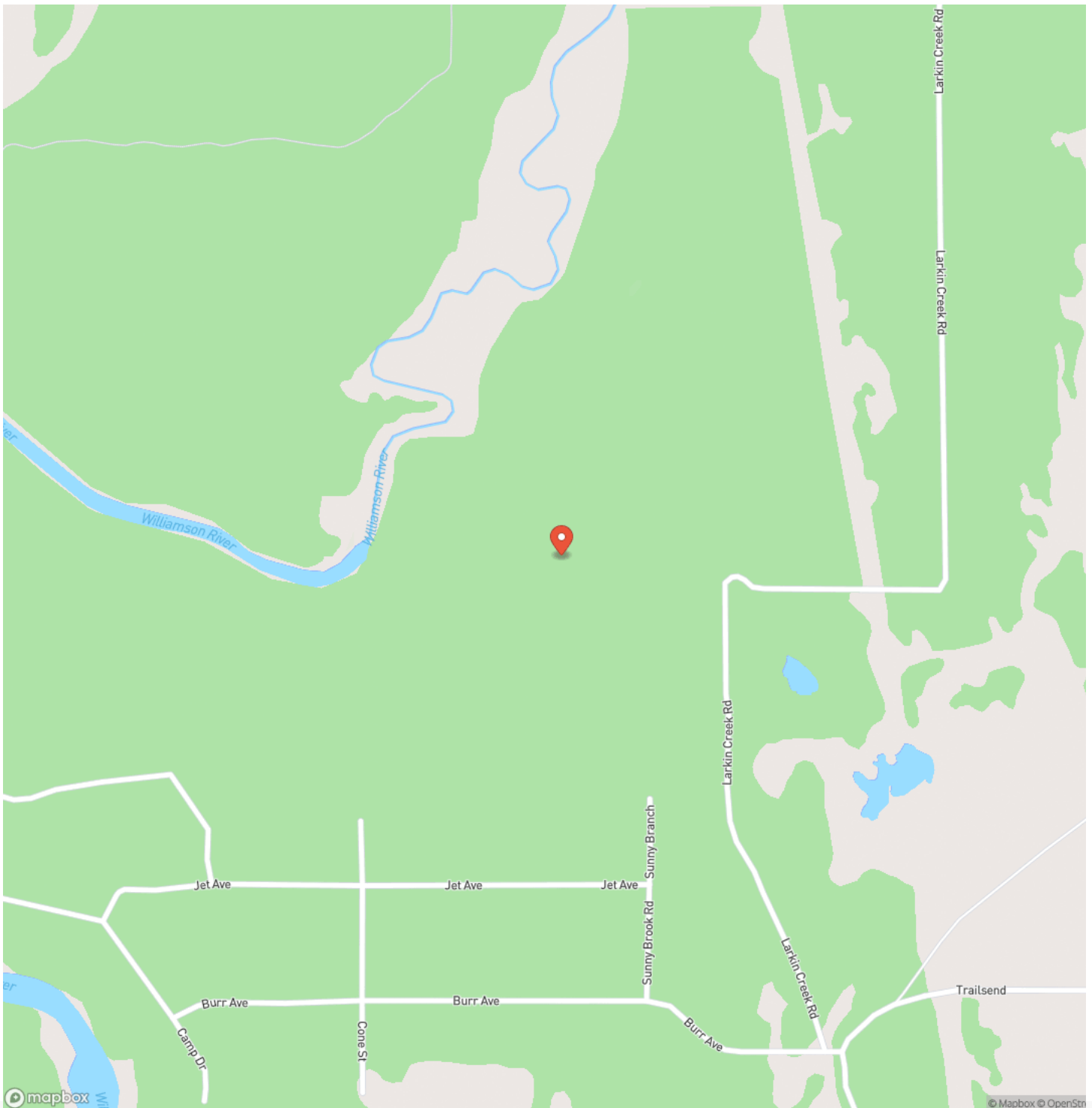
Sunnybrook Ranch  
Chiloquin, OR / Klamath County



**MORE INFO ONLINE:**

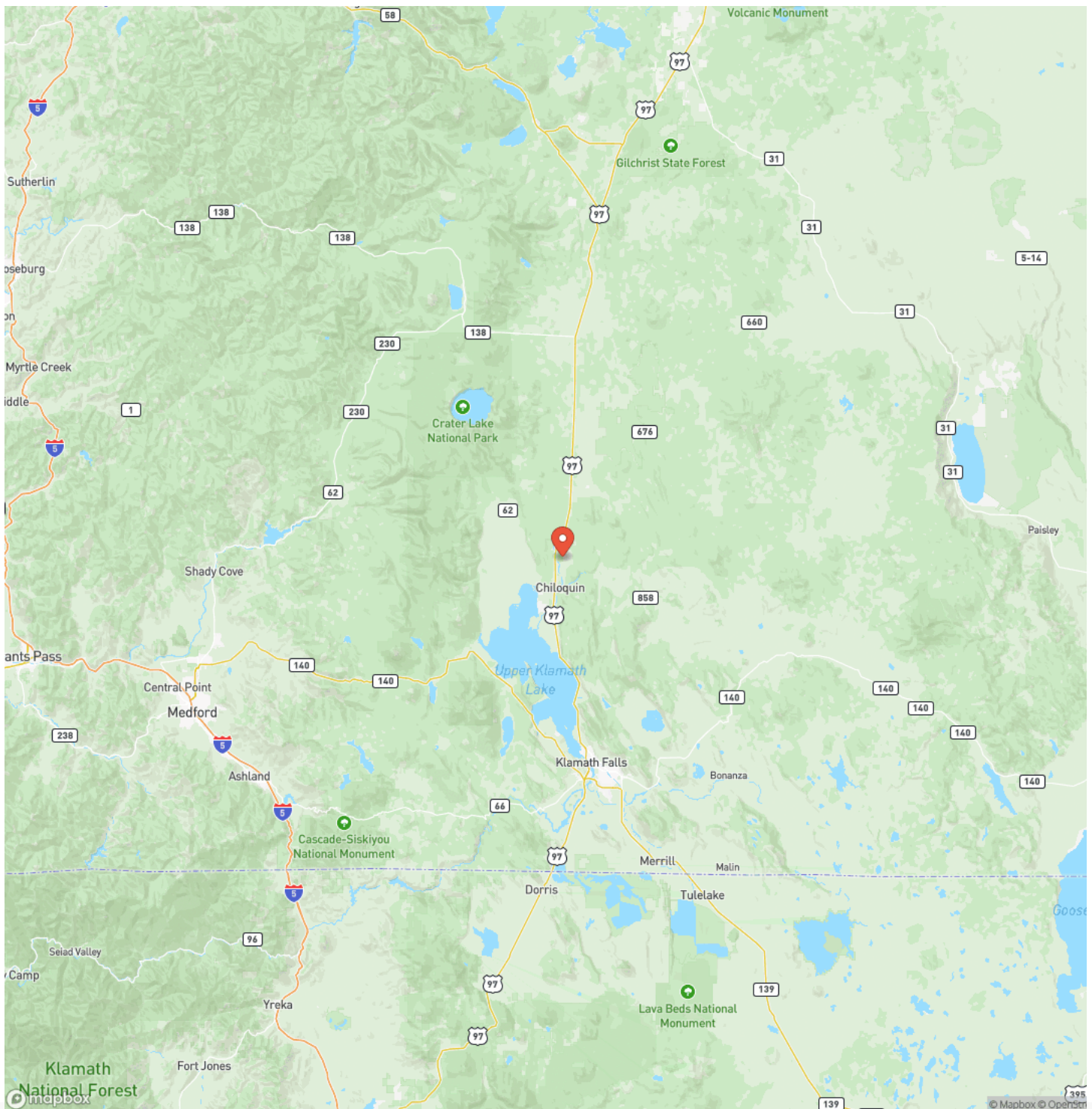
**<https://www.landleader.com/brokerage-and-wildlife-llc>**

## Locator Map



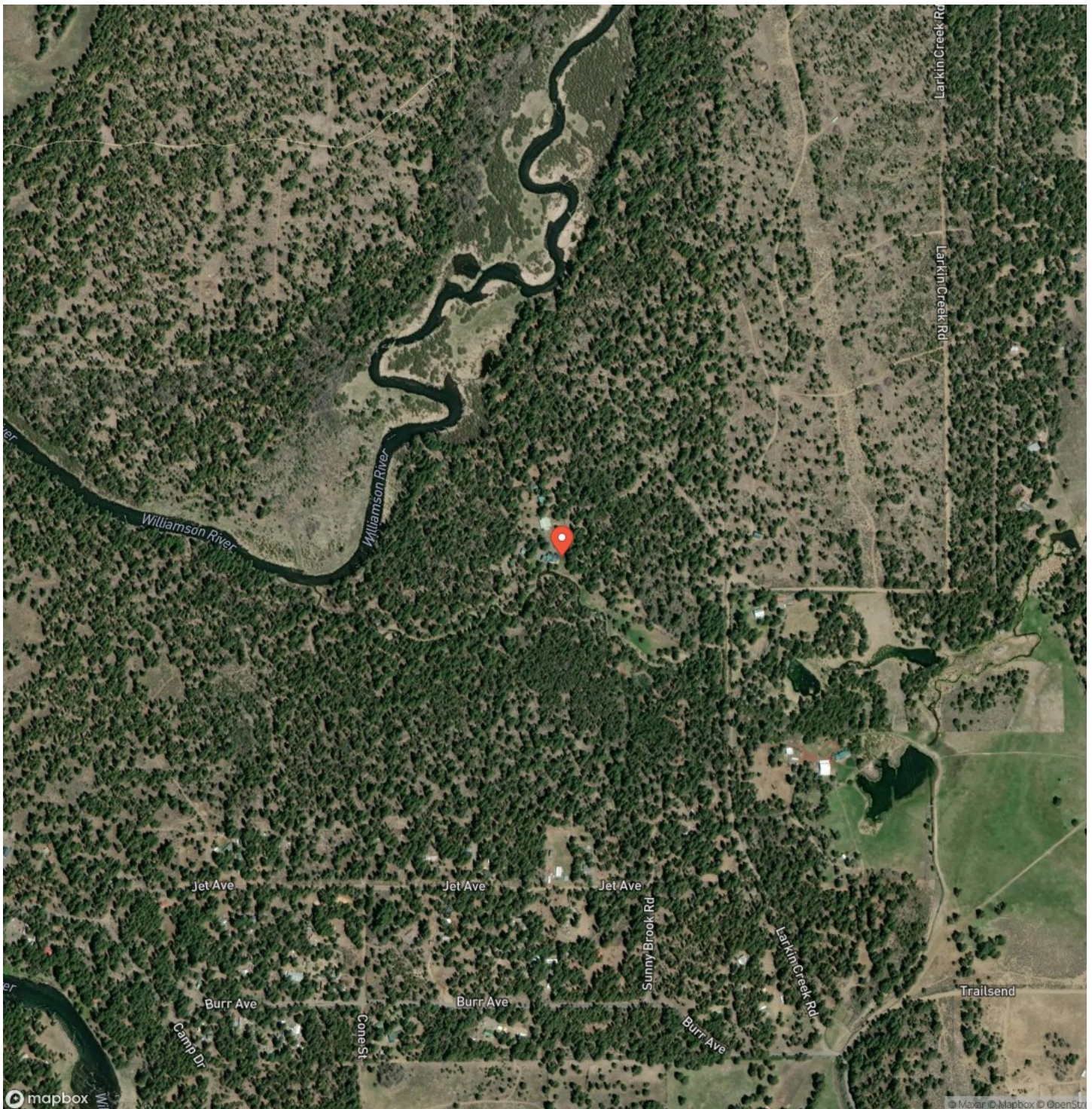


## Locator Map





## Satellite Map









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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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