

Sunnybrook Ranch
45500 Sunnybrook Rd
Chiloquin, OR 97624

\$3,470,000
115± Acres
Klamath County



MORE INFO ONLINE:

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

Sunnybrook Ranch
Chiloquin, OR / Klamath County

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

\$3,470,000

Property Website

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



PROPERTY DESCRIPTION

Sunnybrook Ranch is Found at the confluence of the Williamson River and Sunnybrook Creek This beautiful Timber Framed Home and 115 acres is located on Sunnybrook Creek a tributary of the mighty Williamson River. 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. The ranch is uniquely set up for your horses with a custom Cedar barn. Several outbuildings. 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. Just 30 minutes from Klamath Falls shopping and hospital. 35 minutes to Crater Lake National Park entrance. This is a MUST-SEE. Possibility of Owner Carry. Come let me show you around this legacy property. Showings will be by appointment only. Please call Tim.



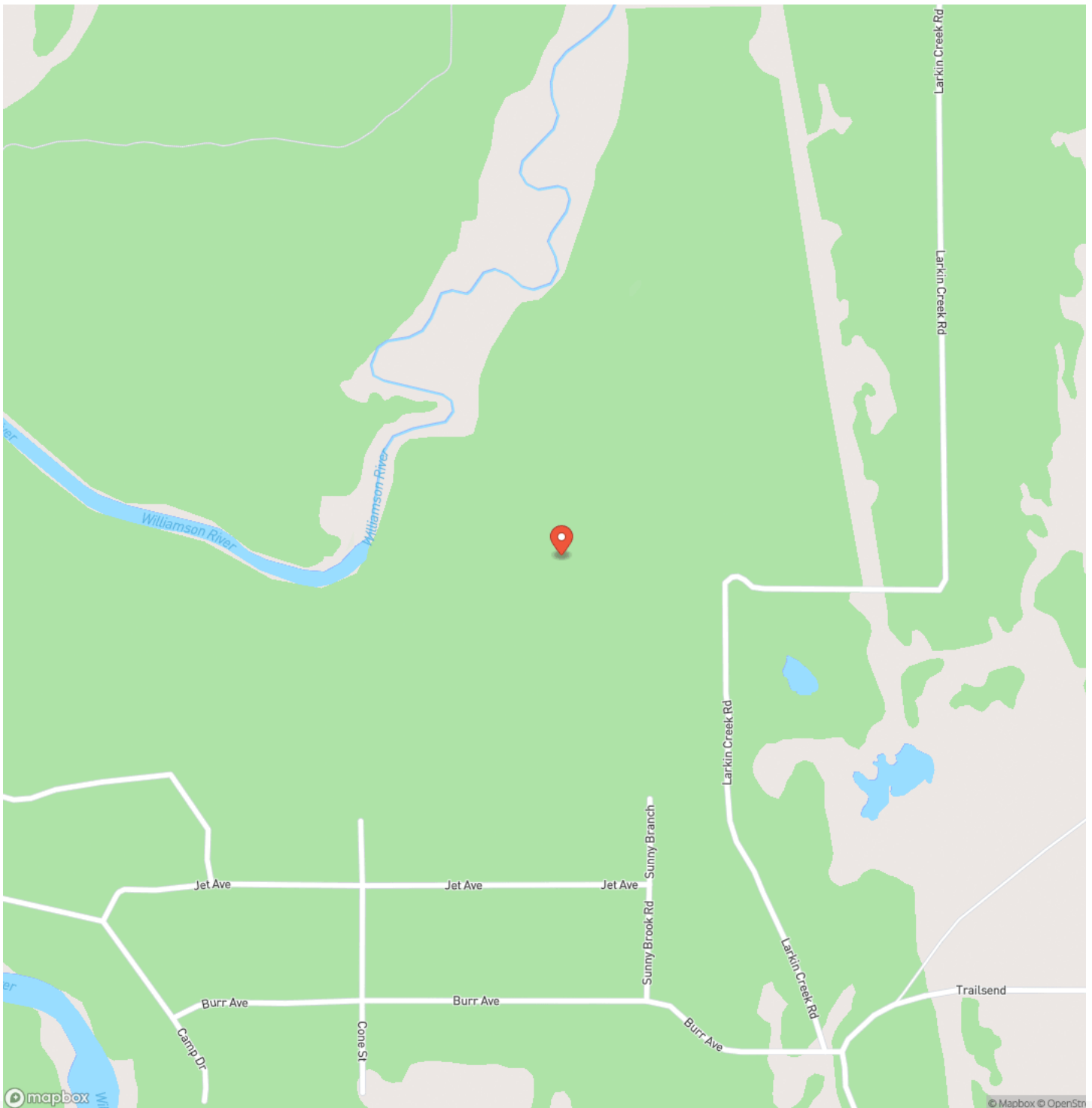
Sunnybrook Ranch
Chiloquin, OR / Klamath County



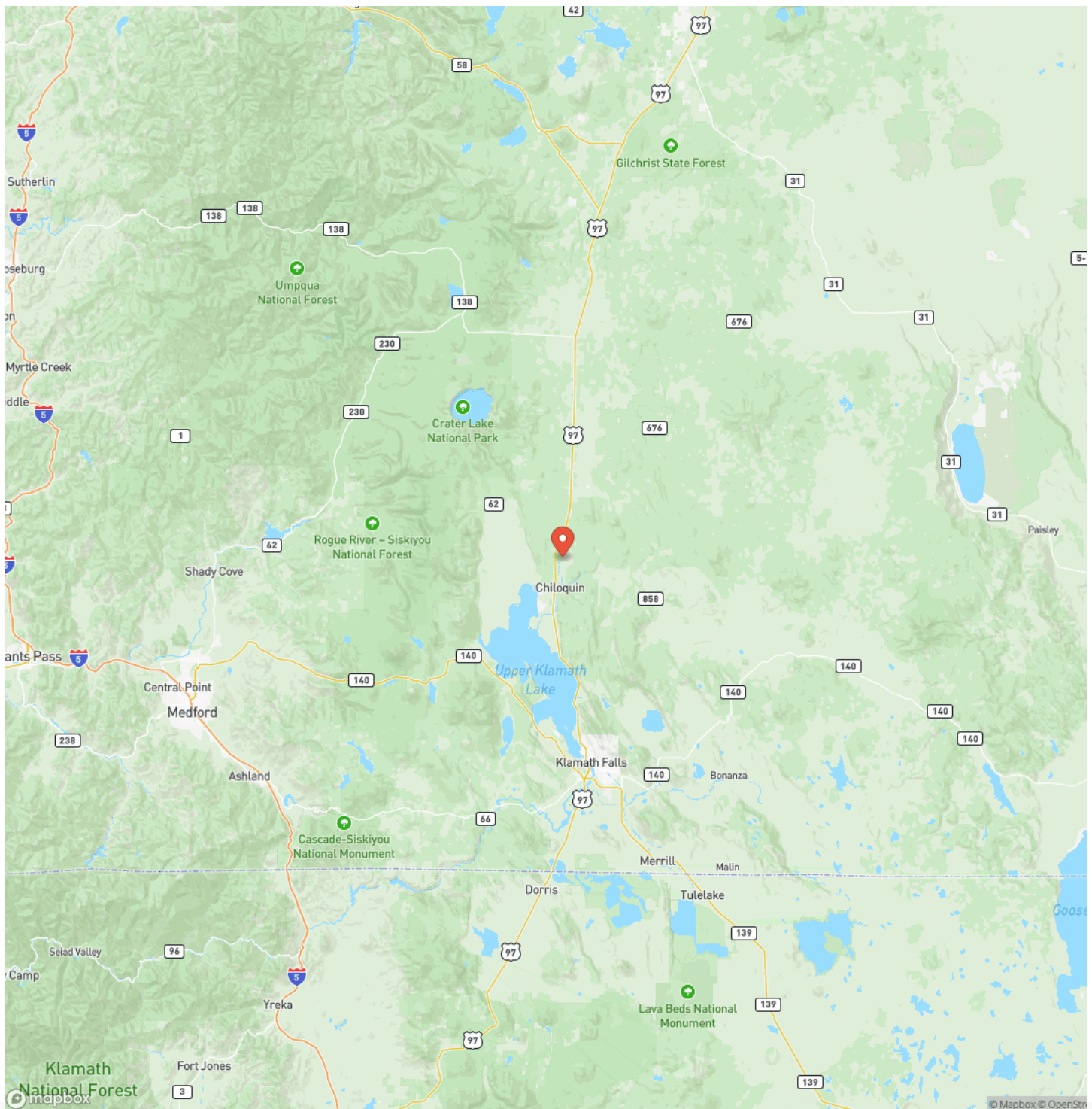
MORE INFO ONLINE:

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

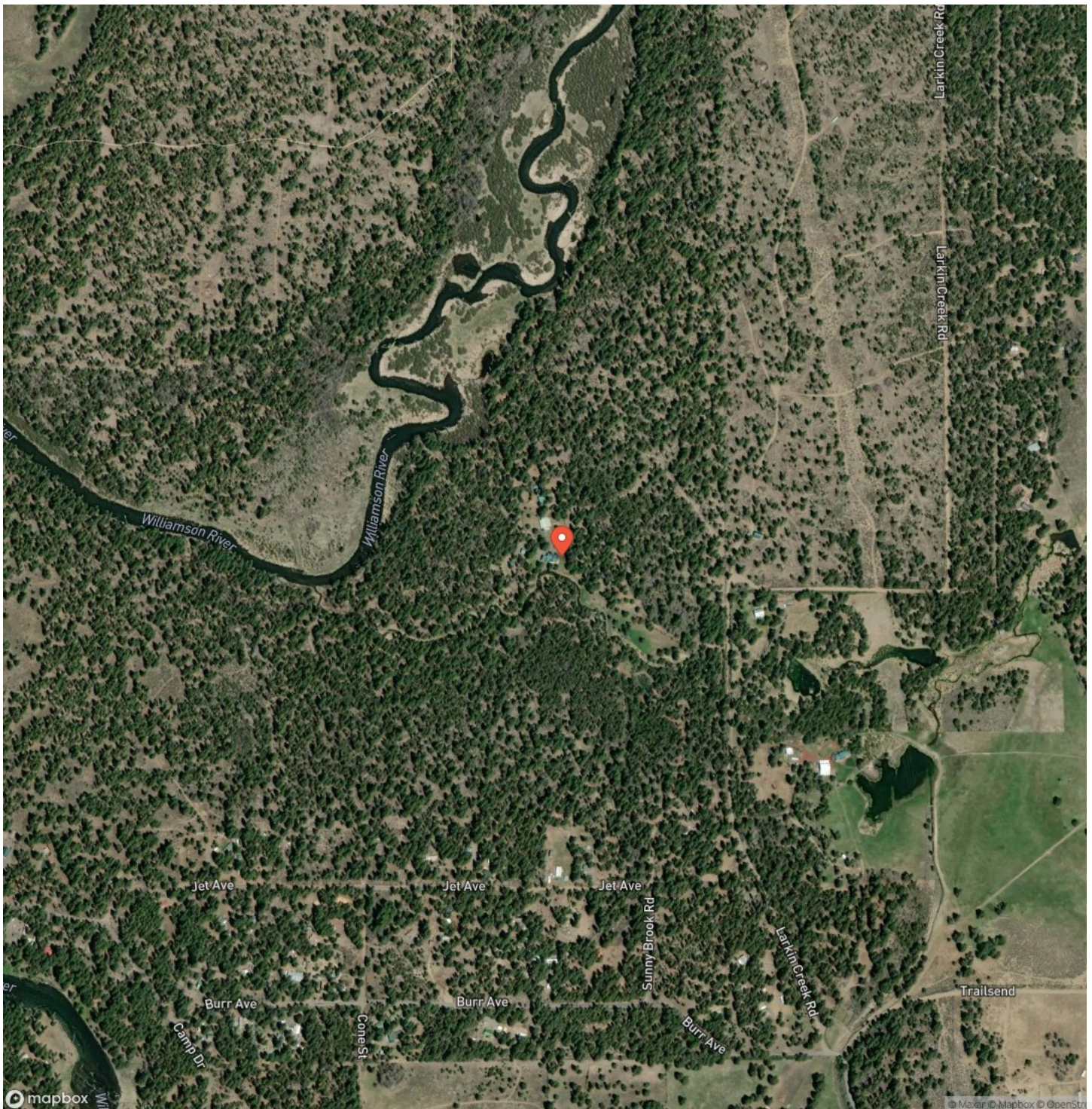
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Timothy O'Neil

Mobile

(541) 480-3682

Email

tim@landandwildlife.com

Address

24524 Dobbs Road

City / State / Zip

Bend, OR 97701

NOTES

[illegible]

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

