

**Langell Valley Ranch - Hay, Hunting and Cattle Bonanza**  
23411 W. Langell Valley Road  
Bonanza, OR 97623

**\$970,000**  
274± Acres  
Klamath County



## Langell Valley Ranch - Hay, Hunting and Cattle Bonanza Bonanza, OR / Klamath County

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### SUMMARY

**Address**

23411 W. Langell Valley Road

**City, State Zip**

Bonanza, OR 97623

**County**

Klamath County

**Type**

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

**Latitude / Longitude**

40.000000 / -102.744141

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

274

**Price**

\$970,000

**Property Website**

<https://www.landleader.com/property/langell-valley-ranch-hay-hunting-and-cattle-bonanza-klamath-oregon/32530>



**MORE INFO ONLINE:**

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

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### **PROPERTY DESCRIPTION**

World Class Mule Deer Hunting... Seclusion is only 40 minutes from town. This beautiful ranch comes with seclusion and end-of-the-road privacy. Even though, the road is paved. Just a 40-minute drive east from Klamath Fall is the Beautiful Langell Valley. This ranch is a stone's throw from the California border on West Langell Valley Road. It grows a tremendous amount of grass with water from Clear Lake Reservoir on 88 acres of irrigated ground. Also, a newer well just went into operation for supplemental use and produces approx. 5,000 gallons a minute. See the attached well log. The Mule Deer on this ranch are monster muley genetics. Quail are very prevalent on this ranch along with Mule Deer. This ranch is eligible for 2 buck and 2 bull LOP tags. There is an old home on this ranch that could be remolded however, no added value to the property. The diversity found on this property would work well with any livestock. Here you will find sloping timber ground, native grass meadows and irrigated farm ground. There is plenty of room for a deluxe horse operation. Take a close look at this one. This beautiful ranch is a diamond in the ruff. This property is the one you always dreamed of. Shown By Appointment Only. Please call today and let us show you The Langell Valley Ranch.



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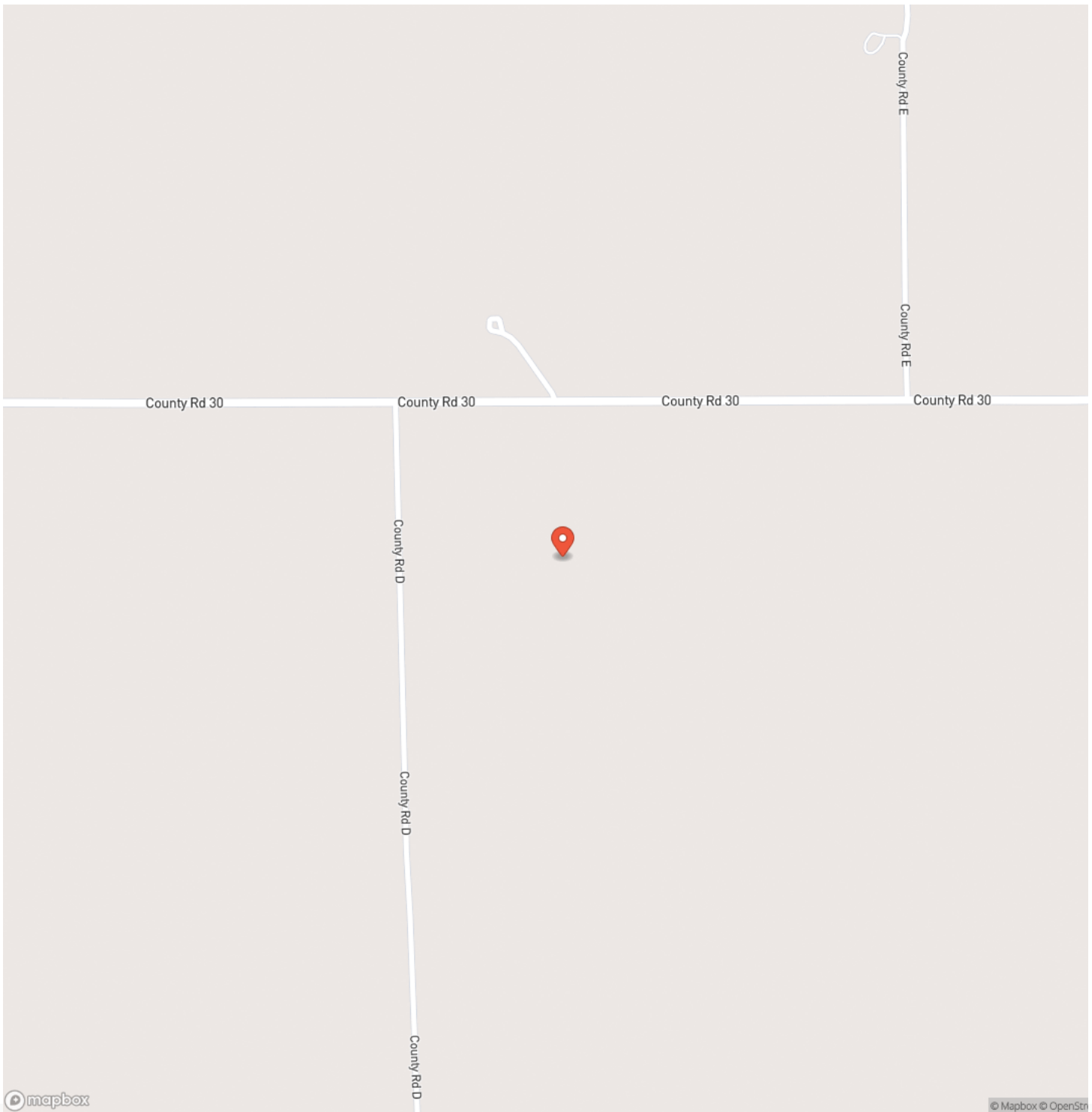


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## Locator Map

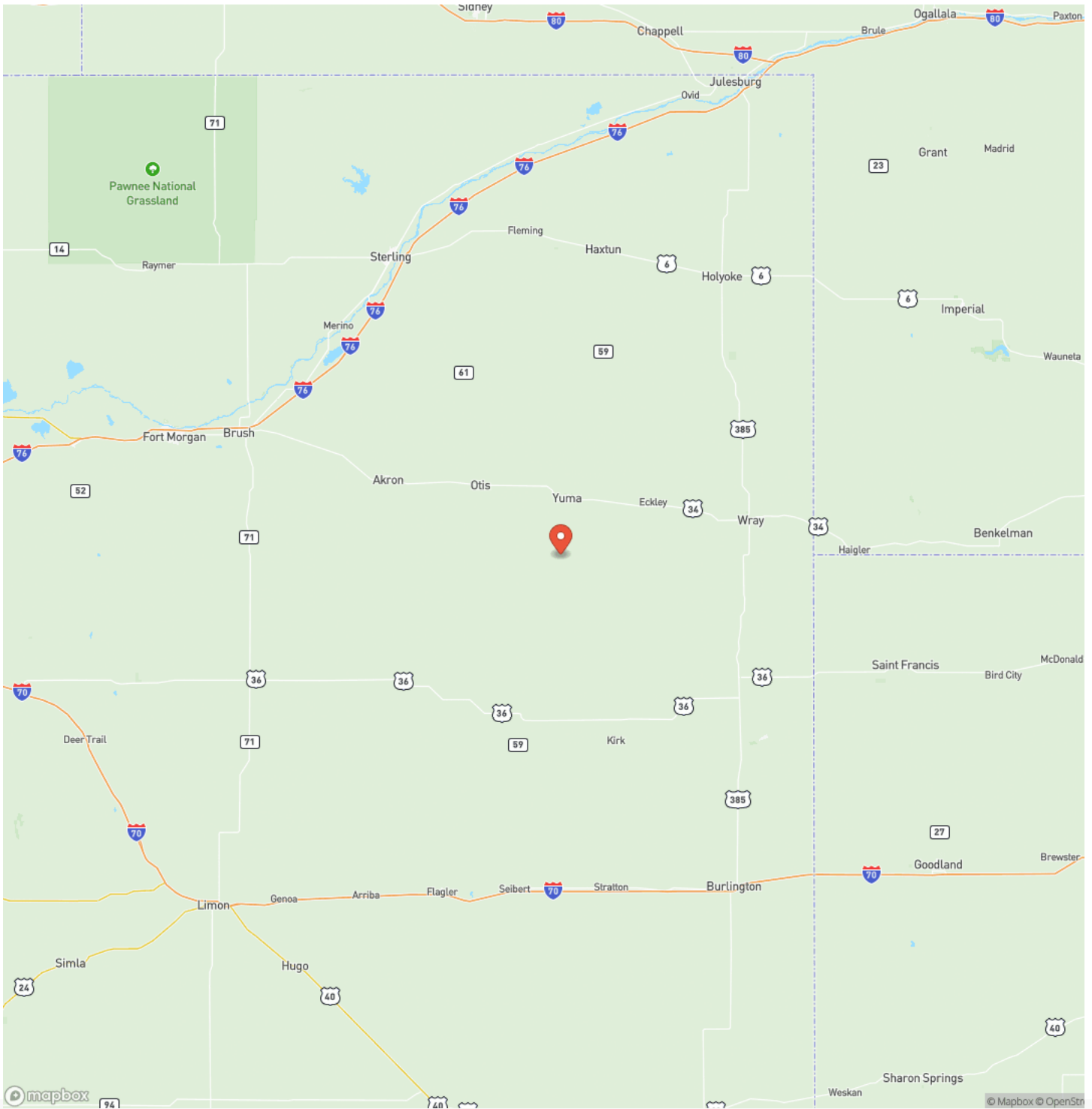


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## Satellite Map



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**LISTING REPRESENTATIVE**  
For more information contact:



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**City / State / Zip**  
Bend, OR 97701

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**NOTES**

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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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