

**Beatty 40**  
NKA  
Beatty, OR 97621

**\$59,000**  
40.530± Acres  
Klamath County





**Beatty 40**  
**Beatty, OR / Klamath County**

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**SUMMARY**

**Address**

NKA

**City, State Zip**

Beatty, OR 97621

**County**

Klamath County

**Type**

Recreational Land

**Latitude / Longitude**

42.441815 / -121.270831

**Taxes (Annually)**

274

**Acreage**

40.530

**Price**

\$59,000

**Property Website**

<https://www.landleader.com/property/beatty-40-klamath-oregon/45090/>



## **PROPERTY DESCRIPTION**

### **Beatty 40-acres**

Welcome to Beatty 40! This 40.53-acre property is comprised of 2 parcels located just south of Beatty, OR. Zoned Forestry/Range, this recreational property offers a wonderful escape from the day-to-day hustle and bustle. From the stunning views of mountains in the distance, to the seasonal flow of the East Branch of Whiskey Creek, and the wildlife that frequents the property, there is much to be seen and enjoyed on this slice of Oregon heaven. From gentle meadows to timbered rocky outcroppings, and easy access off Yellowjacket Spring Road, don't miss the opportunity to find your private paradise on Beatty 40.

### **Southern Oregon Recreation Ground for Sale - Southern Oregon**

With outdoor recreation at your doorstep, you're only a stone's throw away from Klamath Lake, the Williamson River, and the Sprague River. Take a drive into Klamath Falls for the amenities of daily life.

The Southern Oregon region is known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, and many more recreational opportunities. With a distinct four seasons, but mild winter, this climate is known as one of the most enjoyable in North America.

Centrally located between the Bay Area and the Pacific Northwest Metropolitan areas of Portland and Seattle, this offering provides a buyer an opportunity to enjoy a refreshing rural lifestyle, and a charming small-town culture. Head east to Hwy 97 that leads past natural beauty and many recreational opportunities on your way north toward central Oregon!

### **About Martin Outdoor Property Group**

Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). Martin Outdoor Property Group is a leading Southern Oregon real estate team for small farms, ranches, vineyards, rural homes, and waterfront homes.

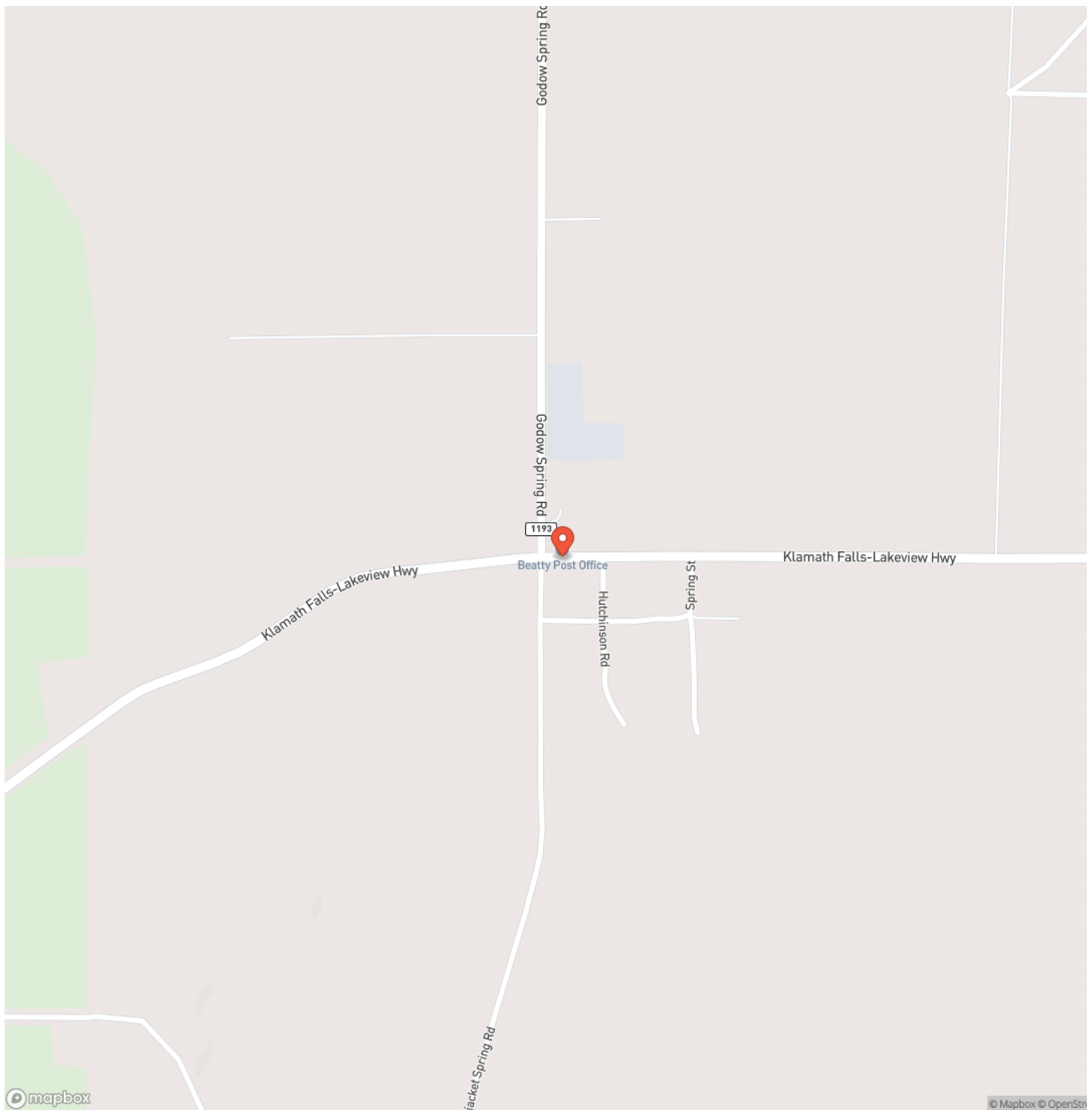


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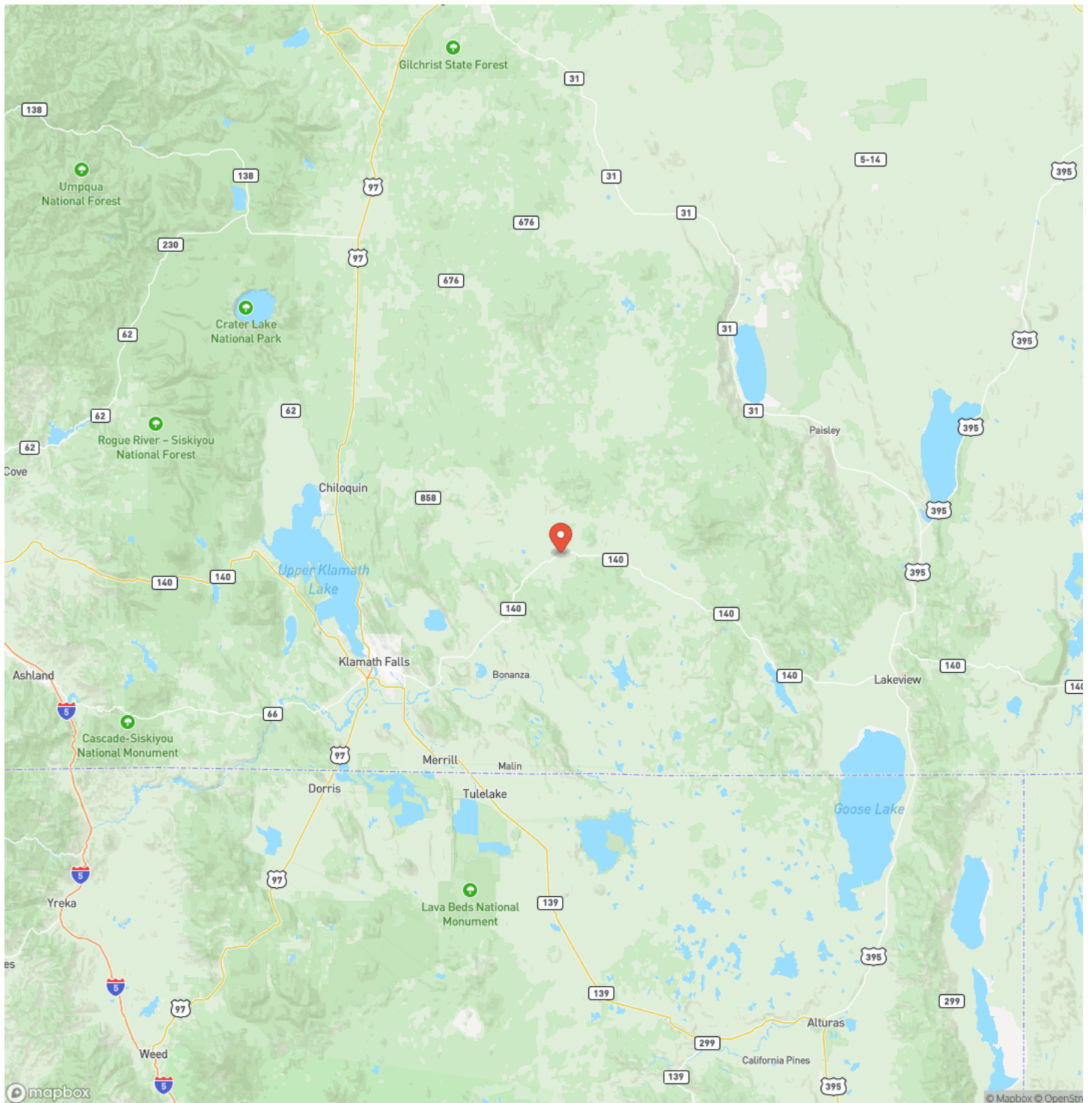


## Locator Map





## Locator Map



## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Sam Terrell

## Mobile

(541) 708-3836

## Email

sam@martinoutdoorproperties.com

**Address**

3811 Crater Lake Hwy, Suite B

## City / State / Zip

Medford, OR 97504

## NOTES

[illegible]



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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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