

Lighthouse Ranch
18010 Hill Rd
Klamath Falls, OR 97603

\$2,249,000
128.940± Acres
Klamath County



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Klamath Falls, OR / Klamath County

SUMMARY

Address

18010 Hill Rd

City, State Zip

Klamath Falls, OR 97603

County

Klamath County

Type

Farms, Ranches, Recreational Land, Residential Property

Latitude / Longitude

40.000000 / -102.744141

Dwelling Square Feet

1598

Bedrooms / Bathrooms

2 / 2

Acreage

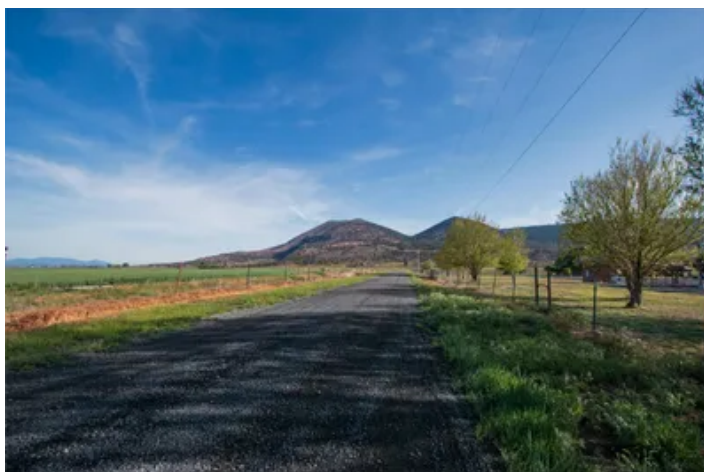
128.940

Price

\$2,249,000

Property Website

<https://www.landleader.com/property/lighthouse-ranch-klamath-oregon/32618/>



MORE INFO ONLINE:

www.martinoutdoorproperties.com

PROPERTY DESCRIPTION

Welcome to Lighthouse Ranch, nestled against the backdrop of Stukel Mountain, just south of Klamath Falls. This stunning property provides the opportunity to enjoy a refreshing rural lifestyle, expansive equestrian opportunities, and charming small-town culture. The valley setting offers the best of Southern Oregon, with spectacular views, natural grandeur, and convenience, while the custom red cedar home captures the comfort and warmth of the Pacific Northwest. Upon turning south from Hill Rd, a gravel driveway guides you past a 40-acre wheel line irrigated field with A-land water rights. The 128.94-acre property encompasses 57 +/- acres of flood irrigated pasture in addition to the field and boasts a 1300ft airstrip north of the home. Through a gated entry, you are welcomed by a manicured setting that can only be found the most beautiful corners of the state. Views of the surrounding cropland hold whimsical mist in the early mornings, birds of all varieties chirp and twitter, and peace and tranquility abound. The property features a log home and barn, covered arena, outdoor arena, state-of-the-art greenhouse, detached garage with additional living quarters, hay cover, machine shed, and additional smaller outbuildings. The welcoming red cedar home was custom built in 2007 by Pioneer Log Homes and features a hand-fit non-chink design with the interior and exterior demonstrating impeccable attention to detail in style and finishes. The 1,598 SF home boasts a large open porch overlooking the east pasture, and a covered porch entry provides the perfect place for a repose. The tiled mudroom is complete with washer and dryer, Rheem water heater, Trane forced air heater, and additional storage allowing you to keep ranch wear separate from the main living space. After passing through, you are welcomed by the grand kitchen set upon hardwood floors, with south facing windows and granite countertops. The island is a chef's paradise with a GE Monogram six burner range complete with griddle, oven, warming oven, hood, and additional cabinet storage underneath. The soft-close hardwood cabinets line the kitchen walls complementing the rustic esthetic. An ample pantry with additional pullout storage is tucked-in against a GE Monogram freezer and refrigerator. To make entertaining easy, there is also a GE Monogram beverage center, a dishwasher and trash compactor. To the left of the mudroom is a first-floor bedroom set on hardwood floors with a walk-in closet. Beside it is a full bathroom that includes a shower and tub with marble backsplash, granite countertops, a single basin sink, mirrored cabinet, and additional below sink storage. Passing through the kitchen leads to a large living room with a BlazeKing stove and hardwood floors under high-vaulted ceilings perfect for relaxing in quiet solitude or entertaining friends and loved ones. Two sets of doors lead from the living room to the uncovered porch to the east and the covered wrap around deck to the north. A custom wooden staircase with a hand built sliding safety gate for children and furry friends leads to the loft serving as a master suite. The loft is carpeted and has large windows that offer ample light and expansive views of the surrounding property. The en-suite bathroom includes a jet tub with carved stonework, twin 6-jet round shower with marble backsplash, and single basin sink with marble countertops and under sink storage. A wooden walk-in closet space offers privacy and ample storage. Upon leaving the cabin, a park like 3,000 SF concrete BBQ space creates an ideal location for outdoor cooking and relaxation in all seasons. Weaving within a well-manicured lawn with decorative trees and plants, the concrete walkways contain radiant heating to melt snow or keep bare feet warm. The stonework island and prep area incorporates a pizza oven, sink, beverage center, and industrial smoker. A round area awaits an above-ground pool or jacuzzi and boasts a Nirvana Tube Sauna, only one of forty, and backup wood burning furnace for the home. An open series of gravel driveways guide you from the home and BBQ area to all points on the ranch. The striking 1,920 SF custom barn is also made of non-chink red cedar logs. The space includes a tack room with tile flooring, three stalls with a pull-through loading area, full bathroom, dog wash station, solar system with inverter and battery bank, stainless steel cistern for delivered domestic spring water, and dog kennel irrigation control system. Some unique features include custom fabricated door locks, recessed sections for floor mats, and chew proof double-doors that open to outdoor paddocks. South of the barn is a concrete horse cleaning station, three fenced kennels with individual dog runs, and garage. The 1,200 SF garage is primarily used for storage of vehicles, personal effects, and miscellaneous farm items. Metal storage cabinets along with rack systems exist throughout. Upstairs includes a 1,190 SF addition that is used for additional storage and living quarters. It is mostly carpeted with some tile flooring, two built-in murphy beds, a full bath with incinerator toilet, BlazeKing wood burning stove, and cabinets for ample storage. To the east of the garage is the expansive 13,600 SF covered area that was custom built for show riding. Complete with kick wall sides, mirrored wall on the north end, ergonomic hose system, arena soil, and overhead radiant heating system Lighthouse Ranch is perfect for the avid equestrian. An adjacent half-acre +/- outdoor arena with multiple access points offers variety to your riding, and an extended roof covering houses stalls and additional arena and ranch machinery. Connected to the covered area is the machine shop lined with slat walls for storage and a wood burning stove. There is a roll up door, multiple workbenches, metal storage cabinets, and a control panel for the underground and radiant heating system. A vault is located on the south side of the shop for large valuables. The connected 322 SF greenhouse maintains 15 custom beds with environmental controls for optimal plant growth. It is climate controlled with a self-contained system including automated windows, internal drip systems, and control panel. Two smaller outbuildings sit west of the arena. An 80 SF brick pump house encloses the well head, pressure tanks, water softening system, and electrical controls. A backup generator is connected to the system on a covered concrete pad to the south. An additional 100 SF cinder block shed is used for



additional storage. There is also a gravity fed fueling area with a drain catch system. All electrical and plumbing systems tie into one another via junction boxes located underground at various locations on the property. As you tour the grounds, you will find a 9,000 SF metal hay barn on the southeast corner of the wheel line irrigated parcel, currently used for storing hay and farm equipment. The irrigation pump station with adjacent electrical control system is located close to the hay barn and is tied to the main line that feeds the wheel line irrigation in the northwest field. A 2,400 SF +/- machine shed sits to the south with a concrete floor and houses a variety of personal recreation vehicles and miscellaneous farm implements. In the southernmost part of the property is a .9-acre +/- pond on the southeast corner that fills in the summer. The pond has been previously stocked and there is a custom lighthouse and picnic bench from which the ranch draws its name. Beset alongside is a 4.4-acre +/- professionally designed motocross track perfect riders of any skill level. A 1,600 SF +/- outdoor garden sits on the southern boundary of the ranch with a custom irrigation system and is covered with GMT fiberglass to keep bugs and other pests at bay. With its multitude of amenities and picturesque setting, Lighthouse Ranch offers proximity to the Southern Oregon region known for an intense natural beauty that includes world renowned attractions such as the Rogue River, Crater Lake National Park, Mount McLoughlin, Klamath and Agency Lake, and many more recreational opportunities. With four distinct seasons and mild winters, this climate is known as one of the most enjoyable in North America. From the custom log home and extensive equestrian facilities to the established fields and vast recreation opportunities both on and off the property, Lighthouse Ranch is a one-of-a-kind offering that exceeds the expectations of the discerning buyer. Please call us for more information.

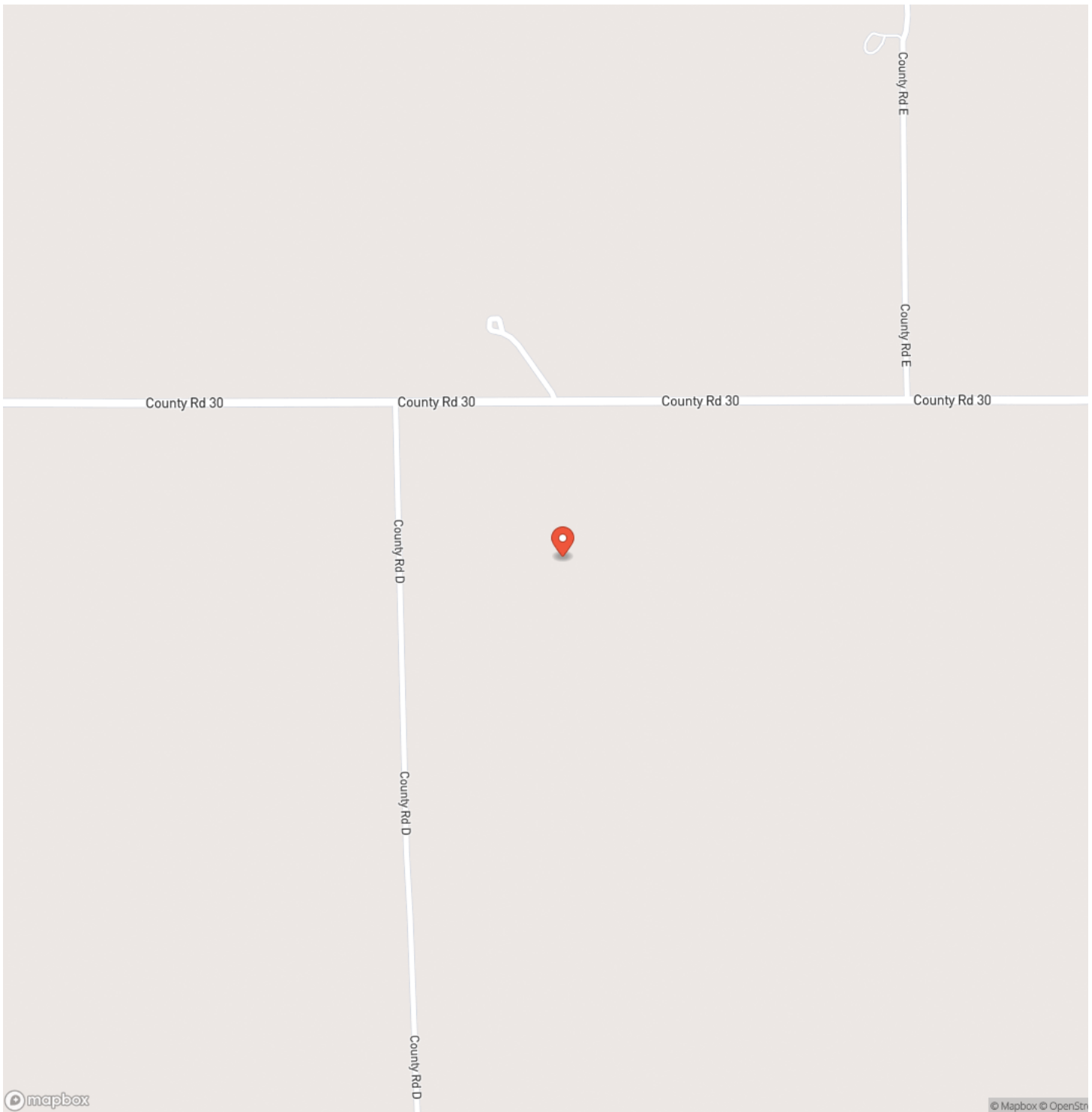
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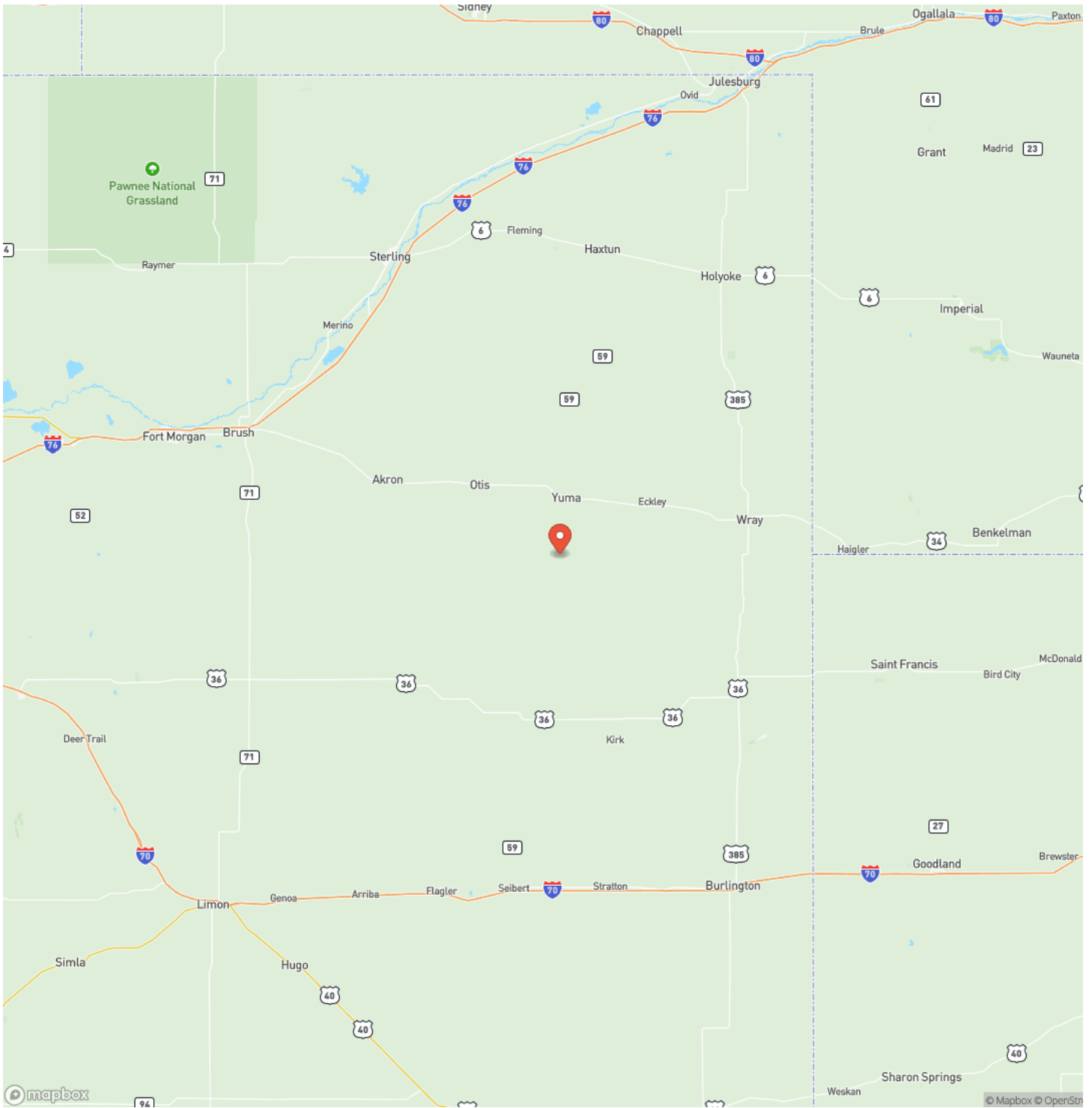
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Locator Map



Locator Map



Satellite Map



**Lighthouse Ranch
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LISTING REPRESENTATIVE

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NOTES



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