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\$1,560,475

Total Acres: 505.00

Zoning: Multiple Zoning types for residential and commercial development

Development Property on Hogback Mountain

250+/- Acres of this vacant 500+/- acre tract is located within the City Limits of Klamath Falls OR. While an additional 55.5+/- Acres located inside the Urban Growth Boundary, further offering an outstanding development opportunity in the heart of a region known for its recreational opportunity and paradise.

The Northern 250.5 acres above Moyina Heights (highlighted in Green on the Map) is zoned PUD and located within the City Limits allowing multiple development types including residential and commercial uses. Development on this portion will require a submittal of a Master Plan to the city for approval describing the types of a master plan to the city for approval. This 250+/- Acres is offered separately for \$487,500

The Middle 200+/- Acres Zoned NR (highlighted in Red on the Map) offers minimal development density of 20-acre minimums with recent variance scenarios from Klamath County allowing 10-acre parcels. The Adjoining 55.5 Acres Zoned RS (highlighted in Orange) is located within the UGB but outside the city limits. The attached feasibility study indicates residential development lots down to 7000 sq. ft. is allowed under current Klamath County Land Development Code. This 255+/- Acres is offered separately at \$1,072,975

Overall the entire tract is located in a convenient proximity to town, offering outstanding views from the rim of Crater Lake at the East to Mt. Shasta in CA. The area of South Central Oregon currently appears to be short on potential affordable development inventory. Sellers have informed our Brokerage that they are "committed to selling", Please take a moment to preview the map link for location and details in addition to the attached development feasibility study.