

**UC**  
**RANCH**  
PROPERTIES  
A Division of United Country Real Estate



**United Country**  
**Real Estate**

**Jett Blackburn**  
**Real Estate Inc.**



**9760 Simpson Canyon Road**  
**Klamath Falls, OR 97601**

~~**\$1,495,000**~~ **\$1,289,000**



Contact Card

Presented by  
Teena Genge  
Jett Blackburn Real Estate Inc.  
707 Ponderosa Village  
Burns, OR 97720  
Agent 541-973-0998  
541-973-0998 (cell) / 541-413-5668 (office)  
[www.jettblackburn.com](http://www.jettblackburn.com)





**ADDRESS:** 9760 Simpson Canyon Road Klamath Falls, OR 97601

**PRICE:** ~~\$1,495,000~~ **Reduced \$1,289,000**

**TAXES:** \$4852.24

**FINANCING:** Cash, bank financing or possible owner carry terms

**YEAR BUILT:** 2006

**SQ. FT.:** 2257

**ACREAGE:** 542

**HEAT SOURCE:** Wood stove / forced electric

**BEDROOMS:** 4 Bed plus a family room

**BATHROOMS:** 2.5 bath

**APPLIANCES:** Negotiable

**OUTBUILDINGS:** 38 x 60 Ag building used as a shop  
8 x 16 Storage shed/chicken coop  
10 x 12 Woodshed  
8 x 20 Storage/kiln for drying lumber  
8 x 8 Root cellar





Successful Air BnB on 542 acres with 3 parcels offer tranquil views of valley floor & mountains. Wildlife abounds w/plenty of deer and more. Miles of trails for hiking, horses, ATV, Snowmobile and unmatched views of Mt Shasta & Mt McLoughlin. Outdoorsman's paradise w/hunting/shooting out your back door yet an easy 15-minute drive to shopping/OIT/Sky Lakes Medical Center and 1½ hours to MFR International airport! Beautiful, custom built 2257 sq. ft. home is elegant, yet simple in design with 4 bedrooms 2.5 bath, open floor plan, vaulted ceilings, granite tile countertops, stainless appliances, solid oak custom cabinets, 2 separate living room areas, master on main floor, walk in shower, ceiling fans, certified woodstove, 7 skylights, metal roof, oversized 3 car garage, 38x60 Shop, chicken coop & woodshed, shed/kiln and a root cellar. Heavily timbered with mature Doug Fir Ponderosa Pine and Incense Cedar. Listing agent related to seller.

The seller previously harvested small amounts of timber with a custom sawmilling operation which included the ability to dry small batches of lumber (~2000BF). The large log deck area across from the shop could easily be converted into an equestrian area or riding arena. With over 12 miles of trails and around 80Acres of gentle slope terrain, this property could easily be converted into a guest ranch, wedding venue or other destination resort type facility.

**With over 12 miles of roads and trails for horseback riding, ATV riding, Snowmobiles, hiking and hunting! This property has it all.**

The seller and his agent make these representations in good faith, from personal knowledge and experience. However, the buyer should inspect this property or cause this property to be inspected by knowledgeable persons so that the buyer may purchase without relying upon any representations made by the seller or his agent. Also, unless otherwise specified we, Jett Blackburn Real Estate, Inc. agents, represent the seller on all of our listings.















