

Swan Lake Ranch
Mitchell Rd
Dairy, OR 97625

\$8,942,000
3,434± Acres
Klamath County



**Swan Lake Ranch
Dairy, OR / Klamath County**

SUMMARY

Address

Mitchell Rd

City, State Zip

Dairy, OR 97625

County

Klamath County

Type

Ranches

Latitude / Longitude

42.235147 / -121.52111

Acreage

3,434

Price

\$8,942,000

Property Website

<https://www.landleader.com/property/swan-lake-ranch-klamath-oregon/48350>



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PROPERTY DESCRIPTION

Welcome to Swan Lake....offering many options from Ranching to wildlife, hunting, wetlands, plus well built structures for working cattle don't miss the opportunity to see this grand property.

For starters there is a conservation easement with WRP Conservation Land to protect wetlands for wildlife with an emphasis on migratory birds. This is on the +/-2714 acres on Swan Lake. (on map parcels 3 and 4) This unique area around Klamath Lake is in the Pacific Flyway for migratory birds. With over 350 species this is one of the highest concentrations of different bird species in North America.

In addition to the concentration of bird species, there is an abundance of wildlife that can be found and hunted here. Just to mention a few of the types of wildlife you can see are Waterfowl, Mule Deer, Rocky Mtn. Elk, Pronghorn Antelope and miscellaneous predators.

Just south from the wetland WRP Conservation part of land, you will find two parcels. Among these two parcels is a nicely placed shop with two hay barns, and storage for up to 1,000 tons of hay. A large, top quality, welded pipe coral system with loading chute, scale and working area.

Not only does this vast property have the above structures you will be pleased with the top-quality fencing and cross-fencing across this ranch. With such immaculate fencing, it makes for ease of running a cattle operation and more.

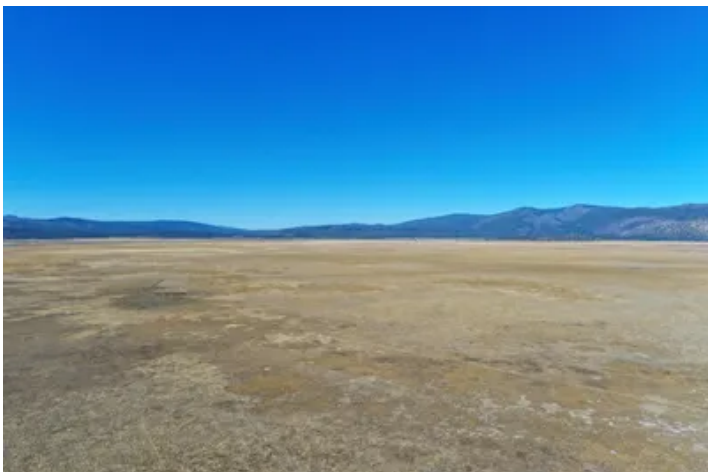
This property is great for work purposes but also has numerous potential home sites for you to build your dream home with outstanding views of your ranch land and surrounding mountains.

Lands boasting a nice stand of mature juniper trees which hold wildlife and a nice wintering area for cattle.

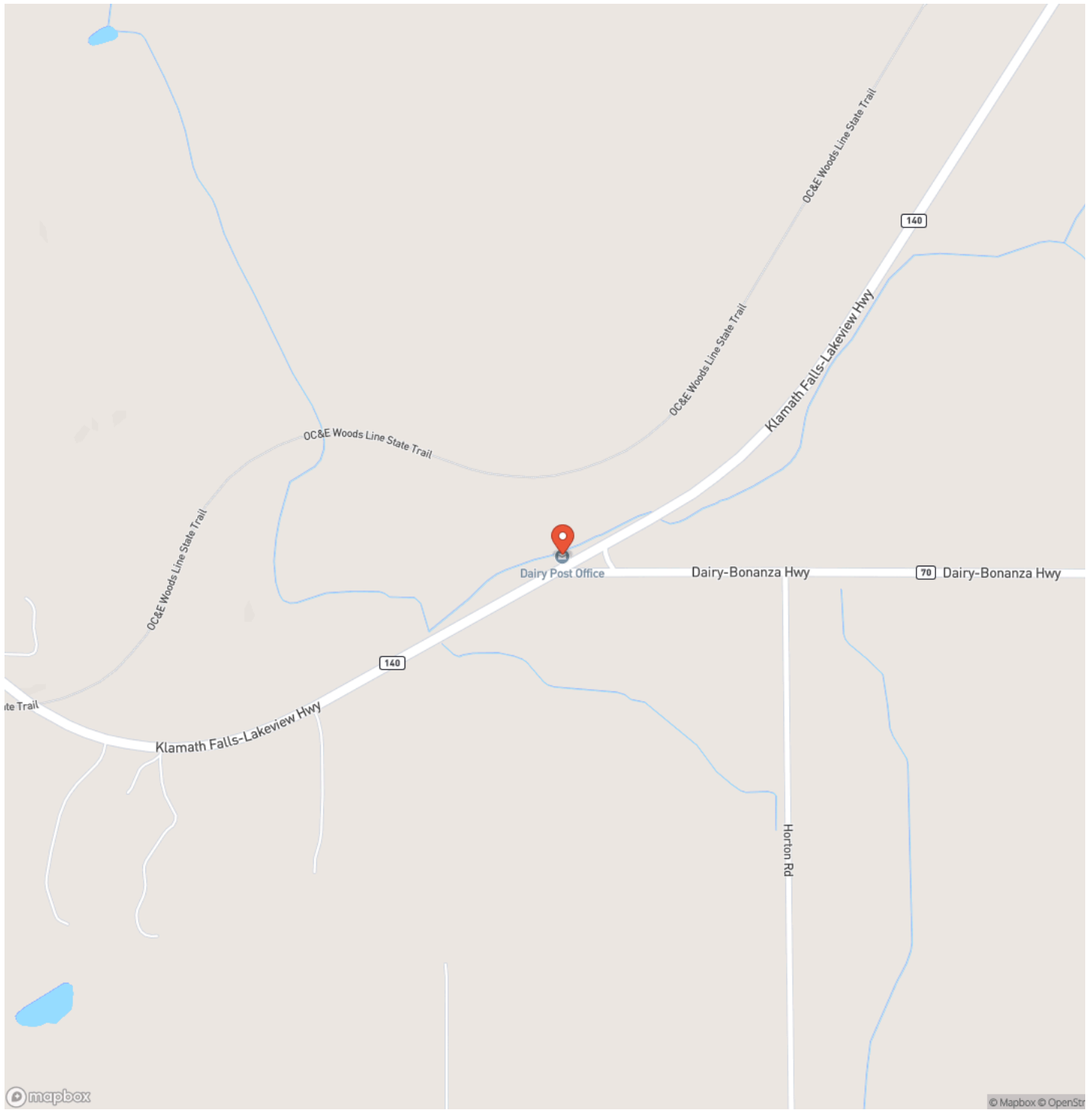
Being on/near wetlands the water system on this ranch is phenomenal with flood and pivot irrigation. With the use of 3-phase power and select solar power water is easily moved with levees, dykes, canals and pipe.

Don't miss the opportunity to own a large amount of acreage with multiple possibilities for the avid hunter, farmer, cattle rancher, generations of families to run their own ranch and then some.

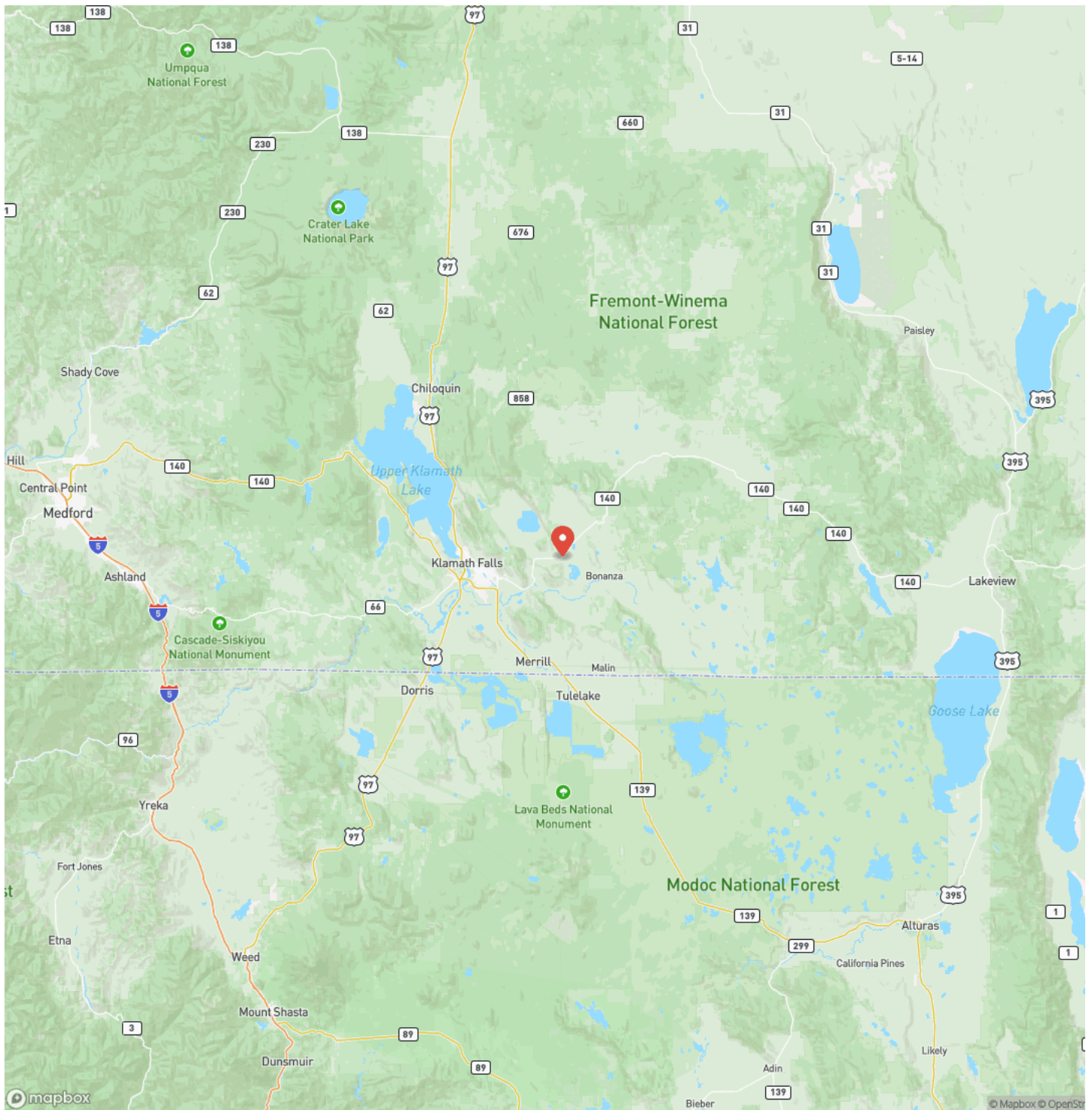
Swan Lake Ranch
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Locator Map



Locator Map



Satellite Map



Swan Lake Ranch
Dairy, OR / Klamath County

LISTING REPRESENTATIVE
For more information contact:



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City / State / Zip

NOTES

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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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