

Bly 280
Bly, OR 97623

\$325,000
280± Acres
Klamath County



Bly 280
Bly, OR / Klamath County

SUMMARY

City, State Zip

Bly, OR 97623

County

Klamath County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

42.397985 / -121.042865

Acreage

280

Price

\$325,000

Property Website

<https://www.landleader.com/property/bly-280-klamath-oregon/43065/>



PROPERTY DESCRIPTION

This ranch boasts a range of features that cater to both recreational and hunting enthusiasts. Nestled on 280 acres, this property offers a rare opportunity to enjoy great recreation, live water, and is conveniently located just 10 miles from the town of Bly and less than 4 miles to Campbell Reservoir. This land seamlessly blends rugged charm with convenience, including amble internal roads for easy access to the majority of the ranch.

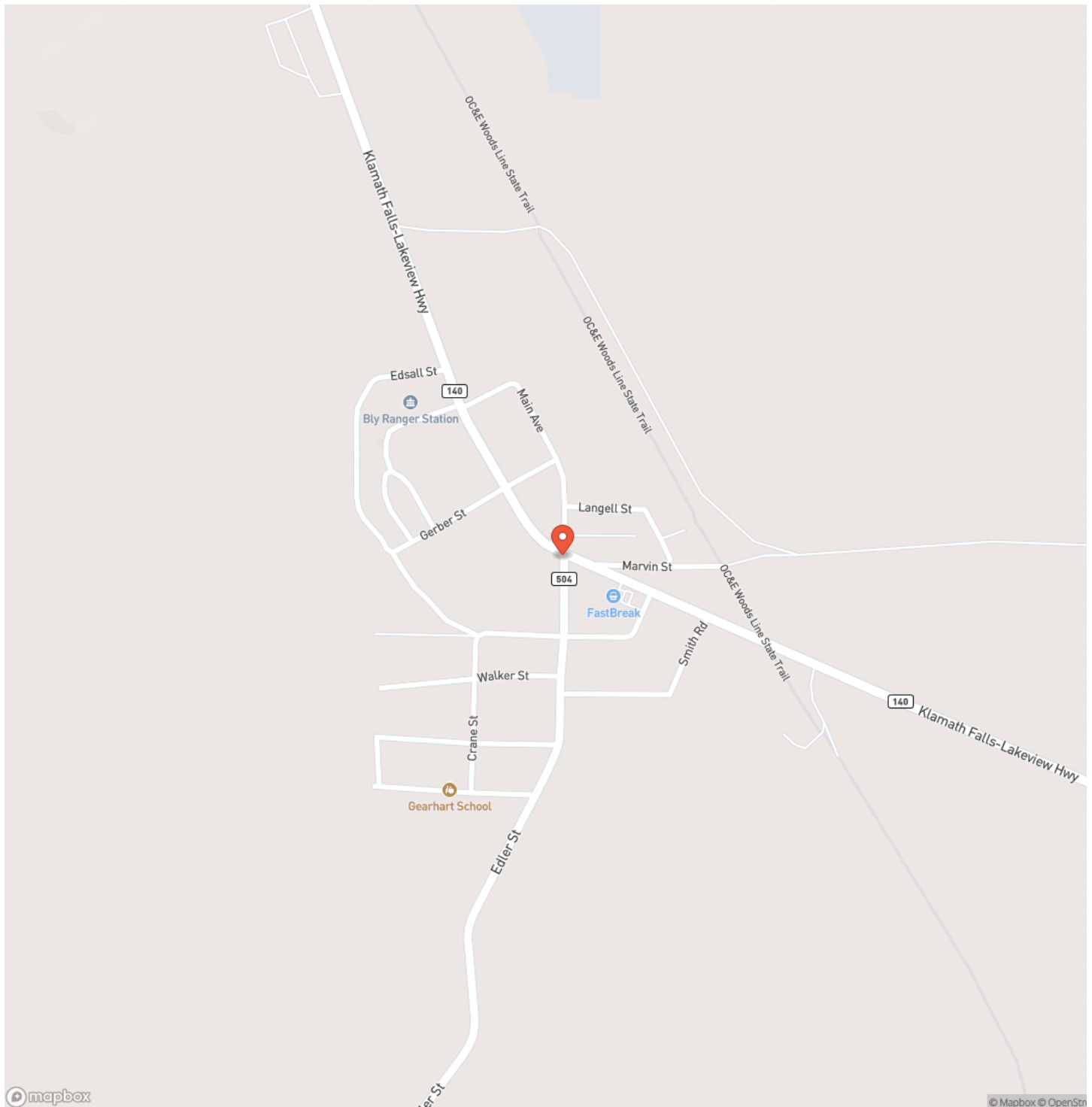
Adjacent to expansive public lands, the property has direct access to over 5,000 acres and is a short drive from tens of thousands of additional acres of public lands in and around Gearhart Mountain. The area is host to an array of game, including Mule Deer, Antelope, Upland Game, Black Bear, and Rocky Mountain Elk. The land's topography has ample character with two canyons and two year-round creeks, multiple benches and pastures, creating a great canvas for recreation. With over 3100 feet of year-round Brownsworth Creek frontage and 3500 feet of Long Creek frontage, the land is great for both wildlife and recreation. Located in the Interstate Hunting Unit, the property qualifies for Landowner Preference tags for multiple species of game.

Adding to the property's appeal is its proximity to Campbell Lake, a great destination less than 4 miles away. Campbell Lake, lined with grassy and pebbly shores, is stocked with rainbow trout, making it ideal for fishing, swimming, and boating. There is also a boat ramp for non-motorized or electric motor boats. Exploring is easy to do from Campbell Lake, as the Lakes Trail System is accessible from the campground. You can hike, ride horses, or mountain bike on interconnected loops of varying lengths between Campbell Lake and Deadhorse Lake.

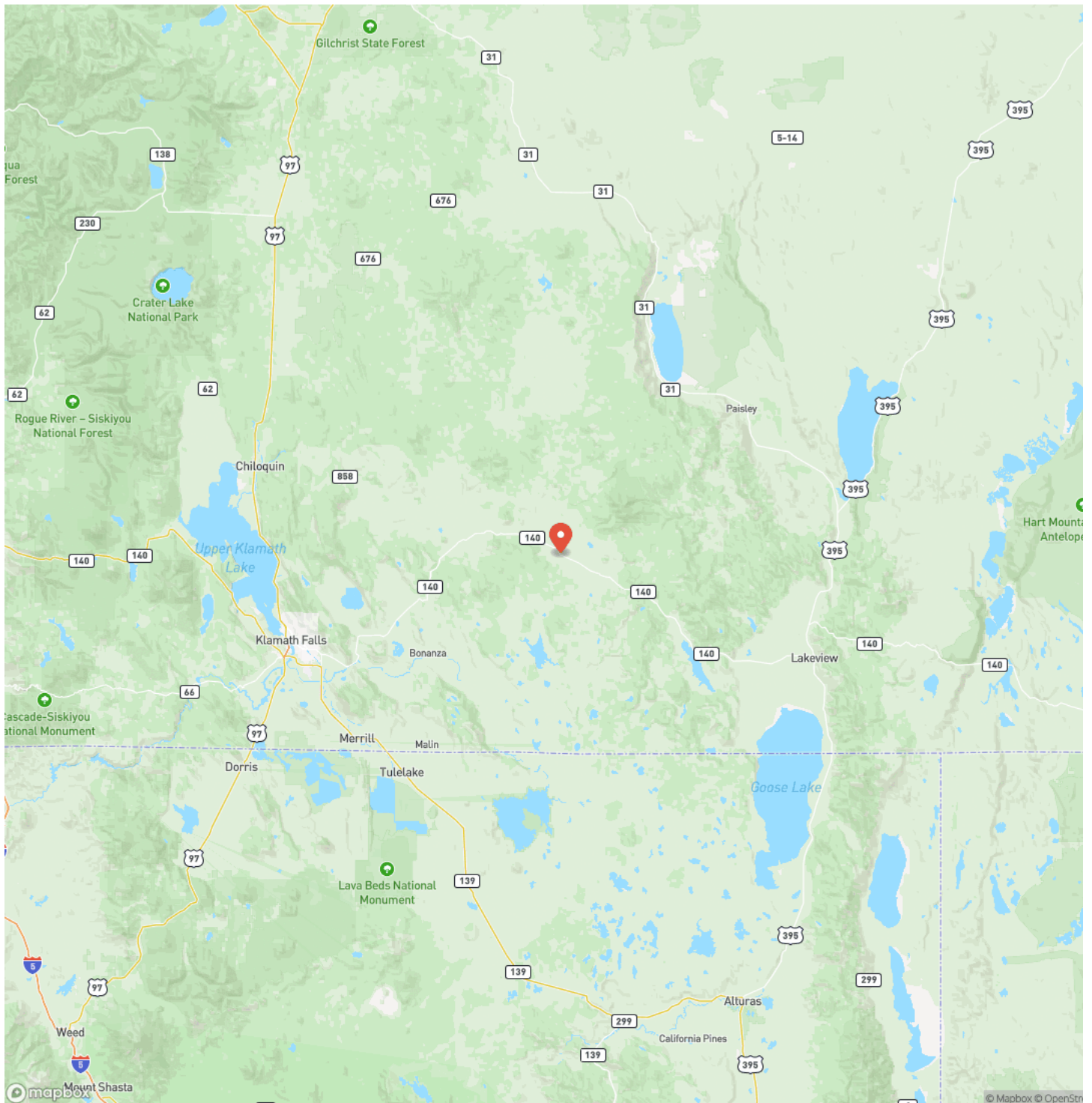
This ranch is a great opportunity to own an easy to manage and access recreational property with live water and intriguing character.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Medford, OR 97504

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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