

# ~BLACK CANYON RANCH~



## *Remote Paradise*

1100 acres in the beautiful Langell Valley, near Bonanza, Oregon.

Gateway to miles of open country.

MLS #220204581 | \$2,950,000

Crater Lake Realty, Inc.



**Andra Campbell-Wessel**

Principal Broker BRE #201111028

541-281-2180

andraleighcampbell@gmail.com

33550 US-97, Chiloquin, OR 97624





## *Recreation*

- Over 800 acres of juniper and rock, private, remote and great for recreation.
- Backs up to BLM and thousands of acres for riding, hiking, camping and fishing

Three of the ponds on the ranch have bass fishing available. For the more ambitious, you are within minutes of Gerber Reservoir known for it's crappie and yellow perch populations as well as opportunities to catch brown bullhead catfish. A variety of fishing experiences are a day trip distance to Upper Klamath Lake and the Williamson River a popular fishing destination known for its large, wild rainbow trout, referred to as Klamath Basin Redband Trout. Or often overlooked in Klamath County is the Sprague and Sycan rivers promising brook and brown trout as well as native redbands.

- **Hunting or wildlife viewing**

Wildlife includes: elk, deer, antelope, and birds in abundance, counting geese and ducks on the ponds as well as quail, and eagles. Sandhill cranes nest in the ponds reeds. Swallows return each year to nest and raise babies, as well as a plethora of other small bird for the bird and wildlife enthusiast.





# IMPROVEMENTS

## Western Lifestyle

- Beautiful 4,246 sq. ft home with 3 bedrooms and 4.5 baths
- Full front deck overlooking your own private hideaway.
- Second home on the property
- 32 x 60 shop, 832 sq. ft. cabin
- Several building sites with tremendous views



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# RANCH DETAILS

## *Barns, Corrals & Improvements*

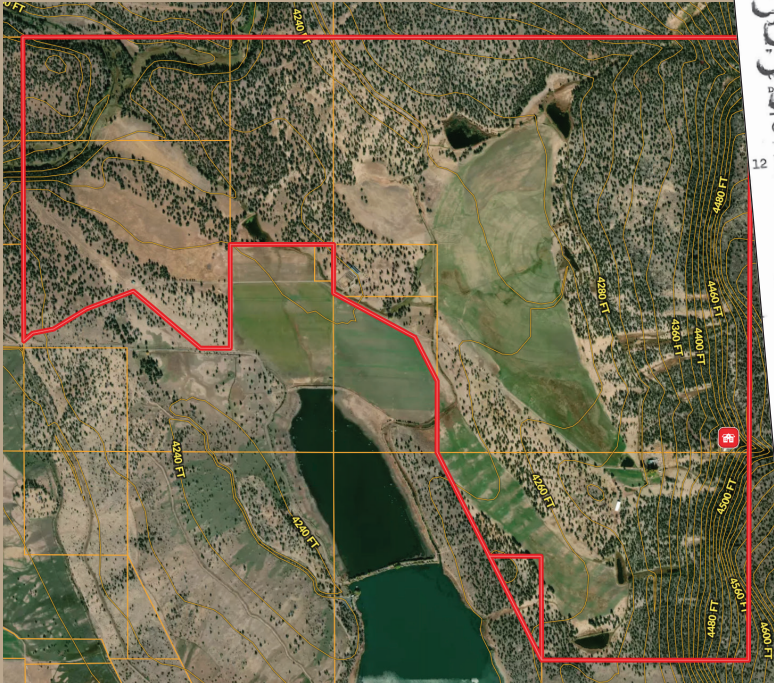
- Livestock and hay barns.
- Corrals, fenced and cross-fenced.
- Powder River lead up and chute





# WATER RIGHTS

232 acres of water rights from irrigation well with 9 tower pivot, flood and K Line with sub irrigated meadows and ponds.



**KLAM 14884**  
**WATER WELL REPORT**  
 STATE OF OREGON **6-6198**  
 State Well No. **49/4-16**  
 State Permit No. \_\_\_\_\_

ORIGIN: File Original and Duplicate with the STATE ENGINEER, Salem, Oregon.

**RECEIVED**  
**OCT 13 1962**  
**KLAMATH FALLS**

(1) OWNER: **Charles and Cora Kilgore**  
 Name **Bonanza, Oregon**  
 Address \_\_\_\_\_

(2) LOCATION OF WELL: Owner's number, if any: **408** W.M.  
 County **Klamath** Section **16** T. **408** N. R. **13E**  
 Bearing and distance from section or subdivision corner \_\_\_\_\_

(3) TYPE OF WORK (check):  
 Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐  
 at abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (check):  
 Domestic ☐ Industrial ☐ Municipal ☐ Rotary ☐ Irrigation ☐  
 Other ☒ Test Well ☐ Other ☐ Dog ☐ Shored ☐

(5) TYPE OF WELL:  
 Casing installed: Threaded ☐ Welded ☒  
 10" Diam. from 0 ft. to 517 ft. Gage **25**  
 16" Diam. from 517 ft. to 88 ft. Gage **25**  
 12 3/4" O.D. Diam. from 0 ft. to 365 ft. Gage **219**

(6) PERFORATIONS:  
 Type of perforations \_\_\_\_\_ in. by \_\_\_\_\_ in.  
 Size of perforations \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Perforations from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(7) SCREENS:  
 Well screen installed ☐ Yes ☒ No  
 Manufacturer's Name \_\_\_\_\_ Model No. \_\_\_\_\_  
 Slot size \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Screen \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Screen \_\_\_\_\_ ft. to \_\_\_\_\_ ft.

(8) CONSTRUCTION:  
 Gravel packed ☐ Yes ☒ No Size of gravel: \_\_\_\_\_ ft.  
 Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft.  
 Was a surface seal provided? ☐ Yes ☒ No To what depth? \_\_\_\_\_ ft.  
 Material used in seal: \_\_\_\_\_  
 Did any strata contain unsuitable water? ☐ Yes ☒ No  
 Type of water? \_\_\_\_\_ Depth of strata \_\_\_\_\_  
 Method of sealing strata off \_\_\_\_\_

(9) WATER LEVELS:  
 Static level **178** ft. below land surface Date **Sept. 16**  
 Artesian pressure \_\_\_\_\_ lbs. per square inch Date \_\_\_\_\_  
 Log Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ 19\_\_\_\_  
 [Signed] \_\_\_\_\_ (Owner)

(10) PUMP:  
 Manufacturer's Name \_\_\_\_\_ H.P. \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Work started **Oct. 16** is **61** completed **Sept. 25** 62

Well Driller's Statement:  
 This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.  
 NAME **Ken Hartley Well Drilling**  
 (Print name, if corporation, firm or partnership)  
 Address **Box 542, Klamath Falls, Oregon**  
 Driller's well number \_\_\_\_\_  
 [Signed] **Ken Hartley** Date **Oct. 11**, 19 **62**  
 License No. **161** Well Driller's License

(11) WELL TESTS:  
 Drawdown is around water level **Valley Pump**  
 Drawdown below static level **Equip. Co.**  
 Was a pump test made? ☒ Yes ☐ No If yes, by whom? **5** hrs.  
 Yield **1750** gal./min. with **37** ft. drawdown after \_\_\_\_\_  
 \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Bailor test gal./min. with \_\_\_\_\_ ft. drawdown after \_\_\_\_\_ hrs.  
 Artesian flow \_\_\_\_\_ g.p.m. Date \_\_\_\_\_  
 Temperature of water **66°** Was a chemical analysis made? ☐ Yes ☒ No

(12) WELL LOG:  
 Diameter of well \_\_\_\_\_ inches.  
 Depth drilled \_\_\_\_\_ ft. Depth of completed well \_\_\_\_\_ ft.  
 Formation: Describe by color, character, size of material and structure, and show thickness of aquifer and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
light colored sticky clay	240	346
black dense lava rock	346	355
brown lava	355	375
black porous lava, water bearing. Water level dropped from 84' to 178'	375	382
black dense lava	382	390
brown lava	390	403
blue dense lava with bubble holes. Trace of sand	403	419
red lava	419	425



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Farm MLS#220204581  
12661 E Langell Valley Road  
Bonanza, OR 97623  
County: Klamath  
Section: Not Applicable

Main House SqFt: 4,246  
SqFt Source: Other

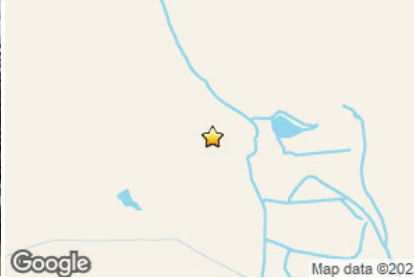
Lot Size Acres  
1,096.31

**\$2,950,000**

3  
Bedrooms

5  
Total Bathrooms

**Active**  
DOM: 3 CDOM: 3



Parcel Number: 115422  
Subdivision Name: Bonanza  
Lot Size Square Feet: 47,755,264  
Year Built: 1975  
Zoning: FR  
Additional Parcels: Yes  
Additional Parcels Description: On file-- numerous

**Public Remarks:** Black Canyon Ranch near Bonanza Oregon-almost 1100 acres with 232.3 acres of water rights from an irrigation well with 9 tower pivot, flood and K Line. Over 800 acres of juniper and rock with sub irrigated meadows and several ponds. Beautiful main home is 3 bedrooms, 4.5 bath with office and bunk beds upstairs, primary suite, office area and two additional bedrooms on main floor. There is a second home, 32 x 60 shop, livestock and hay barns, corrals with Powder River lead up & chute, sheep barn AND an 832 SF cabin. This ranch sits in a remote location outside of Bonanza in the beautiful Langell Valley. Property backs up to BLM with miles of open country. Private, remote- great for recreation with birds, deer, elk. Sellers ran sheep for several years; ranch is now leased out for cattle pasture. Fenced and cross fenced- good access to main home and over the property. There's an old hanger and runway-- too many details to list them all! Seller will carry with acceptable offer.

**Private Remarks:** Seller will consider an owner carry with an acceptable offer. Qualified Buyers only. Seller will need time to move -- 60 days minimum. The second home can be seen with an accepted offer-- remodel or tear down. Cattle lease in place for 2025.

**Directions:** Call -- not a drive by.

#### Showing Information and Requirements

Owner Name: Lewis Paul & Kathryn Living Trust      Audio Surveillance on Prop: No      Sign On Property YN: Yes      Phone to Show Number: 5412812180  
Occupant Type: Owner      Video Surveillance on Prop: No  
Showing Requirements: Appointment Only; Call Listing Agent  
Showing Instructions: Please call Andra to make an appointment 541-281-2180.

General Property Information	Interior & Exterior Information	Land Information
<b>Rented:</b> No <b>CC&amp;R's:</b> No <b>FIRPTA:</b> No <b>Elementary School:</b> Bonanza Elem <b>Middle Or Junior School:</b> Check with District <b>High School:</b> Bonanza Jr/Sr High <b>Tax Annual Amount:</b> \$4,712.78 <b>Tax Year:</b> 2024 <b>Tax Block:</b> Sec <b>Potential Tax Liability:</b> Yes	<b>Appliances:</b> Dishwasher; Disposal; Dryer; Microwave; Range; Range Hood; Refrigerator; Washer; Water Heater <b>Cooling:</b> None <b>Fireplace Features:</b> Insert <b>Flooring:</b> Carpet; Laminated; Tile <b>Heating:</b> Electric; Oil; Wood <b>Interior Features:</b> Ceiling Fan(s); Kitchen Island; Open Floorplan; Primary Downstairs; Vaulted Ceiling(s) <b>Rooms:</b> Eating Area; Kitchen; Laundry; Living Room; Loft; Primary Bedroom <b>Basement:</b> Partial <b>Window Features:</b> Wood Frames <b>Security Features:</b> Carbon Monoxide Detector(s); Smoke Detector(s) <b>Architectural Style:</b> Ranch <b>Lot Features:</b> Adjoins Public Lands; Fenced; Pasture; Rock Outcropping <b>Lot Size Acres:</b> 1,096.31 <b>Other Structures:</b> Barn(s); Chutes; Corral(s); Fuel Tank Above Ground; Kennel/Dog Run; Workshop <b>Garage:</b> Yes - 2 Spaces <b>Parking Features:</b> Driveway; Gravel <b>Fencing:</b> Barbed Wire; Cross Fenced <b>View:</b> Mountain(s); Pond	<b>Current Use:</b> Agricultural; Grazing; Pasture; Ranch; Recreational <b>Acreage Details:</b> Irrigation Water Rights Acres: 232; Irrigation Well GPM: 1,750; Pumping Costs: 15,000 <b>Horse Property YN:</b> Yes <b>Crops Included YN:</b> No <b>Irrigation Distribution:</b> Center Pivot; Gravity-Flood; K-Line <b>Irrigation Source:</b> On Site Well; Pond; Spring
Construction	Listing/Contract Information	Listing Office Information
<b>New Construction:</b> No <b>Accessory Dwelling Unit YN:</b> No <b>Levels:</b> Two <b>Construction Materials:</b> Frame <b>Basement:</b> Partial <b>Foundation Details:</b> Block <b>Irrigation Source:</b> On Site Well; Pond; Spring <b>Power Production:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Composition <b>Sewer:</b> Septic Tank <b>Water Source:</b> Spring <b>Irrigation Water Rights:</b> Yes	<b>Original List Price:</b> \$2,950,000 <b>List Price per SqFt:</b> \$694.77 <b>Listing Contract Date:</b> 06/24/2025 <b>Expiration Date:</b> 06/10/2026 <b>Agency Represent:</b> Yes <b>Comp Sale YN:</b> No <b>Listing Agreement:</b> Exclusive Right To Sell <b>Listing Terms:</b> Cash; Conventional; Owner Will Carry <b>Preferred Escrow Company &amp; Officer:</b> AmeriTitle, Klamath Falls, Oregon <b>Special Listing Conditions:</b> Standard	<b>Listing Member:</b> Andra L Wessel <b>License #</b> 201111028 <b>Phone:</b> 541-281-2180 <b>Mobile:</b> 541-281-2180 <b>Email:</b> <a href="mailto:andraleighcampbell@gmail.com">andraleighcampbell@gmail.com</a> <b>Listing Office:</b> Crater Lake Realty, Inc. <b>License #</b> 200270235 <b>Phone:</b> 541-783-2759

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