

# Vladic River Ranch

125.50 Acres

Klamath County, OR

\$2,200,000



HAYDEN  OUTDOORS.



# Vladic River Ranch

TOTAL ACRES:

125.50

PRICE:

\$2,200,000

COUNTY:

Klamath County

CLOSEST TOWN:

Chiloquin, OR



*Presented by*



**Dan Fox**

📍 Broker, Licensed in OR

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### Property Summary

125-acre riverfront property on the world renowned Williamson River, known for trophy wild trout. The updated home offers expansive living spaces and outdoor amenities ideal for entertaining. Horse facilities include fenced pastures, stalls, tack room, and loafing sheds. With Cascade mountain views, irrigation, privacy, and scenic beauty, this is a rare opportunity for anglers, landowners, and anyone seeking a legacy retreat in Oregon.





## Activities & Amenities

Boating/Sailing/Rafting  
Cattle/Ranch  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Irrigation  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access/Water Rights/  
Water View/Waterfront  
Wooded  
State Hunting Unit: 31-Keno

## Land Details

Address: 32841 River Bend Road,  
Chiloquin, Oregon 97624, USA  
Total Acres: 125.50  
Zoning: EFU  
Elevation: 4,200  
Topography: Level, Rolling  
Irrigated Acres: 101.8  
Water Rights: Yes, 101.8 acres via  
Modoc Point Irrigation District  
Estimated Taxes: \$4,549 - 2024  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 1  
Homes: Frame  
Style of Home(s): Northwest  
Finished Sq. Ft.: 4,856  
Bedrooms: 4  
Full Bathrooms: 2 | Half Bathrooms: 1  
Basement: Full finished  
Parking Types: Attached Garage & Driveway  
Total # of Spaces: 4  
Outbuildings: 3  
Types of Outbuildings: Shop, Hay Barn,  
Horse Stalls/Tackroom, Loafing Shed  
Fence Type: Perimeter/Cross  
Cooling Systems: Forced Air Cooling  
Heating Systems: Fireplace,  
Forced Air, Wood Stove  
Foundations: Slab, Stemwall  
Waterfront Features: 2,000 feet  
of the Williamson River  
Exterior Features: Built-in pizza oven, Deck,  
Firepit, Animal stalls, Garden, Pasture,  
Corrals, Barn, Kennel/Dog run & Shed





## Land

The property spans approximately 125 deeded acres on the Williamson River, one of the most respected wild trout fisheries in the West.

- Over 2,000 feet of frontage on the Williamson River, famous for trout fishing.
- Wild rainbow trout including native Redband, brown and brook trout.
- River access for launching a boat.
- Cascade Mountain views.
- 101.8 +/- acres are irrigated via Modoc Point Irrigation District.
- Level to gently rolling terrain with open fields, mature trees, and scenic riverfront.
- Perimeter and cross fencing support livestock or rotational grazing.
- Fenced garden.







## Improvements

The riverfront home is a thoughtfully updated, expansive home offering generous living space across two large great rooms, a formal dining area, and a modern kitchen with quartz countertops. The layout provides ample room for hosting family, friends, or retreat-style gatherings.

- 4,856 SF, 4 Bed/2.5 Bath updated home.
- Large, raised deck.
- Outdoor entertaining area, Wood fired pizza oven and fire pit.
- Daylight basement.
- 40 x 60 insulated shop with commercial walk in cooler, 14' RV door and 8' door.
- Large hay barn (also suitable as a covered riding arena).
- Horse stalls with tack room.
- Loafing sheds.
- Equipment storage building.
- Mature landscaping.
- Paved driveway.

These improvements offer flexibility for a range of uses, from ranching and hay production to hosting, hobby farming, or simply enjoying the rural lifestyle in comfort.

## Recreation

Recreation opportunities on this property are exceptional. The Williamson River is a legendary wild trout fishery, known for producing some of the largest native trout in the West. Whether you're casting from the bank, launching a kayak, or simply enjoying the view, the river delivers year-round enjoyment.

The acreage also supports upland bird and waterfowl habitat, with frequent sightings of ducks, geese, eagles, and sandhill cranes. The surrounding area is rich with wildlife and offers additional hunting and outdoor opportunities.

Nearby attractions include Crater Lake National Park, Klamath Lake, the Pacific Flyway birding route, and thousands of acres of public land for hiking, horseback riding, and trail exploration. From fishing and kayaking to quiet evenings by the firepit, the property supports a rich recreational lifestyle.





## Agriculture

The ranch includes approximately 101.8 acres of irrigated ground served by Modoc Point Irrigation District. The ground is well-suited for hay production or pasture, depending on the owner's goals. Historically, the property has supported cattle and hay operations with fenced and cross-fenced pastures for controlled grazing.

Infrastructure includes a large hay barn offering flexibility for both small-scale and larger livestock programs. The 40×60 shop with RV access and a walk-in cooler also supports on-site processing or storage needs. Suitable for horses with horse pastures, loafing shed, stalls, tack room and plenty of room to ride in.

Whether you aim to continue agricultural operations or maintain open ground for wildlife and scenic value, the property is equipped to support a productive, satisfying rural lifestyle.

## Water/Mineral Rights & Natural Resources

The Williamson River provides a significant natural resource, both ecologically and recreationally. The river supports cold, clear flows year-round and contributes to the health of the regional watershed and fishery.

## Region & Climate

Nestled in the heart of South Central Oregon, Chiloquin offers a tranquil, rural setting with a rich history and breathtaking natural beauty. Known for its proximity to the scenic Klamath River and the majestic Cascade Mountains, this area provides a serene environment perfect for those who enjoy outdoor activities like fishing, hiking, and wildlife watching. The region is also home to a vibrant community with a strong agricultural presence, ideal for those seeking a rural lifestyle.

Chiloquin's climate is characterized by its four distinct seasons, making it a year-round destination for nature lovers. Winters bring light snowfall and crisp, cool air, while the warmer months offer pleasant summers with daytime highs typically ranging from the mid-70s to low 80s°F. With an average of 300 sunny days per year, you can enjoy the stunning landscapes and outdoor activities almost year-round. The area's mild climate combined with its picturesque surroundings makes it a perfect place for peaceful living and recreation.







## History

This unique property sits in an area rich with cultural and historical significance. Chiloquin lies within the ancestral lands of the Klamath Tribes, and the region carries a deep connection to the land and its natural resources. The nearby town reflects a quiet, rural character that has remained largely unchanged for generations, where neighbors still wave, and the pace of life encourages you to slow down and appreciate your surroundings.

## Location

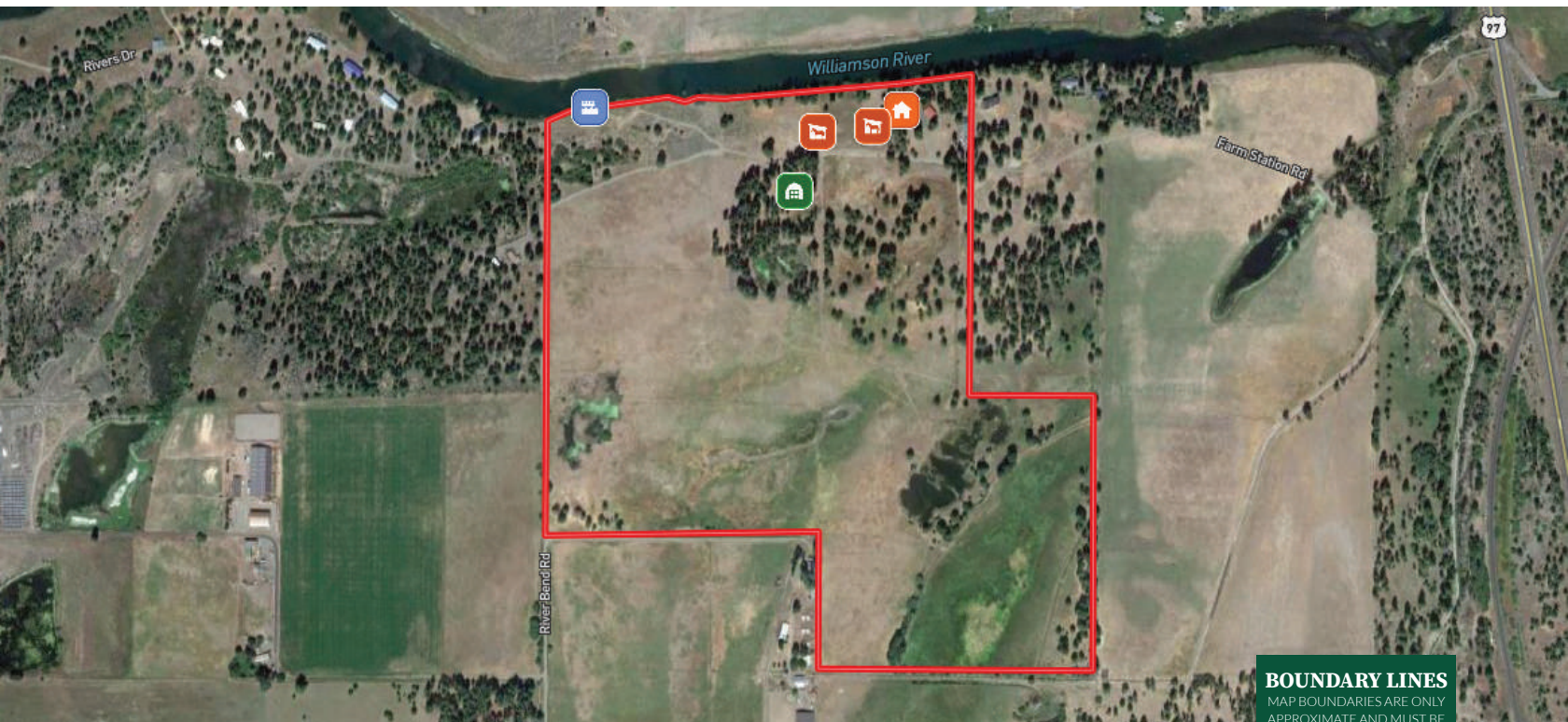
While the property feels worlds away from the bustle of the city, essential services and shopping are within easy reach. Chiloquin provides a few local amenities, including a grocery store, fuel, and a medical clinic. For broader needs, Klamath Falls is just 30 minutes to the south, offering supermarkets, farm and ranch supply stores, restaurants, hospitals, and a regional airport.

Medford, Oregon is a key regional hub located about 90 minutes west of the property, offering a full range of urban amenities while still rooted in the agricultural and outdoor lifestyle of southern Oregon. The city features a commercial airport with daily flights, major medical facilities, shopping, dining, and cultural attractions. Medford is also home to the renowned Rogue Valley wine region and sits near Ashland, famous for the Oregon Shakespeare Festival. With a growing economy and access to both wilderness and convenience, Medford is an ideal support city for those living the rural lifestyle while staying connected to modern services.

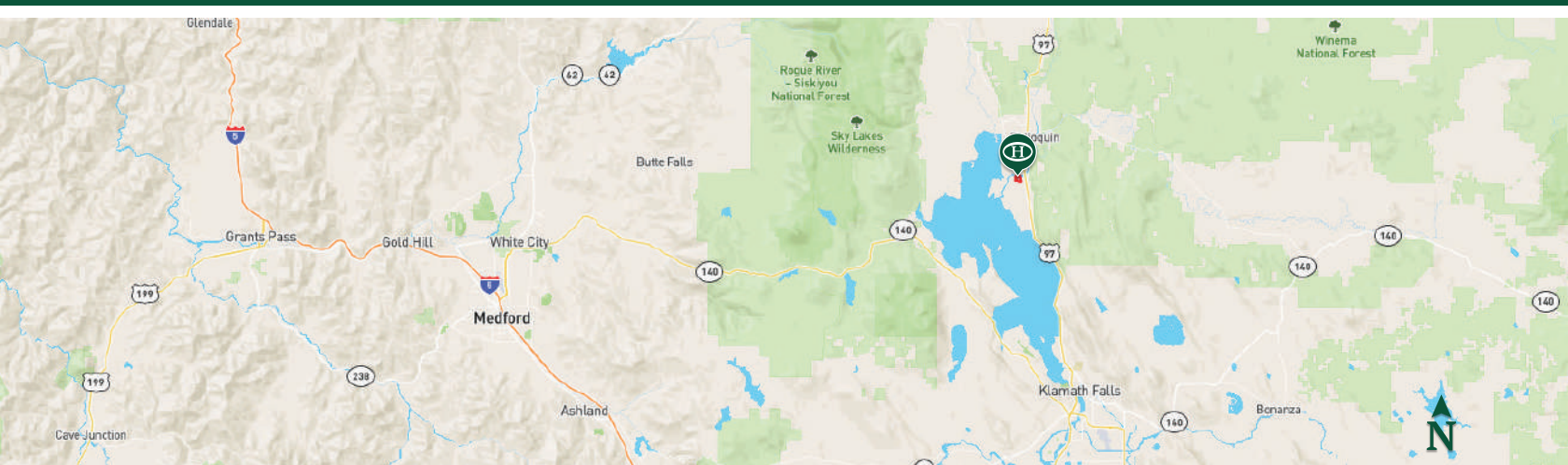
Head north, and you'll find La Pine and Bend, giving you access to larger retail options, specialty shops, and even more recreational opportunities throughout Central Oregon.







 Boundary  Boat Launch  Hay Shed  Horse Stall  House







## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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*- RICK STEINER, SELLER/BUYER*

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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