

Commercial Sale MLS#220212976  
24221 Highway 97 S  
Klamath Falls, OR 97603  
County: Klamath

Cross Street: Stateline Road

Building Area Total:  
1,680 SF Mfr Home  
w/ Equip. & 136 Acres

1  
# of Units Total

\$850,000

Agriculture Business,  
Industrial

1997  
Year Built

Active



Parcel Number: 86837

Lot Size 136.11  
Acres

Zoning: FR

Additional No  
Parcels:

**Public Remarks:** PRICE INCLUDES THE BUSINESS, EQUIPMENT, MFR HOME & 136 ACRES: Rare opportunity to acquire a permitted solid waste disposal & composting facility with highway frontage on US-97. This is a unique almost entirely cash turnkey operation: Stateline Compost sits on 136 acres & offers excellent infrastructure, strong regulatory standing, and room for expansion. Improvements include a 1996 MF double-wide offering approx. 1,680 SF of on-site residence or office. Includes a 3-bay truck washout with separator, a 70' Rice Lake truck scale, and a 260' well that is equipped with a 25 HP Hydra-Drive pump housed in an insulated pump house. A 40,000 sq ft asphalt processing pad & leachate pond support efficient operations. Additional improvements include a 16' x 14' insulated shed, 3-phase power, & an established site access designed for heavy truck traffic. The business is fully permitted & in good standing with Klamath County and Oregon DEQ, offering a seamless transition for a new owner.

**Private Remarks:** MF home is 1997 Redmond Double-Wide with Tax ID 882176

**Directions:** Call for appt & directions.

**Showing Information and Requirements:** Call listing agent. Showings to be scheduled in advance.

**Owner Name:** Haigh Grant C Krystin **Audio Surveillance on Prop:** Yes **Sign On Property YN:** Yes **Phone to Show:** Listing Agent  
A **Video Surveillance on Prop:** Yes **Phone to Show Number:** 541-281-2947

**Occupant Type:** Owner

**Showing Requirements:** 24 Hour Notice; Appointment Only; Call Listing Agent

**Showing Instructions:** Please call Mark at 541-281-2947

General Property Information	Interior Information	Business Information
<b>CC&amp;R's:</b> No <b>Tax Annual Amount:</b> \$2,161.33 <b>Tax Year:</b> 2025 <b>Tax Map Number:</b> 4108-01600-00200 <b>Flood:</b> Unknown <b>Inclusions:</b> Ask for Equipment List <b>Additional Features:</b> 3 Phase Electric; Manager's Quarters <b>Miscellaneous Information:</b> Personal Property/Fixtures/Equipment: Ask agent for equipment list	<b>Cooling:</b> None <b>Heating:</b> Electric <b>Flooring:</b> Carpet; Laminate <b>Window Features:</b> Vinyl Frames <b>Structure Type:</b> Manufactured House <b>Lot Features:</b> Level; Sloped <b>Lot Size Acres:</b> 136.11 <b>Parking Details:</b> Parking: Yes; # of Parking Spaces: 5; # of Carports: 0 <b>Parking Features:</b> Gravel <b>Road Surface Type:</b> Gravel <b>View:</b> Mountain(s)	<b>Business Included?:</b> Yes <b>Business is a Franchise:</b> No <b>Business Name:</b> Stateline Compost <b>Inventory List Attached:</b> No <b>Number of Full Time Employees:</b> 1 <b>Number of Part Time Employees:</b> 0 <b>Seller to Provide Training:</b> No <b>Year Business Established:</b> 2015 <b>Years Business Owned by Current Owner:</b> 11
Listing Office Information	Listing/Contract Information	Construction
<b>Listing Member:</b> Mark Campbell License #201226383 Phone: 541-281-2947 Email: <a href="mailto:1campbellroper@gmail.com">1campbellroper@gmail.com</a> <b>Listing Office:</b> Crater Lake Realty, Inc. License #200270235 Phone: 541-783-2759 <b>Co-listing Member:</b> Allison K York License #200409050 Phone: 541-331-0060 Email: <a href="mailto:ayork@windermere.com">ayork@windermere.com</a> <b>Co-listing Office:</b> Windermere Real Estate KF License #911000247 Phone: 541-885-4400	<b>Original List Price:</b> \$850,000 <b>Agency Represent:</b> Yes <b>Listing Terms:</b> Cash <b>Special Listing Conditions:</b> Standard	<b>New Construction:</b> No <b>Levels:</b> One <b>Common Walls:</b> No Common Walls <b>Foundation Details:</b> Other <b>Body Type:</b> Double Wide <b>Power Production:</b> None <b>Utilities:</b> Electricity Connected <b>Roof:</b> Composition <b>Sewer:</b> Septic Tank <b>Water Source:</b> Well