

356 Ranches

Juniper Ridge Ranch




Mt. Vernon, OR • 1,007 Acres • \$995,000
 Recreation Ranch has 4 riparian areas with seasonal creeks & ponds for wildlife habitat. Cabin: 1488 sf with 2 bed, 2 bath, covered porch, decks, hot tub & views of the Strawberry Mountains. Bunkhouse: 336 sf, 1 Bed, 1 Bath with kitchenette & living room, detached garage with office area. 2 deer & 2 elk LOP tags.
www.juniperridgeranch-oregon.com

Cascade Sotheby's International Realty FARM & RANCH DIVISION
Pam Mayo-Phillips
Brook Havens
 Principal Brokers
541-923-1376 • www.desertvalleygroup.com
 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

356 Ranches

Eastern Oregon (80) Acres Cow/ Calf: (54) acres water, wheel lines, gated pipe, house, barn, corrals, (3) ponds, cross fenced (bird hunting?). Vale, OR. 541-473-3239



INDIAN VALLEY IDAHO:
 (51) acres, plus house, \$294,500. Tempe McFarland 208-880-8254

Farm Seller™
 AMERICA'S FARM AND RANCH DATABASE

WALLOWA COUNTY BROKERS

JOSEPH, OR Eagle Cap and Snake River Pack and Guide business. Includes permits, 21 horses and mules, saddles and tack, tents and camping equipment. Great income history from hunters, hikers, and pleasure riders. **\$350,000**

ENTERPRISE, OR Hunting property on the breaks of Camp Creek. Tremendous amount of elk and deer. Buildable with year around springs and pond. Great Wallowa and Seven Devil Mountain views. Great spot for a private hunting cabin. **\$159,900**

wallowacountybrokers.com
 Kirk Makin, Principal Broker (541) 398-0340
 Office (541) 432-3131 • (866) 977-3131
 404 N. Main, Joseph, Oregon 97846

356 Ranches

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055



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380 Farms

(26+) Acres: just outside Amity, OR city limits. Pond, (3) bedroom, (2) bath, currently in grass seed, \$369,000. 503-868-7020

(5) Acre Mini Farm:
 Only 2.5 miles from Corvallis, OR. Outstanding (4) bedroom, (3) bath single level home. Chehalis soil with water rights, excellent irrigation well plus 30 GPM domestic well. Level (4.5) acres perfect for any intensive farm use, currently in strawberries. Great value at \$549,900.

(80) Acres:
 In the heart of Kings Valley, OR. Only 17 miles NW of OSU. Approximately 3,000 feet of Price Creek frontage. Spectacular views of Valley and Western mountains. Show place potential. \$549,000. wvmls #692309

Marilyn Weaver, Willamette West Real Estate, 541-752-9926. www.wvmls.com

380 Farms

(70) Acre Hobby Farm: Run (30) cattle, country store and storage units. Matlock, WA. 360-427-6370



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385 Dairy Farms

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380 Farms


(795+/-) Acres: with (296) acres of irrigation from (2) wells. (3) homes, numerous outbuildings, fenced. Lakeview, OR. Tom Roth, Broker, John L. Scott, Redmond, OR. 541-771-6549

Farm/ Hunting Property: Vale, OR. (90+/-) acres, (50) irrigated, center pivot, home, cabin, shop, apartment and dog kennels. Tri-Cities Real Estate, Richard Capron 541-473-4075.

Leading National Online Sustainable Nursery; and garden center, located in the Pacific NW. Includes inventory, equipment, cold storage, shipping buildings, house and (40) acres. Email: ecobenj@gmail.com

CAPITAL PRESS CLASSIFIEDS CALL 1-800-882-6789 FAX (503) 370-4383 www.capitalpress.com

SCENIC, PRIVATE, UNIQUE



- Home to countless birds, deer and wildlife.
- 431 acre ranch on the banks of the Sprague River, and only 8 miles to Chiloquin.
- In wild rice ponds providing ideal bird habitat.
- Pine and aspen trees, open meadows.
- Ranch has certified water rights from the river and private well for about 190 acres.
- Log home with 3 BR, 2 Baths.
- Numerous outbuildings for equipment, storage plus a horse barn.
- Previously a working cow ranch and could be put back to that use.
- MLS 84375. This is a complete package and **\$1,500,000**

Crater Lake Realty, Inc.
 Linda L. Long, Broker
 541-891-5562
 Chiloquin, OR
 linda@craterlakerealtyinc.com • craterlakerealtyinc.com

163.87-acre AMAZING RANCH IN SOUTHERN OREGON



- WATER, pasture land, 120 irrigated acres w/wheel lines gravity & hand lines, water rights \$500 per year, gravel pit, pond.
- 60'x60' feeder & storage barn, 60'x30' metal shop w/11' doors, detached 35'x24' garage, 68'x21' machine shed, 32'x14' RV storage, dog kennels & chicken coop.
- Two home-sites, 3 tax lots, panoramic views, and privacy.
- Main house: 2007 built mtd home w/3 bedrooms, office, 2.5 baths, huge open kitchen, and many great features. 2nd home is not habitable & is in need of major repair. Landowner gets 2 elk cow tags per year.

Listing #2959691 • Listing Price \$775,000

Doug Morse, Principal Broker
 John L. Scott Medford
 871 Medford Center, Medford, OR 97504
 541-734-5280 • 541-779-3611
 dougpro@aol.com • www.DougMorse.com

Horse & Cattle Ranches For Sale in Western Oregon
 Lisa Johnson, Broker
HORSEPOWER REAL ESTATE
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Edgewood Ranch

LEASE (2,230) ACRES \$195/ ACRE:
 Edgewood Ranch, Inc. is seeking offers from parties interested in leasing (2,230) contiguous acres of irrigated grass and alfalfa cropland for the 2016 season at a rate of \$195/ acre (OBO). Edgewood Ranch is located in Swan Lake Valley just 9 miles northeast of downtown Klamath Falls. We offer almost entirely pivot irrigated ground supplied by (6) wells with secure water rights via underground mainline to each field to eliminate the need for booster pumps. With the ability to generate over \$2 million in sales annually to established customers, this farm offers a great opportunity for the experienced farmer or company looking to expand operations. Edgewood Ranch currently operates a pellet mill with annual sales of over 4,000 ton. The mill can be included in the lease package, and comes with established customers. The farm has barn space for more than 8,500 ton of hay storage, shop, office, 70' scale, and dwelling for farm manager. Anyone interested should provide a proposal that includes the following:
 *Offer of rate per acre
 *Length of desired lease in years
 *Contact information so that we can follow up with additional questions
 We will accept proposals until November 6, 2015. For additional information, contact Lauren by dropping by our office located at 12501 Swan Lake Road, Klamath Falls, OR. 97603, e-mail at: lauren@edgewoodranchinc.com or call 541-891-1471.

(120) ACRES IRRIGATED HAY FARM:
 (120) acres, (116) irrigated North unit, (2) homes shop (500) ton hay barn, stack yard riding arena secluded and private location Cascade Mountain views, \$925,000. Culver OR. Please call 541-480-9484

(194) Acre Farm: All tillable with water rights \$1,400,000. 5 miles from I-5 in SW Washington. Terry Graham, RE/Max Four Seasons 360-470-1403

COTTONWOOD CREEK RANCH
WATER WATER WATER

Spring fed stream – manmade lake and pond – 2 artesian irrigation wells – storage in common interest reservoir - ALL EXPENSED AT ABOUT \$600 /YEAR – Approximately 4,100 deeded acres – 450 plus irrigated – RATED 500 AU's yearlong – 1,935 AUM's private BLM permit – small private lease – high end improvements with homes @ private setting – excellent handling and shipping facilities – currently one man labor force excepting calving and haying seasons. Management in place if needed – landowner hunting tags...elk, deer, antelope – fishing – eastern Oregon. Competitively priced at **\$5,285,000**

Jack Horton 208-830-9210
Rae Anderson 208-761-9553

AGRI LANDS REAL ESTATE
 Medical Springs, OR
 541-853-1212
 agrilandsrealestate.com

DECKER'S DEALS!

Contact **Everett Decker**, agent at **John L. Scott Redmond, OR 541-480-8185**
 email: everettd@johnlscott.com

Getting ready for winter. Looking forward to lots of Rain, Snow & Cold. Fall crops are being seeded and lots of hay and cattle moving.

PIVOT IRRIGATED ALFALFA FARM. 60 ACRES OF WATER RIGHTS. 70 Acres Deeded. Improvements include Custom 2892 sq. ft. home with 3 bedrooms, 3.5 bathrooms, Custom Kitchen, many large windows overlooking Willow Creek Canyon with a full Cascade Mt. view. Other buildings include a 3360 sq. ft. shop, a 10,944 sq. ft. hay shed, as well as a Second Rental home and other outbuildings. The property is extensively landscaped with an in-ground pool, cyclone fenced lawn-garden area, lots of decking and natural rock finish as well as several fruit trees. **Competitively Priced at \$850,000**

NEW LISTING IN LAKE COUNTY. 690 acre Hay Farm with 4 wells, 3 pivots, 2 manufactured homes, a 40x70 shop & a 60x160 steel hay shed. 490 acres under 3 pivots. Only 4 miles from Lakeview. Touches US 395 and has good rock roads to the buildings and 3 of the wells. Some new alfalfa seeded in 2015. **\$2,100,000 www.johnlscott.com/55196**

In addition to the above Hay Farm, the same owner has a 692 acre parcel of range-recreation land just across the highway. Good Bitterbrush cover up to 5,803 feet elevations. Available at \$300,000 or put both parcels together. Both of these parcels are co-listed with Jean Nelsen at 541-420-3927. **www.johnlscott.com/28749**

21330 YOUNG AVE., BETWEEN BEND, REDMOND & TUMALO. 62.34 acres with 51 acres of COI water rights. 2 story, 4 bed-2 bath updated home as well as a large hay shed, storage buildings and stock barns. Flood irrigated with terrific Cascade Mountain views. **Motivated Seller at \$699,000 www.johnlscott.com/72612**

45 ACRES AT 2861 BUNKER HILL RD S. IN SALEM. Replacement home approved, domestic well, Southern slope. Nekia & Steiwer type soils. **\$460,000 www.johnlscott.com/80462**

HUNTING CABIN, MEAT STORAGE & CUTTING AREA NEAR TROY, OR (DID NOT BURN). Over 2000 square feet with 2 bathrooms. Adjoins the Oregon Wildlife Elk feeding area. 9.6 acres. **\$265,000 www.johnlscott.com/76917**

BELLING RANCH, AROCK, OR
 Excellent desert ranch with 5,293.34+/- deeded acres in one large block. 304 acres of water rights. 254+/- acres of irrigated hay land watered with gated pipe. 640+/- acres State land and 960+/- acres BLM land fenced in with deeded land. BLM Permit for 157 head for 5 months. 1,000+/- acres of improved deeded range land seeded to crested wheat. Solid 300+ cow ranch plus bulls and replacements. Beautiful modular home with attached 2 car garage, older employee home, bunkhouse, machine shed and shop. Excellent corrals. Out the gate and no trucking of cattle. **\$3,000,000**

HOSHAW RANCH, ONTARIO, OR
 Nice irrigated pasture ranch including 149.97+/- deeded acres with 104+/- acres irrigated. Two Zimatic pivots and gated pipe, four pastures and excellent pipe and cable corral. Beautiful upgraded country style home 3,618+/- SF, 3 bedroom 3 bathroom, office & 3-car garage. **\$1,200,000**

Mogensen Land
 Cell (208) 890-7172
 Office (208) 452-3744 Fax (208) 888-1989
 Email mike@mogensenland.com
 Web www.mogensenland.com

MIKE MOGENSEN
 REALTOR®
 Farm and Ranch Specialist

IRRIGATED FARM FOR SALE

(35) Irrigated Acres:
 (2,600) sq.ft. home, (3) car garage, 125x65 shed, 65x45 shed, (4) acre pond with island. All built in 2005. **PRICE REDUCED: \$595,000.** Monroe, OR. Call for further details 541-321-9088.

(398.21) Acre Farm: ideal North Willamette Valley location, income producing farm, historic farm house, (3) bedroom/ (2) bath, outstanding valley views of Mount Hood and Mount Saint Helens, multiple ponds, outstanding building site on ridge, excellent opportunity for agricultural estate, Christmas trees included, \$2,650,000. Molalla, OR. MLS#695816. Call Joe, NW Oregon Realty Group, 503-931-7824

JETT BLACKBURN
Real Estate, Inc. EASTERN OREGON

WEST OF BURNS 4 MILES
 Rare listing with great setting on 26 acres. 3 bedroom, 2 bath spacious home, pull thru double car garage plus a shop. Perfect for family that wants elbow room but still close to town!
\$265,000 Reduced to \$249,000

SADDLE BUTTE PROPERTY
 439+ acres located on the edge of Malheur Lake south of Burns. Great duck/goose hunting property and makes for good native summer pasture. **\$220,000**

Curt Blackburn, Broker 541-589-0025
Nancy Gregg, Broker 541-589-1362
 707 Ponderosa Village • Burns, OR 97720
 541-573-7206 • Fax: 541-573-5011
 E-mail: jblackbn@centurytel.net
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WA ACREAGE

312 Acs Chehalis MerchTimber/ Land, Firs & Alder View.....
98 Acs Chehalis Estate/timber & Pasture. 3 Bdrms, 2 Bath, Heat Pump, Fireplace.....
10 Acs Chehalis / Onalaska, 3 Bdrms, Rambler, 2 Ba, 2 Fireplace, Metal Bldg, Pasture.....
9.45 Acs Onalaska, Close To Lakes, Meadow/wooded, View.....
30 Acs Onalaska, Pasture & Timber.....

Frank Dipola Realty
 Centralia, WA 98531 • 360-736-9566

JoAnne Biron
 Broker, GRI
 Call Joni directly
 541-961-0878
 jbiron@peak.org

\$950,000

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- Fruit Trees/Orchard/Berry Patch
- 3 Separate Living Spaces
- Large Fully Fenced Chicken Area
- 2 Wells & Spring Water
- 4.5 acres/750 ft. river front
- 5 Separate tax lots, each w/own septic
- Buildable Lot
- Large 3 Bay Shop
- Barn and Pasture
- State Qualified Commercial Kitchen

EASTERN OREGON PROPERTIES

FARMS

MORROW COUNTY, LEXINGTON, OR - 2,009 +/- deeded acres which includes 494.31 irrigated ac, 273 ac of dryland crop with attached undeveloped water rights, 138 ac of attached undeveloped WR, 612 ac of CRP, 23 ac of CRP, 331 ac of dryland crop and 136 ac of range. **REDUCED \$5,975,000 #CP01115**

GILLIAM COUNTY, ARLINGTON, OR - 3,659 +/- total ac with 80 ac irrigated, 1,570 ac of range, 1,009 ac of rangeland, and 256 ac of CRP. 26 in come-producing wind turbines. 8 mi south of Arlington. **REDUCED \$3,250,000 #CP00315**

MALHEUR COUNTY, ONTARIO, OR - 245.34 acres with pivot irrigation. Farmhouse, onion storage, shop. High quality soils with great water rights in the Dead Ox irrigation area. **\$2,500,000 #CP02115**

UNION COUNTY, ELGIN, OR - 553 ac. ranch/farm. 185 ac of irrigated farm land, 3 homes, 3 horse stalls. Grande Ronde River. Income and recreation potential. **\$2,000,000 #CP01914**

GILLIAM COUNTY, ARLINGTON, OR - Rare rural investment property. 1,271+/- of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac in CRP w/7 yrs. remaining, 444 ac. of range and 10 wind turbines all contribute to the diversity of this investment. **\$1,800,000 #CP01214**

SHERMAN COUNTY, WASCO, OR - 1,086.67+/- deeded acres of which 854+/- are dryland wheat, 175+/- are rangeland, and 56.7+/- are in CRP. Solid yields of dryland wheat with good soils. Mule deer, upland bird and goose hunting. **\$1,200,000 #CP00915**

BAKER COUNTY, KEATING VALLEY, OR - 230 of which 238 are irrigated, 100 ac of CRP, 100 ac of range. Main house, stock amenities. **\$999,000 #CP02714**

UMATILLA COUNTY, PENDLETON, OR - 3,380 bu. average. **\$978,960 #CP00815**

BAKER COUNTY, HAINES, OR - 160 acres, 120 acres water rights. Home with life estate. **\$640,000 #CP02215**

THE WHITNEY LAND COMPANY

541-278-4444

- Jim Whitney, CCIM/Owner/Principal Broker
- Todd Longgood, Owner/Broker
- Gary Jellum, Broker
- Scott Coe, Broker
- Travis Bloomer, Broker
- Blake Knowles, Broker

101 S.E. 3rd P.O. Box 1614 Pendleton, OR 97801
www.whitneylandcompany.com

UMATILLA COUNTY, PENDLETON, OR - Dryland Wheat/CRP farm, Missouri Gulch. 394.73 acres northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac. in production. **\$633,000 #CP02914**

MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. **\$599,000. #CP01915**

GILLIAM COUNTY, CONDON, OR - Columbia Plateau farm. Well cared for property. 80 ac, 40 crop, 2950 sf remodeled 4 bd., 2 bath home, shop, lg. barn and views of Mt. Hood & Mt. Adams. **REDUCED \$365,000 #CP00415**

UMATILLA COUNTY, CONDON, OR - 33.5 acres of dry farm ground. UGB CRP. Next to local airport. **\$250,000 #CP00813**

RANCH PROPERTIES

UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreation. Multiple creeks, springs and stock ponds. Adjacent US Forest Service and BLM. Well balanced and various timber species. **\$12,960,000 #CP01015**

WHEELER COUNTY, TWICKENHAM, OR - 7,744.08 deeded ac. with 3,407 BLM ac. of grazing allotments. 47 ac of irrigated bottoms. 2 +/- miles of John Day River frontage. Hunting for deer, elk, upland birds, waterfowl and Mouflon sheep with LOP tags. **\$3,975,000. #CP03414**

UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 acres timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$3,445,000 #CP02514**

WALLOWA COUNTY, ELGIN/TROY, OR - Grande Ronde River frontage with great conservation easement potential. 6 tax lots, all with power available. End of county road with good big game elk and deer hunting and terrific steelhead fishing. Timber. Ranch home with private landing strip and hangar. **\$2,900,000. #CP01811**

BAKER COUNTY, RICHLAND, OR - 200+ acres of which 149 acres are irrigated. Custom home, outbuildings, abundant wildlife and exceptional views. **\$2,000,000 #CP02015**

UMATILLA COUNTY, CONDON, OR - 200+ ac., marketable timber, 2 cabins, 346 ac. of CRP pasture, ponds, wells, views, good hunting for deer, elk, turkeys, and grouse, LOP tags, power and county road access. **\$1,500,000 #CP01215**

BAKER COUNTY, DURKEE, OR - 2,021 ac Ranch or hunting getaway. Home, outbuildings. BLM permit. Sagebrush/bunchgrass, springs, timber. Remote setting, quick I-84 access. **REDUCED! \$1,299,000 #CP03214**

BAKER COUNTY, KEATING, OR - 1,312 acre timber parcel with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. **REDUCED \$899,000 #CP00714**

BAKER COUNTY, BAKER VALLEY, OR - 277 acs. Irrigated grass pasture, 100 ac of CRP, 100 ac of CRP w/129 ac supplementing irrigation. Located 3 miles from Baker City. **\$725,000. #CP03314**

MORROW COUNTY, IONE, OR - 853.48 ac. ranch with 507.5 ac. currently in CRP. Located 10 miles south of Ione. 2,402 sf home, outbuildings, recreation. **\$700,000 #CP01014**

BAKER COUNTY, BAKER CITY, OR - 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. **\$650,000 #CP00115**

UNION COUNTY, ELGIN, OR - Located on the Grande Ronde River, this 361.76 ac scenic property has great fishing. Looking Glass Creek flows through the property. **\$608,000 #CP02711**

UMATILLA COUNTY, HERMISTON, OR - 1/4 mile of secluded Umatilla River Frontage. 42.95 total ac. of which 40 ac. tillable soil. Mobile home, shop with apartment, arena and horse facilities. **\$595,000 #CP02315**

GILLIAM COUNTY, CONDON, OR - 897.76+/- deeded acres consisting of 480+/- acres of CRP and 417+/- acres of range. Located close to Condon, OR. Mule deer, and upland bird hunting. **\$560,000 #CP01815**

UNION COUNTY, UNION, OR - 325.97+/- acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi south of Union. **\$499,000. #CP02614**

UMATILLA COUNTY, ADAMS, OR - 121.50 total acres of which 20 acre irrigated hay/pasture. Includes main residence, barn and additional outbuildings. **\$399,000 #CP01612**

SHERMAN COUNTY, WASCO, OR - 102 acre parcel of range. Unique rock mine with China Hollow Jasper and opal. Income potential with BP transmission and rock mine. **\$239,000. #CP01714**

UNION COUNTY, STARKEY, OR - 160 acres of recreation land. 100 ac of CRP, 100 ac of CRP w/160 ac of recreation land. 100 ac of CRP w/160 ac of CRP. Year-round CRP. Excellent wildlife. LOP tag qualified. USFS lands on 3 sides. Near wildlife study enclosure. **\$210,000. #CP01715**