

355 Ranchettes

48+ ACRE RANCH: in Paradise Valley, NV for sale by owner. Water rights, 39.36 acres (157.44 AFA) Irrigation system, 50 HP motor, 450 GPM pump. 2- Wheel lines, various handlines-both U/G, and O/G mainlines. 40 acres of meadow-grass. Supported 40 plus mother cows 9 months of year. 3 bedroom, 3 bath, 1860 S.F. home with attached carport. 528 S.F. garage/ shop. Nice set of livestock corrals, (48 lot subdivision map is in place for this property) Unique location offering something for everyone. Right out the back door, fishing, hunting, horseback riding, atv's and more. Asking \$599,000. Call 208-830-0241 or email rgavica@gmail.com



ACREAGE IN BROOKINGS, OR. 135 acres riverfront, very private. House, 3 bedrooms, 3 baths, 40x84' shop, 3 barns, 2 rock quarries. Fruit, Myrtlewood, Fir, Tan Oak, Alder trees. Asking \$1,500,000. Call 541-469-4035 evenings, 541-661-1087 days or email at bjeide@exede.net. Pictures available upon request. Serious inquiries only please.

Beautiful Property: Douglas County, OR. 11+ acres, replacement home ready, utilities in, shop full of tools, 2-car garage, greenhouse, fruit trees, farm/ forest zoning. \$225,000. 716-983-6222

356 Ranches



233 Acres M/L with Pivot Irrigation: 2423 s.f. custom built, 3 BR, 2-1/2 bath home with vaulted ceilings, barn, hay building, shop and lots of outbuildings. Also, an additional caretaker or hired help home on the property. Located on the East side of the valley with views of Mt. Emily, the Grande Ronde Valley and a backdrop of Mt. Harris and Mt. Fanny, priced at \$1,400,000. Ranch-N-Home Realty, Phillip Burling, John Collins principal brokers. www.ranchnhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

Spectacular Ranch Retreat: Seasonal hunting, fishing, horseback riding and cattle ranching on 395 acres with large irrigated meadow. Two custom homes, corrals, barns, garages/ shops and all year creek. 200 ton hay annually. Located in Southern Oregon's Lake County, Crooked Creek Valley. Loveless Creek irrigates meadows and flows through the corrals and past the front yard of the main house. \$1,500,000. MLS#3005617 Arrow Realty 1 Randy Utley 541-219-2305.

TWO GREAT CATTLE PROPERTIES: 478 acres, 310 acres irrigated with center pivots, large home, 5 bedroom, 3 bath, new shop, home updated and added onto in 2013, 2 new pivots in 2013, \$1,795,000. Summer Pasture, 10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon, \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tompa7@gmail.com

Buying or Selling Capital Press is here to help you! 1-800-882-6789 or FAX 503-370-4383 www.capitalpress.com

356 Ranches

"...Sold both bulls second week. Thanks!" Tiara Farm Port Townsend, Wash. You sell too at 1-800-882-6789.

Real Estate Outback

99283 - MONUMENT - PRICE REDUCED - Ranch Style custom home, 2500 sq. ft., on 28 +/- ac., irrigation rights, oak, tile & carpet flrs, granite countertops & hickory cabinets, 3/3, wood & electric heat. MUST SEE!\$369,500

99318 - MONUMENT RANCH - Riverfront property, 85.63 irrigated ac., remodeled 2/2, 2181 sq. ft., daylight basement, shop, barn, machine shed, hay cover and other outbuildings, underground mainlines & wheel lines. MUST SEE!\$575,000

99317 - SPRAY - REDUCED - 2 Story, 2900 sq. ft., 3/2.5, open flr plan, large kitchen, stamped patio, decks, attached 2 car garage, 37'x72' shop with 2 car garage, ofc space, bath & storage, all on 6.55 ac., with views of the John Day River.\$398,842

"Your rural property specialist" Cheryl Jenison ABR, BROKER, GRI, SRES 205 Pine Street Spray, OR 97874 Phone (541) 468-3113 Licensed in the state of Oregon www.realestateoutback.com

ColumbiaRiverProperties.com 541-296-1026 CRPLand@gmail.com

Irrigated Wheat & Dryland Wheat Ranch Located in the Picturesque Dufur Valley 1,460 Total Acres 639 Acs. Water Rights



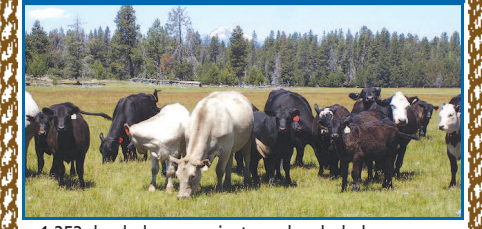
Baltzor Ranch - Jordan Valley, OR \$5,500,000 ■ 6,146± acres ■ 700 AU BLM The 6,146± acres of deeded land, combined with two large BLM grazing permits, straddle the Oregon and Idaho border, with deeded and grazing permits in both states.

Ken Bentz ■ 541.647.0657 www.fayranches.com | info@fayranches.com FAY RANCHES INC. FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS

356 Ranches

CAPITAL PRESS LINE CLASSIFIEDS Fast Results! Easy to Do! CALL TOLL-FREE: OR ONLINE 1-800-882-6789 / 24/7 365 www.capitalpress.com

HOG CREEK RANCH Southern Oregon's finest summer grazing country



- 1,252 deeded acres, private and secluded.
• 3 creeks irrigate approx 750 acres.
• Strong native grasses Summers approx 500 pair.
• USFS permit for 235 head, 6/1-10/15.
• Livestock barn, corrals, chutes, scales.
• Fenced, cross-fenced w/barbed wire.
• Rustic cabin with 2 bedrooms and a loft.
• Surrounded by USFS timbered ridges.
• \$2.1 Million • MLS#81292

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

356 Ranches

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

DECKER'S DEALS! Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185 email: everett@johnlscott.com Rain and wind but no snow. Great hunting weather and Wickup Reservoir is filling rapidly. Getting ready for all the Trick & Treating kids.

70 ACRES WITH 67 ACRES OF WATER RIGHTS AND WHEEL LINES. Seeded to grass hay with a 12,480 Sq Ft hay shed-barn. Gently sloping. Only 4 miles from Madras. Good farm tenant in place for 2016 crop year. \$388,000

10 ACRES OF BUILDABLE LAND JUST SOUTH OF MADRAS. Fully flood irrigated. 2 tax lots. Gently sloping with good views. City water in the street. \$150,000

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON WITHIN 5 MILES OF BURNS! Great little setup close to town! 2 bd with all the comforts located on 8.07 acres. Workshop, chicken coop, animal shelter. Fenced. 3 ac flood water rights. Located on dead end road. \$96,000

20 ACRES EAST OF BURNS OR Located off of Crane-Buchanan Rd on Lane 9. Surveyed on east side. \$12,000

LITTLE VALLEY RD 230.74 ac with approx 90 acres pivot irrigated. 124 ac native pasture. Couple year round springs feed into a pond. 2 bd house, 4 bay machine shed. Compact operation located in Harper OR. \$575,000

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

LIVESTOCK & HORSE Special Section Dec. 2nd, 2016

The West is one of the most productive regions for livestock in the United States. This creates a lucrative market for businesses whose products and services include: Animal Health, Trucks, ATVs, Feed, Trailers, Haying Equipment, Livestock, And Much More!

Contact Your Sales Rep Today or Call 800-882-6789 Capital Press The West's Ag Weekly

356 Ranches

Classifieds 1-800-882-6789

River Ranch \$5,500,000 Cascade Mountain Views from 560 acres, 461 acres Free Water Rights. The ranch is on the Crooked River with a rich history in crop production and was once home to Governor Tom McCall. Updated 6167 sf, 4-bd, 4-ba home, Indoor Arena 100x300, 2 barns, 30 stalls, 2 shops, feedlot, corrals, scales and additional homes in the heart of Central OR.

Pam Mayo-Phillips Brook Havens Principal Brokers 541-923-1376 • www.desertvalleygroup.com 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

CENTRAL OREGON RANCHES

Jeff Larkin REALTY YOUR FARM & RANCH SPECIALIST

Cline Falls Ranch - Horse Property 156.67 acres, irrigated pasture, covered arena, hay storage, multiple barns, cozy farmhouse.

Beautiful Farm in Culver, Oregon 77.4 acres w/73.70 irrig. Hwy frontage, 2 Homes, 3 outbuildings. Rolling to flat farmland.

Productive Farmland, N. of Madras 39.1 acres w/38.80 acres of flood irrigation. Income producing Ag land, mountain views.

Central Oregon Farm Ground 40 to 800 acres. Call for details. Please call for more information.

HAY GROUND CATTLE RANCHES FARM GROUND HORSE PROPERTIES Also providing PROPERTY LOCATING SERVICES Old-fashion work ethic with modern day marketing. 541-480-5606 • jeff@jefflarkinrealty.com 811 SW 13th St., Ste 105 • Redmond, OR 97756 www.jefflarkinrealty.com

380 Farms

Your Farm & Land Specialist

840 Dairy Cow Farm in Western Washington, Curt Christopherson, Sea-Port Realty, WA. broker 253-640-2121... \$5.3 Million 80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....\$616,000 (507) Acres: (30) acres water rights, fenced & crossfenced Richardson Gap Road, Lebanon, OR.\$1,728,000 (72) Acre Hazelnut Site: Buildable site with well & septic, shop, views. Aumsville, OR.\$735,000 (49) Acre Vineyard Site: South Salem Hills, Willamette Valley AVA,\$808,500 Turnkey Organic Dairy, Chehalis, WA. Approved for 250 cows, 2 homes. Curt Christopherson, Sea-Port Realty, WA broker 253-640-2121.....\$1.5 Million

Bill Hekman Oregon Broker Sundance Realty 503-580-8664 wehjr2@gmail.com

380 Farms

PACIFIC NORTHWEST PROPERTIES

THE WHITNEY LAND COMPANY 541-278-4444 101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com MORROW COUNTY, LEXINGTON, OR - 2,009 +/- deeded acres which includes 494.31 irrigated ac of dryland crop with attached undeveloped water rights, 138 ac of attached undeveloped WR, 612 ac of CRP, 23 ac of CREP, 331 ac of dryland crop and 136 ac of range. REDUCED \$5,475,000 #CP01115 SPOKANE COUNTY, MEDICAL LAKE, WA - 500 acres 10 miles south of Spokane and west of I-90, with 1 mile frontage on Silver Lake. 24 tax lots including 96 platted approved lots, 200 acres in dryland alfalfa. Home and 8 outbuildings. REDUCED \$3,200,000 #CP00715 UMATILLA COUNTY, PENDLETON, OR - 737 +/- deeded ac of which 549 ac are irrigated under center pivots. 115 ac dryland crop enrolled in CRP and 62 ac rangeland. Main home and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. \$4,500,000 #CP01316 GILLIAM COUNTY, ARLINGTON, OR - Rare rural investment property. 1,271 +/- of dryland crop, CRP, pasture & wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP contracted until 2020, 444 ac. of range & 10 wind turbines all contribute to the diversity of this investment. \$1,800,000 #CP01214 UMATILLA COUNTY, PENDLETON, OR - 1,508.17 total ac of which 1,494.52 ac are tillable soils containing expiring CRP contracts. Includes single story, well maintained residence and older barn. REDUCED \$1,500,000 #CP00516 UMATILLA COUNTY, HERMISTON, OR - 29 total acres. 17 acre pivot with well-established alfalfa stand. 10 acre grass pasture blend with solid set sprinkler system. Stanfield Irrigation district water right. Main home, 30'x60' shop. Located just minutes from future site of the new fairgrounds/ equestrian facility. \$585,000 #CP01616 MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. REDUCED \$550,000. #CP01915 UMATILLA COUNTY, PILOT ROCK, OR - 405.64 deeded acres with 47 acres tillable and 67 acres of irrigation with water rights, with the balance in range. Year-round creek, 2 homes, and shop. Recreational opportunities include deer, elk, and upland birds. Located in the foothills of the Blue Mountains. REDUCED \$480,000 #CP00916 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. REDUCED \$395,000 #CP02914 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 JIM WHITNEY, CCIM/Owner/Principal Broker 541-278-4444 TODD LONGGOOD, Owner/Broker GARY JELUM, Broker TIMOTHY "SCOTT" COE, Broker TRAVIS BLOOMER, Broker BLAKE KNOWLES, Broker UMATILLA COUNTY, PENDLETON, OR - Development potential in this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. CRP contract on 31+ acres that expires in 2016. \$350,000 #CP02415 MORROW COUNTY, ECHO, OR - CRP income property. 186.9 acres of land with 157.7 acres of CRP. Annual CRP payment of \$10,992 with power and well located on the property. CRP contract runs through 2020. The balance of the property is range pasture. \$295,000 #CP03515 POLK COUNTY, SHERIDAN AREA, OR - Bargain priced. 86 +/- acres of potentially buildable rural acreage. Small stream, 51 acres previously farmed, has raised Christmas trees, oak trees, nice setting. \$270,000 #CP01516 UMATILLA COUNTY, PENDLETON, OR - 150.64 total acres of which 142 acres currently enrolled in CRP. Great potential home site near Pendleton with power located near property. \$250,000 #CP00716 UMATILLA COUNTY, PENDLETON, OR - Buildable lot of 2.5 acres in the Blue Mountains. Excellent investment to a County road frontage. Best uses include wheat production. \$150,000 #CP02515 RANCH PROPERTIES WHEELER COUNTY, FOSSIL/KINZUA, OR - 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. REDUCED \$28,000,000 #CP02815 WASC0 COUNTY, CLARNO, OR - 47,120 +/- acres. 29,279 +/- acres deeded with an additional 11,000 acres of BLM and 7,000 acres of USFS leased lands. Business operation has been in cattle, sheep, grain, hay, and recreation. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. REDUCED \$19,750,000 #CP03015 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 MALHEUR COUNTY, BROGAN, OR - 10,677 acres. Native grasses and sagebrush hills. Higher elevation brush and timber. Malheur Reservoir, springs, creeks, and ponds. Two residences with outbuildings. Hayfield. BLM allotments. Excellent big game hunting. Offered separately or in combination with neighboring 6,686 acre ranch. \$4,540,000 #CP01016 MALHEUR/ BAKER COUNTY, IRONSIDE, OR - 6,860 contiguous acres, excellent water including over 30 springs, superior hunting opportunity, corrals with truck access and separate holding pasture, currently runs 300 head for 6 months. \$4,300,000 #CP02116 MALHEUR COUNTY, BROGAN, OR - Baker County/Malheur County, OR - 8,811 acres. Spring, summer, fall grazing. BLM allotment. Perennial grasses, sagebrush, and timber. Contiguous pastures. Excellent hunting opportunity. Offered separately or in combination with contiguous 10,677 acres. \$3,970,000 #CP01116 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 MORROW COUNTY, LEXINGTON, OR - 337 ac equine facility which includes 65 ac irrigated lands, 261 ac CRP, 3,349 SF home, and complete horse facilities. Additional 225 ac water rights. Turn-key operation. REDUCED \$1,600,000 #CP00616 BAKER COUNTY, KEATING, OR - 262 acres. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. \$1,699,000 #CP00416 MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & wheel lines cover the 82 acres of irrigated fields. Beautiful home, arena, horse barn, shop, and hay barns. Deer, upland birds are abundant. Big Butter creek flows through the property. A rare Butter Creek Ranch property. \$1,595,000 #CP01716 MORROW COUNTY, HEPPNER, OR - 1,110.86 acre working ranch located in Eastern Oregon. The area Creek. Creeks run through the property with irrigated bottom land and excellent hunting. The property includes homes and bunkhouse with rental income, working cattle, and sheep facilities on the property. \$1,450,000 #CP03215 GILLIAM COUNTY, CONDON, OR - 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. \$1,405,000