

356 Ranches



7000 Acre, Midvale, ID. Ranch: \$7,600,000. Expert Realty, LLC. Kelly Jensen, Michael Sampson, 208-521-4222

Willamette Valley, OR. 63 Acre Ranch, private setting with magnificent views nice 3 bedroom, 2 bath home, two feeder barns, machine shop, good well, high quality vineyard ground, 30+/- plantable acres, \$895,000. Ken Marshall, 541-754-7314. Broker Vintage Realty Northwest



8,800 Acre Cattle Ranch: located just north of Roosevelt Wa. This ranch is blessed with gorgeous views and abundant wild life. Primarily range land some cropland and GRP \$1,740,000. Call Lowell Ash 509-413-6233 email: lowell@clarkjennings.com

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

To Sell a Little, To Sell a Lot... Classified Line Ads 1-800-882-6789 www.capitalpress.com

356 Ranches

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, 1-5 access, \$310,000. 503-362-3055

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: tomtpa7@gmail.com

380 Farms

Christmas Tree Farm/ Investment Property For Sale Longview, WA: 8 Acre choose and cut Christmas Tree Farm, close in to the town of Longview, WA. Approximately 8,000 trees on the farm, with a good gravel road system. 1 Acre lot with a 1,500 square foot rental house on it. Large pole barn, and newer 24x36 shop/ sales office. Fully fenced with 3 gates onto SR-4 \$300,000. Mark 360-430-9875

There Are Always Great Deals In Capital Press Classifieds. Call Now And Add Yours! 1-800-882-6789

356 Ranches



Terrebonne Ranch \$875,000 103 ACRES with 60 acres of COI irrigation for hay and pasture fields. Farm ground is irrigated with wheel line, flood & gated pipe. Ranch Style Home is 1474 sf, 3 beds, 2.5 baths. Property: White Barn, corrals, 2 Livestock Barns set up for horses or cattle, 2 hay barns, Equipment storage pole barn & feed bunk. Home & Property are private and off the road. Cascade Mountain & Smith Rock views. MLS #201603278

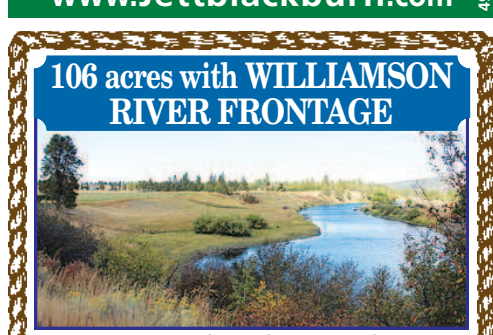
Cascade Sotheby's International Realty FARM & RANCH DIVISION Pam Mayo-Phillips Brook Havens 541-923-1376 • www.desertvalleygroup.com 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

HIDDEN VALLEY RANCH 494 deeded acres west of Harper OR on Hwy 20. Property has approx. 1 mile of Malheur River running thru it and borders thousands of acres of BLM land. 65 acres of water rights out of the river, owner has planted corn. This small ranch is an ideal getaway from the city. Great chucker hunting in the area. \$550,000

MOON RESERVOIR PROPERTY 202 acres w/ approx. 130 acres of Moon Reservoir on it. Small cabin, great location & good Access, Good trout fishing out of reservoir. Perfect recreational piece all ready to use. \$132,500

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



106 acres with WILLIAMSON RIVER FRONTAGE • Blue Ribbon Trout fishing for 1/4 mile of deep river water with boat access to Klamath Lake! • Amongst huge Ponderosa pines overlooking river and Cascade Mtns. • Immaculate, custom 2411 sf Redwood sided home. • Vaulted ceiling, massive rock fireplace, rock entry, heat pump, huge master suite, oversized 3-car garage with finished insulated walls. • Second 2-bedroom, 1 bath home with enclosed porch and deck. • 700 Ton pole hay barn, loafing shed/garage, shop. • Productive 96 acres in alfalfa & pasture irrigated from river pump with 7 tower Valley pivot & wheel line. • Opportunity to enjoy numerous other fishing, waterfowl wildlife & recreational experiences. \$998,000

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

380 Farms



BUYING RURAL PROPERTY? • Ranches • Ranchettes • Land • Acreage • Horse Property • Pasture Visit Today! www.farmseller.com



HORSELL ROAD FARM Horsell Road Farm, Bend, OR. is 2 years young & boasts 474 contiguous acres with 392 acres of irrigation, 6 pivot lines, 2 pumping stations, 68' x 176' hay barn, 40' x 60' shop with two 24' equipment sheds. Home was custom built with 4 beds, 2 baths, 2879 square feet, master on the main with large walk-in closet, walk in tile shower, slab granite counters throughout, large pantry, breakfast island, mud room, laundry room, office, covered patio perfect for entertaining, over sized garage with shop area, heat pump with AC & much more! John Ropp, Principal Broker/ Owner, The Broker Network, 541-771-6564



AWESOME VALLEY AND SPRAGUE RIVER VIEWS: 400 (+) acres all 80/ acre subdividable. 156 Acre of water rights, 4 solar wells, underground main line, wheel-lines, 3/2, 1600 square foot manufactured home, 200 ton pole barn, nursery barn, 6 bay, large equipment shed and shop. Private stocked fishing lake. Owner carry with 20% down on a 4% note, spread over 30 years but due in 5. Asking \$998,000. Sprague River, OR. 541-533-2364

LONE PINE FARMS Here is your chance to own a staple of the Willamette Valley, OR farming community. Land, Business, and Inventory included in this purchase. 60 acres of pristine farmland as well as Market Place and Event Center areas. Special Use Permit with County allows multiple different Event Center activities. Don't miss this rare chance to purchase an iconic Brand, Business, and Piece of Oregon Farmground! Brent Cole, Remax Integrity, 541-302-4880, brentcole@remax.net

750 Acres Farm in NW Oregon for Lease: Over 400 acres may be certified organic. CAFO Permit for 850 heifers with accommodation freestalls and lock-ups. Two loafing sheds, one commodity and loafing shed combo, two hay barns, three silage pits, workshop, and four houses. Great opportunity for Goose and Duck hunting lease. Could be great organic heifer raising facility or organic beef grazing facility. Could be used for organic crops or organic vegetables. Please call 503-880-5566 or 503-475-7299.

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.....PENDING \$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.PRICE REDUCED \$699,000

(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 wehrj2@gmail.com

380 Farms



120 ACRES IRRIGATED HAY FARM 120 acres, 116 irrigated, all planted to Timothy Hay. 2 houses, shop, 500 ton hay barn, 6 wheel lines. Cascade Mountain views quiet location. \$790,000. Culver, OR. Call 541-480-9484

DON'T MISS THIS ONE!

170 Plus Acres: near Molalla, OR. Large 4,000 square foot 6 bedroom 3 bath fixer. Bring your elbow grease and imagination to bring this once grand property back to its glory days. Outbuildings include: Mother-in-law cottage, large 2 bay truck shop, machine shed, two big barns and a gazebo with fireplace. 3 large ponds, a small 12 tree apple orchard and RC air strip add to the amenities. \$1,200,000. MLS#16606148 Ed Stafford, RE/MAX HomeSource Office 503-829-8500, Cell 503-708-0981.



Leading National Mail Order Fruit Tree Nursery/ Garden Center For Sale in Western Washington: Email: ecobenj@gmail.com

387 Orchard/Vineyard Properties

390 Timber Property

470 Timber, Lumber

WA ACREAGE 10 Acres Chehalis Panoramic View of Valley & Mountains. \$40,000 75 Acres Chehalis Land & Merch. Timber & Growing Timber \$250,000 9.45 Acres Onalaska Close to Lakes, Meadow/ Wooded, View. \$55,000 Frank Dipola Realty 201 S. Tower St. Centralia, WA 98531 360-736-9561

380 Farms

Baker City, OR. Farm 200 Acres under pivot, \$3500/ acre, \$700,000. 38 acres, sprinkler, \$2500/ acre, \$95,000. 88 acres dry included. 326 total acres, house and barn, \$795,000. 541-519-3789

385 Dairy Farms



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387 Orchard/Vineyard Properties



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390 Timber Property

440 Business Opportunities

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KNIFE LAND COMPANY

1,700± AU RANCH 2,000± acres irri. pasture. 800± acres irrig. hay. 5,000± acres deeded. 41,000±/- acres total. Water from 7 res. Includes 550± head of cows & equip. \$10,000,000 John Knipe 208-345-3163 www.knipeland.com

DECKER'S DEALS!

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

Now is a good time to see all of those big bucks I couldn't find in October. Several of them around and the road trips have been fun. Looking forward to the Holidays.

DEER, ELK, BARN AND MORE ON THIS 8736 ACRE RANCH. Located 6 miles east of Maupin with CRP, CREP and Conservation Stewardship Program Income. (Income totals approximately \$70,000.00 in 2016.) Bakeoven Creek, 2 wells and several springs supply water to the property. 5 sets of corrals, 2 homes and other miscellaneous buildings. Elevation from 1400 feet to 2100 feet. \$4,000,000 Johnscott.com/60072

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

NEW LISTING IN CULVER. 76.9 Acres with a pivot. 2002 Zimmatic pivot with 9 towers. 75.4 Acres of water rights. A 1980 manufactured home, a barn & garage. \$375,000

32413 NE Kelly Rd Yacolt, Washington 98675



\$800,000 39 acre working farm with spacious barn, hay storage, several outbuildings & cross fenced pastures. Custom built one owner home features main level living, vaulted great room, hardwood floors and timber detail throughout. 6 car RV garage/shop. Marketable timber. Potential for equestrian, registered herd/hobby farm or vineyard. Close proximity to PDX.

HASSON COMPANY REALTORS® Jodie Sharp (360) 798-6668 Tari Burback (360) 518-5766 craftsmanfarmhouse.hasson.com

380 Farms

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PACIFIC NORTHWEST PROPERTIES

FARMS

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 TO \$2,500,000 #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. 12 acre grass pasture by Stanfield Irrigation. 30x60' 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 - 105.61± deeded acres with 47 acres of water rights, with 2 homes, and shop. Great 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

THE WHITNEY LAND COMPANY 541-278-4444 101 S.E. 3rd P.O. Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com

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

UMATILLA COUNTY, PENDLETON, OR - Development potential on 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 - Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to power. Past uses include wheat production. \$150,000 #CP02515

RANCH PROPERTIES UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 acre 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

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

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

WASCO 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

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. Pivot system. 116 acres of irrigated farm. 1000 acre of water rights, shop, and hay barns. Located on the banks of Big Butter creek flows through the property. A rare Butter Creek Ranch property. \$1,595,000 #CP01716

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. \$1,335,430 #CP02716

WHEELER COUNTY, MITCHELL, OR - 1,475 total acres of timber and range. Bridge Creek borders the property and seasonal creeks and springs provide water for grazing with good stand of timber. Elk and mule deer roam the pine and juniper filled grasslands found in the property's secluded reaches. \$1,143,125 #CP03415

BAKER COUNTY, HERFORD, OR - 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting. 3 LOP tags. \$934,440 #CP02915

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

GILLIAM COUNTY, CONDON, OR - 1,398.18 total acres. CRP contract in place on 108.01 acres. 784.24 acres of range and 505.93 acres currently seeded to wheat. No improvements. Great deer, elk, and chukar hunting. \$700,491 #CP02616

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, OR - 554 acres, 6 miles from Baker City. New pivots covering 100 acres. Well provides full season water. 3 bed, 1 bath, 1,230 sq ft home, barn, heated water troughs. \$670,000.00 #CP00116

BAKER COUNTY, KEATING, OR - 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. REDUCED \$599,000 #CP00115

GILLIAM COUNTY, CONDON, OR - 939.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer, upland birds, occasional elk. \$385,979 #CP02516

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

BAKER COUNTY, OXBOW, OR - 160 acres hunters paradise surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. \$160,000 #CP01916