

353 Equestrian Properties



39 Acres in Central Oregon Beautiful horse property 6 miles north of Bend, OR. zoned EFU with 30 acres of irrigation rights, perimeter fenced and crossed fenced. 6 pastures, corrals and shelters. 3010 square foot single level home; 2 story barn with stalls; 25 ton covered hay storage; 36x48 shop; RV Pad; 4 bay garage with full upstairs office, bath & rec room. Tons of storage. 7 miles to airport, 6 miles to Costco & St Charles. Incredible investment potential, \$1,199,000 Heather Chesbro, Broker. Windermere Central Oregon Real Estate. 503-807-3874

355 Ranchettes



CUSTOM HOME/WATER RIGHTS! Great horse property! Sixteen acres of water rights and custom 3 bed/2 bath home close to Lovelock, Nevada. Call 775-397-0624 for your private showing.

356 Ranches



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



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 CRP \$1,740,000. Call Lowell Ash 509-413-6233 email: lowell@clarkjennings.com

BEST SELLERS "...Had great results and will definitely use Capital Press again." Len St. Claire, Horseshoe Loop, Lebanon, OR Call 1-800-882-6789 to advertise.



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356 Ranches

KNIFE LAND COMPANY 1,700± AU RANCH 2,000± acres irri. pasture. 830± acres irrig. hay. 5,285± acres deeded. 41,000±/- acres total. Water from 7 res. Includes 550± head & equip. \$10,000,000 John Knipe 208-345-3163 www.knipeland.com

OREGON RANCH NANCE - RHEA CREEK RANCH: Heppner, Oregon. 785 deeded acres with approximately one half mile of Rhea Creek - Sr Creek water rights for approximately 33 acres - gravity flood and sprinkle irrigated - 113 acres in CRP generating annual income. The balance of deeded land is productive native range. Elevations range from 1,952' to 2,580'. Attractive home, barn calving shed, corrals and small feed lot. Mule deer, chukar, & quail. Great opportunity to purchase a well maintained ranch on Rhea Creek - \$665,000 For Complete Brochures: agrilandsrealestate.com

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. www.tommccallriverranch-centraloregon.com Pam Mayo-Phillips Brook Havens Principal Brokers 541-923-1376 • www.desertvalleygroup.com

380 Farms

380 Farms

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON 2 - 40 ACRE PARCELS Parcels are located off of Rtn Red Rd south of Burns OR. Great views. Of the Steens Mts & surrounding valley. Sagebrush & native grasses. \$19,500 5 MILES FROM TOWN Spacious home on 24+ acres close to Burns. Blue Pine, open floor plan, 3 bd, 2 bth, Great views, outbuildings including shop. Landscaped yard, Poison Creek slough runs thru property offering some sub-irrigated land. End of road privacy. \$175,500 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 www.Jettblackburn.com

MT SHASTA VIEW! IRRIGATION WELL! Private 167 acres. BLM lands close! 108 irrigated acres are excellent soils for alfalfa, grain & pasture; has been in spuds. 2 pivots, 5 wheel lines, new variable speed 100 hp pump and boles. Balanced for cattle and hay rotations. Pole barn, livestock barn, corrals, fenced and cross-fenced. Garage/shop. Livestock handling equipment included. Gorgeous 3-bedroom, 2-bath 2700+ sq ft mftd home: high ceilings, huge kitchen, grand master suite. Views every direction, decking on 3 sides, beautiful landscaping and garden. MLS 86927 HUGE PRICE REDUCTION TO \$750,000! MOTIVATED SELLER! Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chilouin, OR www.craterlakerealtyinc.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

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

TWO GREAT CATTLE PROPERTIES:

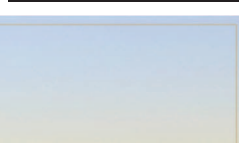
478 acres, 310 acres irrigated with center pivots, large home, 5 bedroom, 3 bath, new shop, home updated and added onto in 2013, 2 new pivots in 2013, \$1,795,000. Summer Pasture, 10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon, \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tomtpa7@gmail.com

380 Farms



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

356 Ranches



SAVINGS ARE HOT! at Capital Press 1-800-882-6789 www.capitalpress.com

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

AG Investment Brokers LAND AG Real Estate Specialists FALL RIVER VALLEY IRRIGATED FARMLAND 240 AC of laser leveled flood irrigated, established timothy for excellent in-demand equine hay. 2015 drilled 16" well. Only 1/2 mi. (W) of McArthur, CA. \$2,280,000 CORNING EUCALYPTUS FARM 1,960 AC with 6 deep irrigation wells. The wells, soils and location make this land very suitable for redevelopment to orchards typical to Tehama County. \$17,640,000 530.529.4400 AGLANDBROKERS.COM BRE #01707128 51-4#18

380 Farms



14 Acres: water rights, irrigation well, domestic well. 9 out buildings, 2 are heated, 2 barns. 3800 square foot home, full basement included. Big fenced yard, asphalt circular driveway, great for 25 head cows or horses, year-round with irrigation, \$850,000. Optional 168 acres of pasture ground to lease. Farm Ground available also for sale. Eastern Washington. 509-721-0869



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

380 Farms



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

WATER The #1 Issue in the West! Capital Press Ag Weekly will focus on this most crucial resource in an award-winning special section. Publishes Feb. 3, 2017 This section will provide valuable background and an insightful look at the current water situation with a forecast of what may happen in the future. Reach our print and online readers by advertising in this special section. Ad space deadline is Jan. 6, 2017 Capital Press The West's Ag Weekly CONTACT YOUR CAPITAL PRESS MEDIA CONSULTANT TODAY! Or Call 800-882-6789 www.capitalpress.com

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PACIFIC NORTHWEST 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 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, sagebrush hills and timber. Springs, creeks, and ponds. Two residences/outbuildings. Hayfield. BLM allotments. Excellent big game hunting. \$4,540,000 #CP01016 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 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. \$3,970,000 #CP01116 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 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

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 • Christopher Stuvland, Broker 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, 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 MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & water rights. 82 acres of irrigated pasture, 2000 sq ft shop, and hay barn. Big Butter creek flows through the property. A rare Butter Creek ranch property. \$1,595,000 #CP01716 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 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, seasonal creeks and springs provide water for grazing with good stand of timber. Elk and mule deer 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 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 #CP00116 BAKER COUNTY, BAKER CITY, OR - 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. REDUCED \$599,000 #CP00115 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. \$585,000 #CP01616 BAKER COUNTY, HAINES, OR - 88.98 ac. nestled at the base of the Elkhorn Mountains. Main house, several outbuildings, hay/livestock barn and cattle working facility. Irrigated grass pasture which has been used for hay production and livestock grazing. \$575,000 #CP03116 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, WESTON, OR - Investment opportunity. 102± forested acres off of Hwy. 204 south of Walla Walla. 65 acres are zoned FR (Forest Residential) which allows for the development of 5 acre tracts. Power to the property and a good well. Lots of wildlife. May be suitable for a conservation easement. WMU 54. \$525,000. #CP02416 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, PILOT ROCK, OR - 106± deeded acres with 47 acres irrigated. 22 homes, 22 water rights, with 120± acres of BLM and 120± acres of CRP. Includes 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 - 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 UMATILLA COUNTY, MILTON-FREEWATER, OR - 16.93 acres with 14.5 acres fenced and cross fenced in pasture. Ranch style 1,392 sq. ft. home. Outbuildings include double car garage/cook house, machine shed and shop. Couze Creek runs through property. \$380,000 #CP03106 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, PENDLETON, OR - Development potential on this 76.37 acre parcel. Zoned for 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 through 2020 with power and well located on the property. The balance of the property is range pasture. \$295,000 #CP03515 UNION COUNTY, UNION, OR - Secluded buildable 80± acres near Tollgate and the Spout Springs Ski Resort. Mixed timbered and open parcel on the breaks of Lookingglass Creek. Forest Road access is seasonal. Bordered on 2 sides by Umatilla National Forest. Great view property. WMU 56. \$290,000. #CP02316 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 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 UMATILLA COUNTY, PENDLETON, OR - Potentially buildable lot of crop. 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