270 Recreational Property

$320,000
YOU COULD LIVE HERE YEAR ROUND. 10 miles west of La Grande, OR. on the south face of Mt. Emily. 405 total acres. Critical wildlife winter range. Robb Hill Road is year round accessible. Benches with incredible hunting! Springs. Unique! RMLS# 15247824. Garton and Associates. Call Kal 541-969-7358

400 Acres M/L: Elevation around 4500 feet. Very scenic with a few Ponderosa pines, Junipers, Willows and rim rocks. Year-round creek and ponds on the property. Access off of Highway 26. Property is fenced into 2 pastures if you want to turn out some horses or cattle. Deer, Antelope, quail and ducks on the property at different times. There have been elk and turkeys on the property. Qualifies for land owner tags. It is adjacent to thousands of acres of Wallowa Whitman National Forest and Malheur National Forest is approximately 8 miles away. Nice trout pond within ¼ mile. Undeveloped. Ready for your ideas. Baker County, OR. 541-420-8689

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ranchra@hotmail.com

50 ACRES FOR LEASE
Clean class 1 soils, 350 gpm well, easy access, Stayton/ Sublimity, OR. area. 503-875-0035

Canibus Grow for Lease: 1 acre outdoors. Approved by Clackamas County, Oregon. Excellent water source, spring fed pond, tested. Taking applications for spring planting. Contact James Witmore 971-235-8404

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Warehouse 150'x60': With loading dock, $3,000/ month. Gervais, OR. 503-991-1515

350 Residential Property

GRAHAM, WASHINGTON HOME WITH BARN
4 plus bedrooms, 2.75 baths in almost 2,600 square feet. In-ground pool. 64 x 70 shop/ barn combination. Decent pasture. Two rental units included. On 12.5 acres (m/l). Asking $599,900. Larry Bergstrom, Crescent Realty. 253-380-8953. MLS #1091991

353 Equestrian Properties

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355 Ranchettes

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Nearly 20 acres, pastures, oak grove, 2 homes, RMLS #17273682. Address: 33120/ 33125 Hy Oaks Lane, Molalla, OR, $549,900. Listed with Carol Maloy, RE/MAX HomeSource. 503-703-4125 or carolmaloy@remax.net

Boise Idaho Area: **5+ Acres** Like new, 5000 sq.ft. Executive home, huge shop, $1,250,000. 13355 Merlot Place, Caldwell, ID. Jim Wilhite- Owner/ Agent 208-880-2889 anytime. Nampa Realty 208-467-9223, MLS #98644255. www.realtor.com or www.hmn.com

356 Ranches

ONTARIO, OR RANCH FOR SALE BY OWNER
160 acres deeded, 68 irrigated, balance in dry improved pasture. Owner is 83 and downsizing to smaller place for retirement. Irrigation is gravity pressure sprinklers consisting of four wheel lines, two towable "pod" lines, one "big gun" on wheels and solid set hand lines from bubbler screen. Gated pipe from head gates. Watered land is separated into eight fields currently in orchard grass, clovers, and alfalfa used for pasture and hay, to run approximately 50 cow/ calf pair year round. Stock water is from ponds, springs and tanks. Well lighted working corrals with Powder River tub sweep and squeeze chute. Shelters for sick/ calving pens. Small 50 head feed lot with cement mangers and aprons, heated automatic waterers. Separate bull pen with shelter. 22x74 hay barn, with attached five bay equipment shed, built in 1998. 30x48 shop with automatic door openers and wood stove, with14x48 covered side bay, built in 1996. Includes 1413 square foot, 3 bed 2 bath ranch style stick built in1977, home located at the end of ¼ mile private drive. Heat pump/ air conditioning, wood stove insert, and separate ceiling cable heat in each room. Covered composite deck and carport. Yard and garden/ orchard area watered with pressure from irrigation system. New 30 year roof in 2002, and new siding and windows in 2007. Includes refrigerator, dishwasher, washer and dryer. Irrigation is from Owyhee Irrigation District, 2017 assessment is $62/ acre. Taxes were $1820 in 2016. For Sale by Owner, Price: $650,000. Phone 208-739-1148 for more information. Follow link for aerial video. https://youtu.be/ihWszBDY1hk

356 Ranches

233 Acres M/L with Pivot Irrigation: 2423 sq.ft. custom built, 3 bdr, 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

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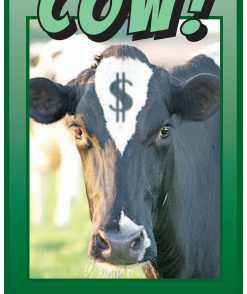

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356 Ranches

MANN CREEK RANCH, WEISER, ID
2,370.21+/- deeded acres of outstanding winter and spring range land. Includes 640+/-acres State & 125+/- acres BLM land fenced in with deeded land. Lessee runs 300 cows for 6 months, November 1 to April 30, feeds hay and calves out on the ranch. Excellent water supply from springs and 2 wells; 1 solar. Excellent deer & elk hunting on Brent Mountain located on the property. Convenient location with access on Mann Creek Road NE of Weiser, ID. **$2,845,000**

HOSHAW RANCH, ONTARIO, OR
149.97 +/- deeded acres with 104+/- acres water rights. Productive soil currently planted to pasture. Three pivots and nice pipe & cable corrals. Nice upgraded country style home. **$1,200,000**

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NORTH OF RILEY, OR
Custom built 4 bd 2636 sf home on 40 acres. Roof, appliances, partial covered wrap around porch, granite & tile countertops, some flooring all new in 2016. Good gravel road. Adjacent to BLM & Forest Service for great recreation. ***$375,000***

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356 Ranches

300 Staple Lane, Ashland, OR
13.33 Irrigated acres, home, barns. Good sun exposure, southerly facing, 1 mile from the City of Ashland, OR in Jackson County. Pressured irrigation line provides 80+ lbs. irrigation water to the ranch. Strong domestic well, "not" within ¼ mile of any live stream. Recent remodeled country home. Nice barns with cement. On paved county road, minutes from Interstate 5. Owner will consider selling adjoining parcel. $850,000. Shown by appointment only.
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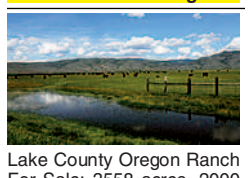

Lake County Oregon Ranch For Sale: 3558 acres, 2000 acres water right, 200 sprinkler irrigated, 1600 flood irrigated, 7 artesian stock water wells, 2 miles of Thomas Creek access, shop. 701-570-5600. Visit www.oregonranchland.com/ranches196.htm for more information.

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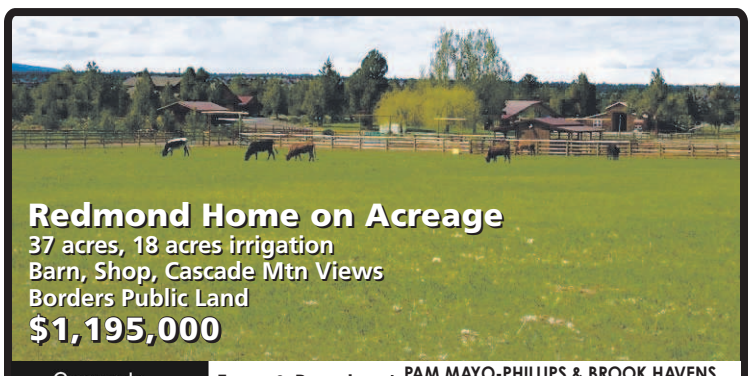
DECKER'S DEALS!

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

Headed to Phoenix. Got to Winnemucca and came back to a snow storm and 28 degrees. Then the Irrigation District is turning the water on. There will be ice under the sprinklers. I'm not ready to start moving wheel lines.

NEW LISTING. New home on top of the hill. 7815 sq. ft. 4 bedrooms, 4.5 bathrooms plus all the extras. Finish to your specifications. Other buildings include a large hay shed, horse shelter, a changing room and a 3000 square foot utility building. 183 acres of water right with 5 pivots, 2 wheel lines and big guns. Great location with 194 total acres. **$2,950,000** Johnlscott.com/35309

70 ACRES WITH 67 ACRES SEEDED TO GRASS HAY. Wheel line irrigation. Good quality land with gentle slope and 12,480 square foot hay shed with asphalt & concrete floor. Only 4 miles from Madras. Gated Entry. **Possible owner terms at $388,000** 15-2/#5



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PACIFIC NORTHWEST PROPERTIES

WASCO COUNTY, CLARNO, OR – 47,120+/- ac. 29,279+/- ac deeded with an additional 11,000 ac of BLM and 7,000 ac of USFS leased lands. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. **REDUCED $19,750,000 CP#03015**

UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous ac 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 CP#01015**

UNION COUNTY, NORTH POWDER, OR - This private 2,518+/- acre ranch is located at the base of the Elkhorn Mountains. A spacious 11,000+/- square foot custom built timber frame home with guest quarters. Outbuildings include multiple workshops. Recreational opportunities for outstanding elk, deer and turkey hunting, and stocked fishing ponds. Wintertime recreation includes skiing at Anthony Lake Ski resort, which is less than 20 miles away, and snowmobiling. **$7,500,000 CP#00217**

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 CP#01316**

MALHEUR/ BAKER COUNTY, IRONSIDE, OR - 6,860 contiguous ac, 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 CP#02116**

UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 contiguous ac timber parcel inside a larger 9,560 ac grazing area w/ additional 2,400 grazing ac negotiable for lease from seller. Ponds and springs. LOP tags for deer and elk. **$3,445,000 CP#02514**

BAKER COUNTY, BAKER CITY, OR - 559.09 ac. with house, barn and hay shed. 547.9 ac of water rights. Wheel line and flood irrigation. **$2,300,000 CP#00317**

BAKER COUNTY, BACKER CITY, OR - Keating Valley 425 ac irrigated hay/pasture ranch. 360 ac Powder River water rights. 8 Tower pivot. 196 ac irr along river. Remodeled home. Shop w/working facilities. 1 mo BLM permit out the gate. 18 miles from Baker City. **$2,300,000 CP#00617**

UMATILLA COUNTY, HERMISTON, OR - Commercial/ Industrial development. Adjacent to Hwy 395, this 41+/- acre parcel contains 6 tax lots. Offered in 3 parcels. **$2,295,000 CP#02216**

DOUGLAS COUNTY, CANYONVILLE, OR - South Umpqua River Ranch has river frontage and 618.17 ac with 142 ac irrigated cropland/pivot and hillside pasture. 5 ac / 2 homesites, feeder barns, hay barns, milk parlor and shops/ storage. Water rights. **$2,200,000 CP#00517**

GILLIAM COUNTY, ARLINGTON, OR – 1,271+/- of dryland crop, 732 ac. in CRP, pasture and 10 wind turbines, 88 ac. currently seeded to wheat, 444 ac. of range. **$1,800,000 CP#01214**

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 CP#00616**

BAKER COUNTY, KEATING, OR - 262 ac. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 ac water right, 2.5 ac pond. **$1,550,000 CP#00416**

GILLIAM COUNTY, CONDON, OR – 1,976.64 total ac. Deer, elk, and upland birds. Currently 837.74 ac of range, 984.96 ac of dryland crop, and 153.94 ac under CRP contract. Home with bunkhouse and outbuildings. **$1,335,430 CP#02716**

WHEELER COUNTY, MITCHELL, OR – 1,475 total ac of timber and range. Bridge Creek, seasonal creeks and springs, elk and mule deer. **$1,143,125 CP#03415**

BAKER COUNTY, HEREFORD, OR – 1,560 ac. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **$934,440 CP#02915**

BAKER COUNTY, KEATING, OR - 1,312 ac timber parcel with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. **REDUCED $899,000 CP#00714**

UMATILLA COUNTY, PENDLETON, OR - 1402 ac., 1288 ac. expired CRP. 45 bu. average historical wheat production. Suitable for pasture and/or renewed wheat rotation. Good ROI. Home available under separate contract. **$865,900 CP#00417**

BENTON COUNTY, KENNEWICK, WA - 6.29 ac with an indoor arena, horse barn, shop, with a new 2,254 square foot home, built in 2009 with too many amenities to list. A must see! **$750,000 CP#02916**

GILLIAM COUNTY, CONDON, OR – 1,398.18 total ac. CRP 108.01 ac, 784.24 ac of range and 505.93 ac currently seeded to wheat. No improvements. Great deer, elk, and Chukar hunting. **$700,491 CP#02616**

UMATILLA COUNTY, PENDLETON, OR - Building for sale only, business will remain under an existing lease. 15,000 sq. ft. main building on 1.47 acres with 3 outbuildings for additional storage or truck parking. **$630,000 CP#03216**

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. **$575,000 CP#03116**

BAKER COUNTY, BAKER CITY, OR - Custom home, equestrian facilities, [PENDING] and USFS adjacent. 6 [illegible] **$599,000 REDUCED CP#00115**

MALHEUR COUNTY, ONTARIO, OR – 115 ac, 66 ac irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. **REDUCED $550,000 CP#01915**

UMATILLA COUNTY, WESTON, OR – Investment opportunity. 102 +/- forested ac, 65 ac zoned FR allows development of 5 ac tracts. Power and well. Wildlife. **$525,000 CP#02416**

UNION COUNTY, UNION, OR - 325.97 +/- ac. 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 CP#02614**

UMATILLA COUNTY, PENDLETON, OR - Dryland wheat/ CRP farm, Missouri Gulch. 394.73 ac northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac. in production. **REDUCED $395,000 CP#02914**

GILLIAM COUNTY, CONDON, OR – 939.75 total ac. Property consisting of 612.27 ac of range, 229.52 ac currently in wheat production, and 97.96 ac of CRP. Abundant deer, upland birds, occasional elk. **$385,979 CP#02516**

UMATILLA COUNTY, MILTON-FREEWATER, OR – 16.93 ac with 14.5 ac fenced pasture. 1,42 sq. ft home. Outbuildings and shop. Couse Creek runs through property. **$380,000 CP#03016**

BAKER COUNTY – 21 miles from Baker City, the property offers a beautiful timbered estate, gorgeous views and year round recreation opportunities. This property has a little over 2 acres in a secluded area bordering the National Forest boundary . **$350,000 CP#00117**

UMATILLA COUNTY, PENDLETON, OR – Development potential 76.37 ac parcel. Zoned to allow the creation of 4ea nine ac lots with 40+ ac of river bottom remaining for recreation. **$350,000 CP#02415**

MORROW COUNTY, ECHO, OR – CRP income property. 186.9 ac of land with 157.7 ac of CRP, power and well. The balance of the property is range pasture. **$295,000 #CP03515**

UNION COUNTY, UNION, OR – Buildable 80 +/- ac near Tollgate and the Spout Springs Ski Resort on the breaks of Lookingglass Creek. Bordered on 2 sides by Umatilla National Forest. **$290,000 CP#02316**

BAKER COUNTY, BAKER CITY, OR - 230 +/- ac. timber parcel located between Rock Creek and Muddy Creek. Adjacent to ODFW area at the base of the Elkhorn Mountains. Located 8 mi West of Haines. **$230,000. CP#00717**

BAKER COUNTY, OXBOW, OR – 160 ac hunters paradise surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. **$160,000 CP#01916**

UMATILLA COUNTY, PENDLETON, OR – Potentially buildable lot of record. 39.24 ac with great views of the Blue Mountains. **$150,000 CP#02515**

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