## CAPITAL PRESS CALL 1-800-882-6789 **CLASSIFIEDS**



356 Ranches

COUNTRY SECLUSION ON 19 ACRES Ready for your horses and ranch living! Beautiful custom home: 3-bdrm, 2.5-bath plus office/den, 2088 sf, built in 2004. 2465 sf barn, tack room, storage room, up to 8 stalls, arena and round pen. Bunkhouse with fenced yard, chicken coop and much more! Several smooth wire fenced pastures. Home has open floor plan, vaulted ceilings and cherry wood floors. Sunroom off kitchen enters onto beautiful wood deck with hot tub and low-maintenance landscaped yard. MLS#201703495 Call Today! \$595,000



**10 ACRES IN RURAL CROOK COUNTY** Secluded and private horse property Amazing Cascade Mtn views. 1978 3-bdrm, 1.5-bath mftd home has 1144 sf plus storage/pantry/office room. Completely set up for off-grid living: solar panels, 24V inverter, wind turbine, batteries, generator, more. Fenced areas for horses and 60'x90' arena. Several storage sheds, two cisterns: 3000 gal. and 2500 gal. If you want quiet country living, then this is for you! MLS#201703944 Call Today! \$199,999



### 356 Ranches

Acre Ranch: Reedsport OB By Owner: Private qui secluded, beautiful, half FAX (503) 370-4383 mile river frontage, great hunting and fishing, hay and www.capitalpress.com mber \$875,000. 541-271-



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

Alfalfa Organic Ranch. Bonanza, OR. 155 Acres, 135 irrigated. \$575,000. Owner will carry with 20% down. 541-810-2112. For info go to farmbooks.org.

## 380 Farms

Organic Alfalfa Ranch. Bonanza, OR. 155 Acres, 135 irrigated. \$575,000. Owner will carry with 20% down. 541-810-2112. For info go to farmbooks.org.

180 acres ideal for vineyards, tree fruits, hay production located in The Dalles, OR. Partially deer fenced 99 +/- irrigated acres with 350+ gallon per minute irrigation well and water rights since 1980. Spectacular view of Mt. Hood from building site. Not interested in lease arrangements; cash only sale, \$589,000. Call 509-339-3189 for further information.



28+ acres, 2 story barn with attached tool/ tractor shed. Shop with cold room, cutting room on the most beautiful property in Mossyrock, WA. 4 bedroom home. Creek and ponds. Views of Mt. Rainier. Near Riffe Lake TOO MUCH TO LIST! Call KELLY EGAN 360-269-1086 **RE/MAX Key Land** 



Frazier Creek-Elliott Equestrian Estate & Vineyard \$4,225,000 = 246.08± acres

#### 380 Farms

170 Plus Acres: Molalla, OR. Large 4,000 square foot 5 bedroom 3 bath fixer. Bring your imagination to return this once grand property to its glory days. Outbuildings include: Mother-in-law cotage, large 2 bay truck shop, machine shed, two big barns and a gazebo with ireplace. 3 large ponds, a small 12 tree apple orchard and RC air strip add to the monitios \$1,200,000 MLS#16606148 Ed Stafford **RE/MAX HomeSource Of-**503-829-8500, Cell fice 503-708-0981.



Bend, OR: Horsell Road Farm 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 features 4 beds, 2 baths, 2879 square foot, slab granite counters throughout, large pantry, mud room, laundry room, office, covered patio, heat pump with air conditioning, \$3,345,000. North unit of 317 acres with260 irrigated (with shop & barn) or South unit of 160 acres with 125 ir-rigated (with house) could be available separately. Full line of farm equipment available. John Ropp, Principal Broker/Owner, The Broker Network, 541-771-6564.

120 Acre Farm: Full agricultural water rights, 16" well, pump, no power, old house needs work, \$240,000. 10 percent down, \$1500 monthly. 60 miles west of Ely, NV. Near Current Creek. 775-296-1870



For sale in Northern California. 2 properties available Big Valley area: 700+acres total, 400 acres in wild rice, 320 in conventional, 80 in organic. Balance in high quality irrigated pasture which could also be converted for rice or other crops. 2 wells, 2 river pumps. excellent water right, and 600 acre feet in storage reservoir. Enough water in place for any use. Surprise Valley power at 4.5 cents. Planted for 2017 season. Outstanding water fowl hunting on ranch. \$2,800,000. 240+- acres total: 205 in

conventional wild rice planted for 2017 season, 2 wells combined in mainline. Excellent water management system in place. Mobile home on- site for manager or rental, \$1,190,000. Production records, inputs, and water right data available. Equipment available by private treaty. 530-251-6438

dschroed57@hotmail.com

well

 ${=}$  Northwest Farm &

Robert M. Burns, ARA - Principal Broker

PO Box 116 • Pendleton, OR 97801-0116

(541) 278-0303 (Office) • (541) 969-8131 (Cell)

nwfarm@wtechlink.us

FOR SALE

Umatilla River Timber Tract, Bingham Springs

Center Pivots - East of Pendleton, Oregon. 170 acres total in two non-contiguous tracts. Two small pivots on 80 acre tract and a 76 acre pivot on

a 92 acre tract. 1,400 gpm well that artesians in

the spring. No improvements except for irrigation

APPRAISALS • AGRICULTURE REAL ESTATE BROKER

RANCHES

COTTONWOOD CREEK RANCH: Quality working ranch

combined with hard to find hunting and fishing amenities

- approximately 4,100 deeded acres, 450 irrigated, FREE

WATER AND PLENTY OF IT, private BLM – constant surface areas on 23 +/- and  $1-\frac{1}{2}$  acre lakes fed by approximately 4,000 gpm spring - two artesian wells supply additional for hay and pasture - Current management running approximately 500 animal units (475 mother cows, 25

bulls) - great improvements including excellent working facilities - Currently 4 landowner hunting tags for deer &

elk – fishery – pheasant, quail, duck, geese – management available - a pride of ownership property that more than

pays its way - eastern OR. - \$4,850,000

(\$787 per acre) **\$1,500,000 asking price** 

24-3/#

area, 1,906 total acres, 30 miles up river from

Pendleton, Oregon. Surrounds original Bar M Ranch headquarters. Timber, open range, one mile of river riparian area. No buildings. Excellent

recreational activities.

equipment. \$900,000

🗁 Ranch Appraisals, LLC

Sellers Retiring 14 Acres, Salem, OR. Seller retiring, previously used for cut flower business, has potential for sustainable pro-2300 duce operation. square foot home, newer 40'x80' shop with all cement floor, roll up doors, one 14' door, RV parking. Walk in cooler and storage in approximately 1800 square foot small shop building, GPM well. Call Hal 100 Sheldon, John L. Sco Real Estate 971-237-2434 Scott



380 Farms

**BUYING RURAL PROPERTY?**  Ranches
Ranchettes Horse Property 
Pasture Visit Today!

www.farmseller.com WA ACREAGE 22 Acres Chehalis Nice 3 Bed, Fireplace, 2 Baths, Estate \$225,000 **75 Acres Chehalis** Land & Merch. Timber & Growing Timber **\$250,000** 5.5 Acres Centralia Mostly Timber. \$65,000 Frank Dipola Realty 201 S. Tower St. Centralia, WA 98531 360-736-9561



2 Quest **BUYING RURAL PROPERTY?** Visit Today!

Farm Seller

www.farmseller.com



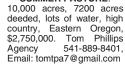
www.farmseller.com

Eastern Washington Dairy is a well-maintained cow dry lot facility with 10 mature lockups, open heds/ shades. D10 Herringbone Parlor, 2 milk tanks, Jersev x cows and young stock avail-able, +/-70 lbs./ day milk able. high BF and protein. with Sale includes 40,596 lbs of milk base and 3,200 square

of good grass, along Alsea River, west of Corvallis. NV., year-round stream peautiful views, quiet, sur-Tidewater, OR. Call 541 veyed, wildlife, remote ac cess, no power, \$154,000, \$2400 down, \$1200 month-270-7717 Pasture For Rent: Oregon 541-420-8689 SUMMER PASTURE:

Agency 541-889-8401 Email: tomtpa7@gmail.com

CAPITAL PRESS CLASSIFIEDS **GET RESULTS!** 



12

430 Commercial Property



# CapitalPress.com 21

# 420 Acreage

FARM LAND WANTED, Willamette Valley Oregor 60-80 acres of silty clay loam or sandy loam soils established irrigation rights Location: Junction City east of Hwy 99, north to Woodburn, west of Stayton- Scic road. House or outbuildings ok. Please contact 360-336 5846

Several Springs and septic

RETIRING

LAND FOR SALE

34 Acres. Beautiful views. Property overlooks Mayfield

Lake in Mossyrock, WA Excellent flat Christmas

tree, horse farm, etc. with well-drained soil. Partially

1-5

40,000. Salem, OR. 503-

access

approved.

362-3055

Oregon. 503-508-2888 RMLS#17678785





www.farmseller.com SELLING RURAL PROPERTY?

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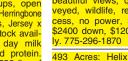
2 Lots Oregon City, OR: 1/4 mile from I-205. Tax lot #22E21CC00201 (1.17 acre), #22E21CC1400 (.84 acre), \$99,000 each. Ideal vehicle, equipment, material stor-age. 503-631-8842



154 Acres on Pine Cree miles south of Carlin NV

foot home with pool. Eric Weinheimer, Ag Com Real Estate, LLC. 509-845-4389, wagrealestate@hotmail.com

ly. 775-296-1870 493 Acres: Helix area 10 miles to Pendleton, OR. Hay crop ready. Owner terms. 541-881-9259







490 Hd to 5,300 Hd CAFO's \$1 to \$10.5 Million Magic and Boise Valley's Also Feedlot and Farms

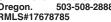
385 Dairy Farms

Tom Floyd 208-996-5129 Western Idaho Realty

IDAHO DAIRIES and SITES

# 387 Orchard/Vineyard Properties

**42.18 Total Acres** 25 +/- acre proven Pinot Noir vineyard planted in Motivated Seller: 161 acres in Douglas County. 1999. Awesome home site at top of vineyard with privacy and view of Mt. Jefferson, \$1,375,000. Adjoining vineyard also available. Dal-OR. Barbara Edige Windermere/ Western View Properties. Dallas, OR. Broker Licensed in



planted 1- 5 year stock of Noble, Fraser, Nordmann, and Douglas fir. An addiand Douglas fir. An addi-tional 6 acres Nobles planted this spring. Will carry contract. 360-983-3267 contract. evenings or leave mes

www.farmseller.com SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789

425 Pasture 5,640 Acres

## Dry Pasture: Grazing ground between Ontario and Huntington

cross

### Ontario and Huntington Oregon, leased for the 2017 grazing season, freeway splits property, Hwy 201 access, fenced and fenced, water both springs and well, In addition spring some years would make good fall and some winter pasture \$2,600,000 Tom Phillips Agency 541

889-8401. Email: tomtpa7@gmail.com **BUYING RURAL PROPERTY?** Visit Today!

### www.farmseller.com Pasture for Rent: 200 acres

Gorgeous estate home, plus 4 additional residences, equestrian center, airplane hangar, landing strip, woodland, pond, irrigation rights, grass seed and vineyard. All located in the critically acclaimed Willamette Valley AVA!

> Scott Hawes 541.419.0770 www.fayranches.com | info@fayranches.com



HORN CREEK RANCH: Recreation/lifestyle plus enough cattle capacity for the cowboy instinct - approximately 4,070 deeded acres tucked in the foothills of Oregon's Eagle Cap Mountains - home, horse barn, shop and hay barn newly constructed in 2014 - HQ about 1 mile off county road behind locked gate - 4 landowner hunting tags, deer & elk - fishing - turkey - grouse - Close proximity to white water rafting/jet boating, skiing and golf - reference website - \$4,000,000 - owner/agent

BIG HORN CANYON: Approximately 7,280 deeded acres. plus another 880 state and BLM - \$20,700 annual CRP, 10 payments remaining - miles of new fencing - Columbia River Basin, Roosevelt, WA - grazing, deer and turkey, fishing in the Columbia - \$2,500,000 - owner/agent

For Complete Brochures: agrilandsrealestate.com

Jack Horton 208-830-9210

Rae H. Anderson 208-761-9553

agrilandsrealestate.com

AGRILANDS REAL ESTATE

**Medical Springs, OR** 

541-853-1212



# **Central Oregon Commercial Feedlot** \$2,500,000 Cash Terms for Real Estate Only

6000 head capacity with profitable custom feed business. Just alley away from Central Oregon Livestock Auction (only market within 140 mile radius). 137 acres, 74 acres of North unit irrigation rights. Large indoor arena, heated machine shop, indoor cattle processing faculty, and 2699 square foot upscale triple wide on concrete foundation.



Alex Robertson, Broker Alex Robertson Jr., Broker DIRECT: 541-280-2117 or 541-420-2394 EMAIL: alexrobertson@johnlscott.com or arobertsonjr@johnlscott.com

380 Farms

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 TO \$19,750,000 CP#03015

380 Farms

UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous ac 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 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, BAKER 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 Umpgua River Ranch has river frontage and 618.17 ac with 142 ac irrigated cropland/pivot and hillside pasture. 5 ac / 2 homesites, feeder barns, and shops/storage harns milk parlor Water rights PRICE REDUCED TO \$1,999,000 CP#00517

AgriLands

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**, HEPPNER, OR - Two homes with 2,731 ac of which 200 acres are tillable. Farm is on a year-to year lease. \$1,650,000 CP#01317

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 TO \$1,600,000 CP#00616

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

**UMATILLA COUNTY**, HERMISTON, OR - 38.5 acre small scale, full operation facility. Commercialized 6,000 sq. ft. shop, pivot irrigated fields, featured pond, large equipment yard, small feed lot, corral system, pastures, and a 2,400 sq. ft. custom built home with attached 900 sq. ft. garage. \$1,500,000 CP#01117

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 crees springs, elk and mule deer. **\$1,143,125 CP#03415** seasonal creeks and

BAKER COUNTY, HEREFORD, OR – 1,560 ac. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP streams, springs, timber, co 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 TO \$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

**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** 

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! PRICE REDUCED TO \$625,000 CP#02916

380 Farms

GRANT COUNTY, JOHN DAY, OR - 168.6 acres. 4 irrigated ac. fenced into 4 pastures. Home, shop, horse barn and shed, riding arena. Abundant with wildlife and excellent shed antler hunting. \$595,000 CP#01017

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

BAKER COUNTY BASE COUPOR - 42 acres, home, equestrian facility COUPOR prings and USFS adjacent. 6 mi from town. REDUCED TO \$599,000 CP#00115

BAKER COUNTY, HAINES, OR - 88.98 ac, nestled at the base of the Elkhorn Mountains. Main house, several outbuildings, hav/livestock barn and cattle working facility. Irrigated grass pasture. PRICE REDUCED TO \$549,000 CP#03116

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.



## 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

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. REDUCED TO \$295,000 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 Lookingglass Creek. 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 Located 8 mi West of Haines. \$231,000. Mountains. CP#00717

UMATILLA COUNTY, TOLLGATE, OR - 5 acres of buildable land consisting of 3 tax lots, mixed timber and is zoned MUF. Build your own cabin or bring your RV and enjoy this unique opportunity. \$180,000 CP#01217

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 COUNT Protection Potentially buildable lot of record protection of the Blue Mountains. \$150,000 CP#02515

## The Whitney Land Co. 凰倉 541-278-4444 www.whitneylandcompany.com 101 S.E. 3rd | P.O.Box 1614, Pendleton, OR 97801

• 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