

380 Farms

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

WILD RICE PROPERTIES

For sale in Northern California. 2 properties available in 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, well and water right data available. Equipment available by private treaty. 530-251-6438 dschroed57@hotmail.com **1-800-882-6789** www.capitalpress.com

380 Farms

Sellers Retiring
 14 Acres, Salem, OR. Seller retiring, previously used for cut flower business, has potential for sustainable produce operation. 2300 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, 100 GPM well. Call Hal Sheldon, John L. Scott Real Estate 971-237-2434

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

385 Dairy Farms

BOISE, IDAHO
 Dairy Site: 661 acres with 4 pivots. Applied for permits for 10,000 head freestall CAFO.
HANSEN, IDAHO
 Feedlot/ Heifer Facility: 6,000 head fat cattle or 10,000 head heifers. \$1,600,000.
KIMBERLY, IDAHO
 Dairy: 170 acres, 5,300 head CAFO. \$3,750,000.
WENDELL, IDAHO
 Dairy: 200 acres, 952+ head CAFO. \$2,000,000.
Tom Floyd 208-996-5129 Western Idaho Realty

380 Farms

Your Farm & Land Specialist
Bill Hekman
 Licensed OR & WA Broker
 Professional Realty Services Intl.
503-580-8664
 AgRealtyNW@gmail.com

REDUCED

EASTERN OREGON PROPERTY
 Custom 4 bedroom home on 78 acres m/l in Baker Valley, with panoramic views of the Elkhorn and Wallowa Mtns. Open floor plan in living and kitchen area, wood burning fireplace. Spacious bonus room with propane fireplace. Covered deck/porch on three sides, yard with sprinkler system, fenced area with garden and young fruit trees. Detached 30'x30' double garage w/ two overhead doors plus a 16' attached carport. Metal pole barn (48'x78') with open side bays. Pasture is cross fenced. 68+ acres are irrigated. Working corrals, level riding arena, second well for livestock water.
\$925,000 Reduced to \$875,000
Howard Britton Realty, Inc.
 3480 Place St., Baker City, OR 97814
541-518-2800 • britton@eoni.com

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 1-1/2 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

THORN 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/get 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
AGRILANDS REAL ESTATE
 Medical Springs, OR
 541-853-1212
 agrilandsrealestate.com

385 Dairy Farms

WASHINGTON DAIRY FOR SALE

130 Acre Dairy • Mabton, WA.
 Milking parlor, freestalls. Currently milking 380 head and raising heifers. Established buyer for milk. Four pivots. Two homes.

Call: 509.837.5400

430 Commercial Property

FARMER'S MARKET & FAMILY EVENT CENTER
 WILLAMETTE VALLEY, OR
LONE PINE FARMS offers 60 acres of pristine farmland, a Farmer's Marketplace and Special Event use!
\$2,500,000
 Sale includes land, business and equipment. Special Use Permit with County allows multiple Event Center activities.
Brent Cole
Remax Integrity
 541-302-4880
 brentcole@remax.net

385 Dairy Farms

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Eastern Washington Dairy

This is a well-maintained 500 cow dry lot facility with 510 mature lockups, open sheds/shades. D10 Herringbone Parlor, 2 milk tanks, Jersey x cows and young stock available, +/-70 lbs./day milk with high BF and protein. Sale includes 40,596 lbs of milk base and 3,200 square foot home with pool. **Eric Weinheimer, Ag Com Real Estate, LLC. 509-845-4389, ewagrealstate@hotmail.com**

387 Orchard/Vineyard Properties

42.18 Total Acres
 25 +/- acre proven Pinot Noir vineyard planted in 1999. Awesome home site at top of vineyard with privacy and view of Mt. Jefferson, \$1,375,000. Adjoining vineyard also available. Dallas, OR. **Barbara Edige Windermere/ Western View Properties, Dallas, OR. Broker Licensed in Oregon. 503-508-2888 RMLS#17678785**

390 Timber Property

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

420 Acreage

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

Motivated Seller: 161 acres in Douglas County. Several Springs and septic approved. I-5 access. \$340,000. Salem, OR. 503-362-3055

RETIRED 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 planted 1-5 year stock of Noble, Fraser, Nordmann, and Douglas fir. An additional 6 acres Nobles planted this spring. Will carry contract. 360-983-3267 evenings or leave message.
 www.farmseller.com
 SELLING RURAL PROPERTY?
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 1-800-882-6789

425 Pasture

SAVINGS ARE HOT!
 at Capital Press
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 www.capitalpress.com

470 Timber, Lumber

TOEPFER LOGGING, INC.
 Timber Harvesting, Slash Piling, Reforestation: high quality forest and land management services. Certified professional logger. Over 50 years in the timber industry. Stayton, OR. 503-769-5505

470 Timber, Lumber

BUYING 6" and UP Alder and Maple Saw Logs, Standing Timber

CASCADE HARDWOOD
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 Chehalis, WA
 Darrell Alvord 360-431-0421 WA • OR
 Ken Jones 360-520-6491 WA • OR
 Brian Karnes 253-208-9120

385 Dairy Farms

425 Pasture

EXCELLENT GRASS/ HUNTING
 480 acres, good access, multiple springs, value add, nice bucks in area, close to reservoir. Prineville, OR. 541-620-4242

Nevada Ranch For Lease:
 Please send inquiries to helpwanted@capitalpress with RB123 in the subject line.

Pasture Available: several steers, creek, barn. Salem, OR. 503-749-2799

Pasture For Rent: 200 acres of good grass, along Alesia River, west of Corvallis. Tidewater, OR. Call 541-270-7717

Pasture For Rent: Oregon. 541-420-8689

5,640 Acres Dry Pasture:

Grazing ground between Ontario and Huntington Oregon, leased for the 2017 grazing season, freeway splits property, Hwy 201 access, fenced and cross fenced, water both springs and well. In addition to spring some years would make good fall and some winter pasture. \$2,600,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

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

430 Commercial Property

CREATE OPPORTUNITY! 19 acres, huge buildings totaling over 78,000 sq.ft. ideal for greenhouses. Controlled propane heating, air conditioned units, venting. Recently used for potato storage and processing with offices, shipping docks, excellent well, shop with rolling stock and equipment. Tulelake, CA, \$1,100,000. Anita Matsy Realty 541-892-1718



SALMON, IDAHO

Commercial building for sale by owner: 7,000 sq. ft., 2 levels, on the beautiful Salmon River with a 1,900 sq. ft. deck overlooking the river. Remodeled to the I.B.C. Priced at \$835,000. Call Paul at 208-756-6181

440 Business Opportunities

FERTILIZER BUSINESS FOR SALE:

After 28 years the owner of Valley Ag Service in Hood River has decided to retire. Now serving over 300 customers in Hood River, Wasco and Klickitat Counties. Sale includes 8700 square foot warehouse on .69 acres plus equipment. Contact Bruce Nicholson 503-970-0002 or brnicholson@bhhsnw.com for a flyer. Licensed OR Real Estate Broker #201011051

470 Timber, Lumber

Oregon Black Walnut Lumber: kiln dried. We also buy logs. Goby Walnut Products. Portland, OR. 503-477-6744

TOEPFER LOGGING, INC.
 Timber Harvesting, Slash Piling, Reforestation: high quality forest and land management services. Certified professional logger. Over 50 years in the timber industry. Stayton, OR. 503-769-5505

470 Timber, Lumber

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

WE BUY LOGS

• Standing Timber
 • Land and Timber
 Call for quotes.
 We can answer your questions.
ROSBORO, LLC
Brian, 503-569-8740
 Springfield, OR
 470-22-5-1#5

Buying Logs & Timber

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WHITEWOOD
STANDING TIMBER
TIMBER DEEDS
LAND & TIMBER

Frederic Lumber Co., Inc.
 Lyons, OR
TODD PARKER
503-859-2111
LYONS, OREGON
 470-22-5-1#7

480 Fencing

(3) Used Chainlink Gates: 80'x15.5', \$175. 92'x16', \$200. 80'x20', \$200. All with barbed wire top. Sherwood, OR. 503-936-3637

4" Drill Pipe: \$50 per joint.

Truck loads only. Rexburg, ID. Call Mike 602-758-4447

Continuous Fencing, not painted. Used oil field pipe. In stock. Great prices!

NW Farm Supply, Hermiston, OR. 800-801-5650 or Mike 541-561-6047

FENCE INSTALLATION:

Fence installed with hydraulic post driver. New Zealand, nonclimb, sheep & goat, woven wire, barbed wire, deer, and rail fencing. Serving Oregon since 1993. Licensed, Bonded & Insured CCB#93256. Salem, OR. 503-859-2804 www.statewidefence.net

Fence Posts: Douglas Fir, Penta Power Pole Treated, round rail fencing. **Tinker Toy Fence.** Junction City, OR. For hours, 541-689-3726

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480 Fencing

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 • Penta Posts
 • Gates
 • And More!
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Priefert Authorized Dealer

BISON PIPE & SUPPLY
800.764.7473

NOTICE: Oregon Construction Contractors Law

(ORS 701) requires that all businesses that advertise remodeling, repair, home improvement or new construction be licensed with the Construction Contractors Board. An active license means the contractor is bonded and insured.
 Verify a contractor's license and complaint history at **www.hirelicensedcontractor.com** 503-378-4621
 480-1-52-4#13

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