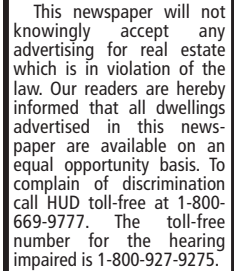


270 Recreational Property

PUBLISHER'S NOTICE

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or any intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.



270-1-52-4/#13

320 Rentals, Leases

BEEF CATTLE FACILITY FOR LEASE:

Arlington Washington (80) acres with 6000 sq. ft. hay barn, squeeze chute, lay down pens, separating pens, feeding stations, cross fenced areas for calving. Excellent feed, hay fields available for additional cost. Call 425-754-7560 leave message.

356 Ranches

320 Rentals, Leases

Farm House/ Barns (60) Acres Pasture: Spring water, beautiful view, Non smoking environment, 6 miles NW from Salem, OR. 503-363-0034

356 Ranches

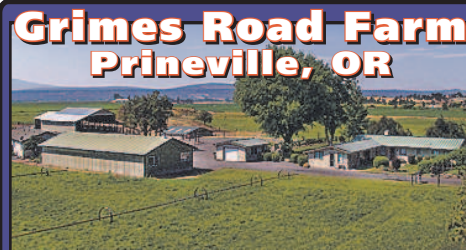
(70) ACRE ARLINGTON WA: Beautiful (2) bedroom home with 4000 sq.ft shop, cattle working stations, cross fenced, finish pens, garden, chicken pens. Fishing, hunting, 60 minutes from Seattle, 10 minutes from Arlington local airport. 425-754-7560, Email: pennylee@pennyleetrucking.net

FARM GROUND FOR SALE: (160) acre ranch for sale in Western Yolo County, CA. Class II and Class III soil, leveled, YCFC district water, PG&E power on property, west of Woodland 5 miles. For more information please call 916-761-1578

A picture speaks 1,000 words

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356 Ranches



New Price! • \$670,000

Ranch Style Home on 38.5 acres with 35.9 acres of Old Irrigation Water Rights. Cascade Mountain Views from 2241 sf 3-bed, 2-bath home. Shop 30x36, 3-car garage 30x36. Pole Barn w/attached 36x36 machine shed & horse/livestock runs, 6-stall Barn & Pipe Round Pen. Additional 1320 sf 3-bed, 2-ba home. Property is very well maintained, fenced, gated, landscaped, and has raised bed gardens. *Must see to appreciate!*

Cascade Sotheby's INTERNATIONAL REALTY DESERT VALLEY GROUP farm & ranch properties Pam Mayo-Phillips • Brook Havens 541-923-1376 • www.desertvalleygroup.com 650 SW Bond St., Ste. 100, Bend, Oregon 97702

CENTRAL OREGON RANCHES



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• RANCHES • FARM GROUND • HAY FARMS • GRAZING LAND Also providing PROPERTY LOCATING SERVICES Old-fashion work ethic with modern day marketing 541-480-5606 • jeff@jefflarkinrealty.com 811 SW 13th St., Ste 105, Redmond, OR 97756 www.jefflarkinrealty.com



• 14,506 diversified Klamath County acres. • 377 acres potato, alfalfa, grain & pasture. • 3 irrigation wells, 2 pivots & wheel lines. • Summer grazing for up to 13,000 AUM's, depending on season, throughout balance of timbered acreage. • Elk & deer habitat: eligible for 6 LOP tags. • 2 homes, equipment shed, shop, 2 hay barns, steel corrals, historic stage stop barn and remodeled hunting cabin. • **Paradise for \$7,253,000!**

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

HYLINE ROAD FARM, ONTARIO, OR

78.55+/- deeded acres including 72+/- acres irrigated with half circle pivot, wheel line, solid set & hand lines. Outstanding, clean farm with upgraded home, large shop, historic barn, large enclosed machine shed, hay shed & large attached machine shed. Excellent facilities for purebred or commercial cattle. **\$615,000**

PRAIRIE, IDAHO RANCH/RECREATION PROPERTY 720+/- deeded acres of beautiful mountain ranch & recreation property located approximately 40 miles north of Idaho. Excellent cross country skiing, hunting, and timber along with scenic and recreational appeal. 2 year-around reservoirs with livestock water rights. **\$795,000**

Mogensen Land Cell (208) 890-7172 Office (208) 452-3744 Fax (208) 888-1989 Email mike@mogensenland.com Web www.mogensenland.com A Division of SILVERHAWK REALTY Licensed in Idaho & Oregon MIKE MOGENSEN REALTOR Farm and Ranch Specialist

380 Farms

380 Farms

356 Ranches

(3500) Acre Ranch: Irrigation wells, (5) artesian stock water wells, (400) cow/ calf operation, (1600) acre flood irrigated pasture, (300) irrigated hay fields. Lakeview, OR. 701-570-5600

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$325,000. 503-362-3055

380 Farms

(17) Acres: Some timber, large barn, shop, Linsley Creek, (3+) bedrooms, RV hookup site \$299,000. 10 minutes from Seaside, OR. 541-517-9867

(21.08) Acres in Turner, OR: country living with privacy, Approximately (2,900) sqft. home, (4) bedrooms/ (3) bathrooms, guest house/ shop, water rights. A really great home & setting! MLS#677703, \$519,500. Stephen G. Tandy P.C., Coldwell Banker, 503-566-5519. View online at: www.STandy.cbOregon.com



(194) Acre Farm: All tillable with water rights \$1,550,000. 5 miles from I-5 in SW Washington. Terry Graham, RE/Max Four Seasons 360-470-1403

(22.8) Parklike Acres in Mill City, OR: Santiam River frontage, own irrigation well, timber & pasture, approximately (2,700) sqft., (3) bedrooms/ (2.5) bathrooms, (3) barns approximately 40x80/ 30x40/ 25x28, perfect for ranching/ livestock/ nursery stock/ grazing & more! MLS#676173, \$837,500. Stephen G. Tandy P.C., Coldwell Banker, 503-566-5519. View online at: www.STandy.cbOregon.com

356 Ranches

380 Farms

(20+) Acres, Salem, OR.: PRICE REDUCED, now at \$489,900. (3-4) bedroom, (2) bath home, dual living, much more. Sold as is. Linda Burns 503-422-0734

(30) Acre Farm: Large barn, large shop, (3) bedrooms, (2) baths, family room, den, large covered & uncovered decks, timber, cattle operation \$599,000. Beaver Creek, OR. 541-517-9867



(107) Acre Farm: (70) acres with water rights. Large hay barn, shop, Machine shed. 2006 (5) bedroom (3) bath home. 1922 A Swiss Valley Rd. Addy, WA. Warren Schick. Real Estate Market place 509-998-6706

(16.8) ACRES FARM/TIMBER: (5) acres pasture/ (11.8) acres timber. Good well/ septic/ electric fencing with 3/2 mobile \$220,000. Lebanon, OR. 541-905-6783, Monte.

(35.35) Acres in Salem, OR: pasture/ timber, privacy & updates, single level home, approximately (2,400) sqft., (3) bedrooms/ (2) bathrooms, (2,240) sqft. shop+ guest quarters, fenced pastures, your own lake, perfect for horses, cattle or vineyard. MLS#657977, \$649,500. Stephen G. Tandy P.C., Coldwell Banker, 503-566-5519. View online at: www.STandy.cbOregon.com

(374) Acres in Richfield, ID: (310) irrigated acres, (3) pivots mostly gravity, (2) large shops \$1,650,000. **(4,389) Acres in Southern ID:** (1,589) acres deeded, (2,800) state of Idaho lease, (350) irrigated, free irrigation water, (4) pivots, corrals for (1,200) head. Will run (200+) pairs \$3,200,000. Andy Smyth, InterMountain Properties, 208-850-8485

356 Ranches

DECKER'S DEALS! Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185 email: everettd@johnlscott.com Clear and nice. Not even freezing at night. Cattle prices at the Central Oregon Livestock Auction are good. I'm getting ready for spring. **40 ACRES OF RANGE LAND.** 3 miles from Madras. **\$68,000** **12.88 ACRES OF FLOOD IRRIGATED PASTURE** only 3 miles from Redmond. **\$165,000** **CLEAN & NICE MANUFACTURED HOME ON 4.85 ACRES** with 4 Plus acres of Ochoco Irrigation District Water Rights. 3 bed-2 bath with large wrap around deck. Several outbuildings and your own private well. Property is fenced and cross fenced. Near Prineville and only **\$225,000**

380 Farms

380 Farms

COTTONWOOD CREEK RANCH WATER WATER WATER

Spring fed stream – manmade lake and pond – 2 artesian irrigation wells – storage in common interest reservoir - ALL EXPENSED AT ABOUT \$600 /YEAR – Approximately 4,100 deeded acres – 450 plus irrigated – RATED 500 AU's yearlong – 1,935 AUM's private BLM permit – small private lease – high end improvements with homes @ private setting – excellent handling and shipping facilities – currently one man labor force excepting calving and haying seasons – management in place if needed – landowner hunting tags...elk, deer, antelope – fishing – eastern Oregon – **Competitively Priced at \$5,285,000**

LUCKY 7 RANCH 2,870 deeded acres – 538 water right with free seasonal water – 175 AUM's BLM – RATED @ 100 – 125 AU's yearlong – would make great stocker unit - easy access - good improvements – landowner hunting tags for deer and antelope – south central Oregon – **Priced @ \$1,300,000**

Jack Horton 208-830-9210 Rae Anderson 208-761-9553 AGRILANDS REAL ESTATE Medical Springs, OR 541-853-1212 agrilandsrealestate.com

380 Farms

380 Farms

380 Farms

380 Farms

Classifieds 1-800-882-6789



Century 21 Lund Realtors/Morton Branch **Buying & Selling Farms & Ranches In Lewis County** CALL CHRIS • 360-496-1664 Morton, WA • www.chrisjerde.com Call me with any questions about any farms or ranches in Lewis County, large or small.

EASTERN OREGON FARM

1,758 IRRIGATED ACRES – 1,568 dry grazing. 18 Zimmatic Pivots, 11 wells, lifting between 57' – 160'. 2014 crops included seed potatoes, alfalfa, triticale and wheat. Management in place if needed. Cash lease possible for absentee owner. Farm is clean and well cared for. Pivots, pumps and mainlines in top condition.

Competitively Priced @ \$10,000,000 Cash at closing.

Jack Horton 208-830-9210 Rae Anderson 208-761-9553 AGRILANDS REAL ESTATE Medical Springs, OR 541-853-1212 agrilandsrealestate.com

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

"Cromwell Farm" 640 acre farm located approx. 16 miles east of Burns. 500 acres under pivots. Currently planted in approx. 60 ac alfalfa, 10 ac test corn, balance in barley and wheat. 553+ ac permitted water rights. Nicely updated MH with new water filtration system. **Reduced to \$1,750,000** **"Elk Creek Ranch, Dayville, OR"** This 6213 deeded acre ranch is located 3 miles west of Dayville. There is approx 187 ac of flood irrigated meadow out of the John Day River which borders the ranch for 1-1/2 miles. With the private BLM allotment, the ranch runs contiguously 6 miles north into the rolling hills where you have scattered juniper & some pine trees. The BLM permit has 581 total AUMs and the ranch is rated at 150 AU's. This ranch has great elk & deer hunting.. **Price \$2,950,000**

Curt Blackburn, Broker 541-589-0025 Nancy Gregg, Broker 541-589-1362 707 Ponderosa Village • Burns, OR 97720 541-573-7206 • 800-573-7206 • Fax: 541-573-5011 E-mail: jblackbn@centurytel.net www.jettblackburn.com • email: jblackbn@centurytel.net

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BLAINE BICKELHAUPT 509-520-5280 Lic WA & ID MIRIAM GRANT 509-520-5220 Lic WA & ID MARK GRANT 509-520-1906 Lic WA & ID

Looking for farmland! We have buyers!

SOLD Southern Adams Co. 480 ac total with 472.4 CRP \$25,850 annual income, CRP expires 9/30/2015. **\$4,200,000** **BACK ON THE MARKET.** Columbia/ Garfield County. 1,049 acres pasture, CRP lease exp. 12/31/2015. **\$357,500** **SOLD** NEW - Northern Walla Walla Co. 282.73 ac. total with 86.66 acres CRP. 5.183 CRP income. Contingent on CRP renewal 10/1/2015. Pasture fenced, no water. **\$125,000** **SOLD** Northern Walla Walla Co. 640 ac. total, w/ 504.5 ac. in CRP. W/annual income \$28,266, Expires in 2022. **Asking \$463,600** Whitman County Farm. 552.2 Ac in 16-18 inch rainfall yielding 75/80 bu Winter Wheat. 198.9 CRP acres remaining tillable. **\$1,076,830** Eureka Flats - Walla Walla Co. 2,855 FSA total acres, 2,296 acres CRP \$94,096 annual pmts. CRP expires 2018 - Estimated 40-45 bu/ ac. **\$2,090,000**

Blue Mountain REALTORS Blaine Bickelhaupt, Managing Broker blaine@bluemountainrealtors.com

380 Farms

380 Farms

EASTERN OREGON PROPERTIES

FARMS

UNION COUNTY, ELGIN, OR - 553 ac. ranch/farm. 185 ac. of irrigated farm land, 3 homes, indoor arena with horse stalls. Grande Ronde River frontage and Gordon Creek running through property. Great income and recreation potential. **\$2,000,000 #CP01914**

GILLIAM COUNTY, ARLINGTON, OR - Rare rural investment property. 1,271+/- of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP w/7 yrs. remaining, 444 ac. of range and 10 wind turbines all contribute to the diversity of this investment. **\$1,800,000 #CP01214**

BAKER COUNTY, KEATING VALLEY, OR - 326 ac of which 273.5 are irrigated with 4 center pivots and wheel-lines. 100 ac of range. Main home, barn and livestock amenities. **\$1,250,000 #CP02714**

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. **\$633,000 #CP02914**

UMATILLA COUNTY, HERMISTON, OR - 33.5 acres of dry farm ground. UGB City of Hermiston. Next to local airport. **\$250,000 #CP00813**

UMATILLA COUNTY, SEASIDE, OR - 150 acres. Buildable, CRP income, paved road. **\$1,000,000 #CP01010**

UMATILLA COUNTY, HELIX, OR - 1/16th ownership is approximately 823 acres of dryland farm ground. Historical yields 55 +/- BU. **\$77,217 #CP00114**

RANCH PROPERTIES

MALHEUR COUNTY, WESTFALL, OR - 22,294 deeded acres, BLM allotment 16,000 AUMs. 2,500 summer cattle operation. 2,422 acre primary water rights, 2 reservoirs, 4 pivots. Multiple homes and facilities. 7 LOP tags for deer/ elk. **REDUCED \$13,900,000. #CP00514**

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
• Travis Bloomer, Broker
• Blake Knowles, Broker
• Scott Coe, Broker
• Gary Jellum, Broker

GILLIAM COUNTY, CONDON, OR - 166 ac, known as the Rattray Ranch. Private John Day River. **\$7,000,000 #CP01313**

UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 acres 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**

WALLOWA COUNTY, ELGIN/TROY, OR - Private river frontage with building sites on the Grande Ronde River. Catch salmon and steelhead or hunt deer and elk from this 1461 acre timber ranch. Includes home, air strip. Recreation paradise. **\$2,900,000. #CP01811.**

MALHEUR COUNTY, IRONSIDE, OR - 4,500 acre of which 3,080 acres deeded and 200 acres are irrigated. Excellent springs and perennial stream. Home, multiple outbuildings and livestock facilities. **\$2,750,000 #CP00914**

UMATILLA COUNTY - UKIAH, OR - Provides 2.5 miles of river frontage on the N.F. John Day River. 2,568 deeded acre, 2 homes, outbuildings and full amenities. Timber, meadows and range. Multiple developed water sources for fishing and irrigation. **Reduced \$2,500,000 #CP00513**

BAKER COUNTY, Bridgeport, OR - 2,729.26 deeded acres timber, meadows and irrigated hay fields. Multiple creeks and springs, and Burnt River flowing through property.. Home, outbuildings and multiple buildable sites. LOP tags. Gold mining potential. **\$2,495,000 #CP01114**

BAKER COUNTY, DURKEE, OR - 2,021 ac Ranch or hunting getaway. Home, outbuildings. BLM permit. Sagebrush/bunchgrass, springs, timber. Remote setting, quick I-84 access. **\$1,800,000 #CP03214**

MORROW COUNTY, Near Ione, OR - 1,110.86 Ac., of which 192.3 Ac. are irrigated and 94.3 are in CRP. 4 homes, outbuildings, recreation. Located along Rhea Creek. **\$1,700,000. #CP02213**

UMATILLA COUNTY - 2835.21 acres with 577 acres of wheat ground planted to grass. 120 irrigated acres. 40 acres of sub-land 2 older homes. **\$1,650,000. #CP02210**

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 \$1,150,000 #CP00714**

BAKER COUNTY, Baker Valley, OR - 307+/- acres. Irrigated grass pasture, home, working facilities. 197 ac primary w/129 ac supplemental rights. 100 ac rangeland. Located 3 miles from Baker City. **\$725,000. #CP03314**

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**

UNION COUNTY, ELGIN, OR - Located on the Grande Ronde River, this 361.76 ac scenic property has great fishing. Looking Glass Creek flows through the property. **\$608,000 #CP02711**

UMATILLA COUNTY, Weston, OR - Weston Mtn. solitude. 40.91 ac. with a 2,850 sq. ft. 3 bed, 4 bath home. Huge shop. **\$550,000 #CP02814**

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**

BAKER COUNTY, BAKER CITY, OR - 646 ac with 2 parcels and 2 potential homesites. Great views, excellent access. Across from Oregon Trail Interpretive Center. 2 parcels: 320 ac & 327 ac, \$275,000 ea if sold separately. **\$499,000 #CP00414**

BAKER COUNTY, BAKER VALLEY, OR - 218 acres. Irrigated grass pasture 118 ac. Powder River and Phillips Reservoir water rights. Buildable. Located 6 miles from Baker City. **\$379,000 #CP01814**

UMATILLA COUNTY, ADAMS, OR - 121.50 total acres of which 20 acre irrigated hay/pasture. Includes main residence, barn and additional outbuildings. **\$359,900 #CP01612**

UMATILLA COUNTY, HERMISTON, OR - 109.37 total acres of range. 96.3 state water rights, flood irrigated. Old home site, buildable, with power and well. **\$350,000. #CP03114**

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, Baker City, OR - 12 acres. Pine Creek, large timber, 25'x40' pavilion, well, 15 min. from town, able to be subdivided. Zoned RRS. **\$169,000 #CP02414**

BAKER COUNTY, Greenhorn, OR - 67 acre timber parcel. 20'x16' cabin with loft. Recreational getaway - springs, pond, meadow. **\$167,000 #CP00814**