

210 Auction Sales

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240 Mobile & Manu. Homes

356 Ranches

356 Ranches

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Classifieds 1-800-882-6789

CENTRAL VALLEY AUCTION, INC.
Located at 7979 Lacey Blvd ~ Hanford, CA 93230

Annual "Show Time" Auction
Feb 11, 2015
9:00 am Sharp rain or shine!

Tractors, Forklifts, Bobcats, Trailers, Vehicles, Raisin Harvester, 1923 Ford T Bucket, 2002 Jeep Grand Cherokee, 3-Ford Rangers, 3-Chevy 1500s, 45+ Honda Recons, 7-Thomas Self-Propelled Nut Carts, 2-Swathers, 30' AC Offset Wheel Disc, Echo Wood Chipper, RR Ties, Tillage & Miscellaneous Equipment, with more arriving daily.

Early Registration beginning Feb 2nd

Remember - Check our website for updates, information and photos!
PO Box 37 - Hanford, CA 93232
www.centralvalleyauction.com
cva@centralvalleyauction.com
Phone (559) 582-5837 - Fax (559) 582-3365
Bond# BD 7900 653127 - Bankruptcy Court Bond # B349112

Late 80's Vintage Modular Home: Approx 40' wide x 65' long, in (3) sections \$16,500. Would be a great home, bunkerhouse or office. Can deliver. Sonoma, CA. If interested call John Sr. 707-996-6776

CAPITAL PRESS CLASSIFIEDS GET RESULTS!

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.



270-1-52-4/13

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



(160) ACRES \$899K:
Rare find in the foothills just outside of Arbutuck, CA! (160) acres, (2) Ag wells, septic, completely fenced, easy access by county maintained road. Small cabin, gorgeous views vary depending on which ridge you're standing on! Capay Valley to the Southwest and the Sacramento Valley to the East. Contact Jane Smart, Broker 530-921-2102

(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

Ready To Retire & Move West?: I'm looking for an amazing ranch via trade. OR, MT, ID, WA, CA, AK. Have Willamette Valley (Oregon City) homes on rivers, (135) acre farm, full block city development, commercial property, motel/apartments, all POS cash flow, take all or part. Includes several measure 49 buildable sites. Relax & retire at the end of the Oregon Trail. In manilla folder, send info, pictures, etc. to: Todd, 914 Lincoln Street, Oregon City, OR. 97045

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

Lots of new calves showing up and the weather has been great. Wickiup Reservoir is filling well so there should be plenty of irrigation water this summer.

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

360 ACRES OF FENCED RANGE LAND only 20 miles from Madras. Possible owner terms. \$155,000

FANTASTIC 4036 SQUARE FOOT HOME AT THE TOP OF THE HILL. Mt. views from Mt. Hood to Mt. Bachelor. 135 acres with 120 acres of water rights. Wheel line and crop land is leased thru 2017.

CENTRAL OREGON RANCHES

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MADRAS RANCH
BEAUTIFUL HOME, VIEWS

- 112 acres, 93 irrigated with quality pasture and hay.
- Large capacity bull & heifer development facility with concrete banks.
- Several Juniper protected calving fields.
- Hay & livestock barn, heated vet room, portable scales and extensive welded pipe corrals.
- New 3000 sq ft 3BR/2BA 2 car garage home in private setting with Cascade Mt views. Home has all the amenities. Wraparound trek decking
- Additional leased acreage extends ranch options.
- Amazing opportunity for \$1.25 million! MLS#82972

Call M.T. Anderson 541-377-0300

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

ESTATE AUCTION
Sun., Feb. 8th • 9:00 AM
Preview: Sat., Feb. 7th • 3 - 5 PM
320 Marilyn St NE, Albany, OR

2002 Chevrolet Silverado 1/2 ton pickup • 1989 Chevrolet Cheyenne 1/2 ton pickup • Kubota L175 tractor • Vintage Scotty lawn tractor • Bolens "Husky" mod. 1054 yard tractor • Darra James bench top drill press • Heavy duty Milwaukee grinder • 7" Uryo grinder • Miller Thunderbolt welder • 2 Waterloo stack on roll away tool boxes • 1" drive Ingersoll Rand air impact wrench • Many assorted quality vices • Various sizes of steel job boxes, "some on wheels" • Large lot of good assorted electric motors • Many and various sized screw house jacks • 50 pound anvil "on stand" • Various bolt bins (with assorted New bolts, washers & nuts) • Standing Hydraulic press • Heavy duty Craftsman stack on roll away tool box • John Deere, Yard Man, Homelite and MDT walk behind lawn mowers • Floor mod. Craftsman Drill press • assorted engine stands • 12 foot tandem axle implement trailer • MANY assorted gas vehicle engines some complete and some incomplete • LOTS of assorted tires and wheels • Different sizes of steel work benches / some with wheels • Portable Gantry crane • Gas welding/welding outfit on wheels • 100s of assorted sizes of quality C clamps • Portable electric cement mixer • Another Miller Thunderbolt 225 welder • Misc. vehicle batteries • Lincoln 225 amp. welder • Tecumseh, Briggs & Stratton and other stationary engines • Craftsman heavy duty bench top drill press • Large "Classic" electric heavy duty belt drive air compressor • 2 heavy duty battery charger/boosters • 100s of quality hand tools, Snap-on, Craftsman and other quality brands • Sears portable air compressor • JET Turrent milling machine • Numerous tool grinders, Jet, Craftsman and other quality brands • Kennedy roll away tool box • Craftsman 32" metal lathe.

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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

353 Equestrian Properties



(7.6) acre farm: (3,200) sqft. home, barn, shop/ equipment storage, great fencing. Motivated seller, reduced to 495,000. Rochester, WA. 360-273-8075

356 Ranches

Mountain Springs Ranch

\$1,595,000

Beautiful Mill Creek Valley, Prineville, Oregon. 1,956 acres with a mile of Mill Creek, 90 acres of water rights to irrigate pastures for hay production, valley meadows/wetlands for bird hunting, fishing and livestock grazing. The ranch has varied topography with seasonal mountain springs, streams, ponds, timber, wildlife and Cascade Mountains. Improvements include: an updated 1596 sf 2 bed, 1 bath home overlooking the creek, barn, shop, corrals, farm dwelling, and potential homesite.

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Big Valley Ranch Modoc Co. - 1,723 +/- acres, 800 irrigated, runs 800 pair, 38,000 acres private grazing, \$3,600,000 Modoc County

Buckeye Ranch 125 acres, 115 acres class 2 & 4 soil, Solano County \$1,900,000

Ross Ranch 278.8 acres, ocean view building sites, meadows & timberland, \$1,595,000 Mendocino County

GV Farms - 305 acres, grows 260 acres alfalfa & orchard grass hay, \$1,300,000 Modoc County

For Sale

White Oak Ranch 12,385 acres, runs 600 pair, plenty of water, excellent hunting, Colusa County, \$9,500,000

Crook Ranch 5,101 deeded acres, grass ranch, runs 300 pair, Williams Act, available for cattle NOW! Tehama County \$3,999,500

Lost Valley Ranch 2,027 +/- acres, 895 acres irrigated, 350 mother cows year round, Modoc County \$3,750,000

info@caoutdoorproperties.com
Todd Renfrew, Broker/Owner
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SIDDOWAY RANCH, DURKEE, OR

Outstanding productive ranch with H.Q. located in ideal low elevation winter climate. 5,445.3± deeded acres including 550± acres irrigated. OUT THE GATE on deeded land, leased private timber grazing land and range land, and 30,000± acres of BLM & USFS land. Capacity for 650± cows plus bulls & replacements. Private land leases available to new owner. LOP tags for 6 deer & 6 elk.

\$6,500,000 including Equipment.
\$6,000,000 without Equipment.

PHIPPS RANCH, UNITY, OR

3,957± deeded acres including 260± acres irrigated meadows & pasture land. 1,228± acres of well managed timber grazing land, plus 2,440± acres of grazing land. Beautiful property on South Fork Burnt River bordering USFS land. Excellent hunting property with LOP tags for 4 deer, 4 elk & 1 antelope. **\$3,700,000**

LEAF RANCH, UNITY, OR

2,286± deeded acres with 455± acres of irrigated land and 1,800± acres of outside grazing land. 20± acres Elms Reservoir on the property provides irrigation water plus fish & waterfowl habitat. Great year around or summer grass ranch with potential for pivots. LOP tags for 4 deer, 4 elk & 1 antelope. **\$2,075,000**

Mogensen Land
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