

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

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AG Investment Brokers LAND

COLUSA COUNTY, CA Walnut Valley Ranch, 5 miles S of Stonyford. 1,247 total acres w/500+- acres of class 1 & 2 dry farm land. 3 homes, shop, and multiple barns.

NEW - \$1,932,000 BUTTE COUNTY, CA 5,980 +/- acres, N of Chico. Reservoir, springs, and wells. Perimeter & cross fences. County road access. 550 +/- winter Old Thomasson Range.

\$6,257,000 SOLD 530.529.4400 AGLANDBROKERS.COM DRE # 01707128

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



380 Farms (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

(18.94) Acres Ag/ Commercial: with water and good soils, 1999 manufactured home, commercial building, great location on Hwy, Independence, OR. \$579,900. Call Randy Hahn with Re/Max 503-334-7474

(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

356 Ranches

380 Farms (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

LAND FOR SALE: (97.3+/-) acres in Benton County, Washington. Located in South Kennewick, KID irrigation rights, well-suited to orchards and vineyards \$1,000,000. For details, contact: Flo Sayre, Broker, Pasco, WA. 509-544-8944 or 509-539-3161 FARMERS NATIONAL COMPANY

(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

(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

(38+) Acres in Aumsville, OR.: Mill Creek frontage, water rights, (2,500+) sqft. Home, (3) bedrooms/ (2) bathrooms, good quality farmland, fenced & cross-fenced, (3) barns, 36x75/ 40x84/ 26x36, MLS#674599 \$695,000. Stephen G. Tandy P.C., Coldwell Banker, 503-566-5519. View online: www.STandy.cbOregon.com

WA ACREAGE 312 Acs Chehalis Merchtimber/ Land, Fir & Alder, View..... \$550,000 98 Acs Chehalis Estate/timber & Pasture. 3 Bdrms, 2 Bath, Heat Pump, Fireplace..... \$550,000 10 Acs Chehalis / Onalaska, 3 Bdrms, Rambler, 2 Ba, 2 Fireplace, Metal Bldg., Pasture..... \$210,000 9.45 Acs Onalaska, Close To Lakes, Meadow/wooded, View..... \$55,000 Frank Dipola Realtor 201 S.Tower • Centralia, WA 98531 (360) 736-9561

(68) ACRE FARM ON JOHN DAY RIVER! Irrigated farm in a prime location for raising hay, cattle, horses or hiking on neighboring public ground. (3) bedroom, (2) bath home, covered deck, hay storage, horse barn, garage \$699,000. RMLS #14560493. Duke Warner Realtor, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

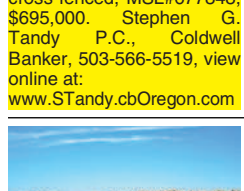
(194) Acre Farm: All tillable with water rights \$1,550,000. 5 miles from I-5 in SW Washington. Terry Graham, RE/Max Four Seasons 360-470-1403

WA ACREAGE 312 Acs Chehalis Merchtimber/ Land, Fir & Alder, View..... \$550,000 98 Acs Chehalis Estate/timber & Pasture. 3 Bdrms, 2 Bath, Heat Pump, Fireplace..... \$550,000 10 Acs Chehalis / Onalaska, 3 Bdrms, Rambler, 2 Ba, 2 Fireplace, Metal Bldg., Pasture..... \$210,000 9.45 Acs Onalaska, Close To Lakes, Meadow/wooded, View..... \$55,000 Frank Dipola Realtor 201 S.Tower • Centralia, WA 98531 (360) 736-9561

AFFORDABLE FARM IN LEWIS COUNTY 12.95 ACS This property is ready for all of your animals. Fenced & Cross-fenced. 3000 sq ft. Barn with heated tack, power & water. 3BR/2BA Manufactured home. \$189,000 Call me today! Call Chris 360-496-1664 • chris.jerde@century21.com More information and pictures at www.chrisjerde.com

380 Farms (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

(39+) Acres in Turner, OR.: with great solid & water rights, single level living, approximately (3,800) sqft. (3+) bedroom/ (3) bathrooms, plus approximately (1,200) sqft. guest home, 20x40 shop, fenced & cross-fenced, MSL#677343, \$695,000. Stephen G. Tandy P.C., Coldwell Banker, 503-566-5519. View online at: www.STandy.cbOregon.com



(584) Acre Western Washington Ranch: Stunning lodge style home, (400+/-) fenced pasture, over one mile river frontage and (100+/-) acres of growing timber \$2,250,000. Terry Graham RE/Max Professionals 360-470-1403

(101) Acres: Molalla OR. 1/4 mile from Molalla River, (4) bedroom farm house, shop, (2) springs, 70 GPM well, \$899K. Call Randy Hahn with Re/Max 503-334-7474

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



(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

(68) ACRE FARM ON JOHN DAY RIVER! Irrigated farm in a prime location for raising hay, cattle, horses or hiking on neighboring public ground. (3) bedroom, (2) bath home, covered deck, hay storage, horse barn, garage \$699,000. RMLS #14560493. Duke Warner Realtor, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

380 Farms FARM FOR SALE BY OWNER: 1.5 miles East of Vale, OR., (80) acres. (45) irrigated, (42.1) water right. (5) bedroom, (2.5) bath log home, (1,200) acre BLM allotment, single user \$539,000. Call 541-823-2130. No rent or lease.

(90) Acres: Excellent soils next to the city of Canby, OR. \$949K. Call Randy Hahn with Re/Max 503-334-7474

For Sale By Owner (64.17) Acres: (9) pastures, (2) wells, (2) ponds, creek, timber, double wide remodel, new cement foundation, new roof, 48x74 shop, new working corral, BLM on two sides, deer, turkey and elk. Very, very private and secluded, plus more! \$369,900. Camas Valley, OR. 541-530-1564

250 Shares of... SNAKE RIVER SUGAR COMMON BEET STOCK for Sale Call (208) 221-1200 380-4-2-5/#16

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

"Sunset Valley Dairy, Burns, Oregon" This dairy consists of 3143 deeded acres of which there is approx. 985 ac irrigated by pivots plus an additional 963 ac of permitted water rights. The dairy was constructed between 1998-2002 and at one time ran 1200 head. There are lots of improvements. The dairy has been closed down for approx. 10 years. \$5,500,000 "Fields Station, Oregon" This is a wonderful opportunity to own a thriving business at the gateway to the Oregon outback. Restaurant, convenience store, RV area, living quarters. Lots of history in the little oasis servicing the Steens, Trout Creek & Pueblo Mountains. Business has been under good management & has a good consistent income. \$795,000

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 MARK GRANT 509-520-1906 Lic WA & ID

Looking for farmland! We have buyers!

Southern Adams Co. 480 ac total with 472.4 CRP \$25,850 annual income, CRP expires 9/30/2015. \$2,000 SOLD 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 ac CRP. 5,183 CRP income. Contract expires 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

WALLOWA COUNTY BROKERS

Combination cattle and hunting ranch on 3,417 acres. Top grazing land with Wet Salmon Creek and Butte Creek flowing through the property. Multiple springs and ponds. Merchantable timber and terrific elk and deer hunting. #14222944 \$2,315,000

1,213 acre combination cattle and grain ranch with great elk, deer, and upland bird hunting. 463 tillable non-irrigated acres currently raising grain. Grazing land is mostly timbered with several springs, ponds, and creeks. #11685910 \$1,314,000 Price Reduced!

Eagle Cap and Snake River Pack and Guide business. Includes permits, 21 horses and mules, saddles and tack, tents and camping equipment. Great income history from hunters, hikers and pleasure riders. #14571986 \$350,000

1,000 acres of grazing land with good livestock water from year around springs and ponds. Great elk and deer hunting. End of the road privacy. Corral. #13448682 \$550,000 Price Reduced!

Private 160 acre horse property. 100x124 lighted riding arena and 36x120 attached stall building with box stalls and piped water. Borders National Forest and just 3 miles from trail head to Hells Canyon. Home is in partial remodel. 25 acres of non-irrigated hay ground. Fruit trees, great hunting with LOP tags. #11590015 \$449,000 Price Reduced!

Kirk Makin, Principal Broker (541) 398-0340

kirkmakin@frontier.com Russ Ruonavaara, Broker (541) 398-0618 Kent Sands, Broker (541) 263-1492 russ@buywallowacounty.com kentbsands@eoni.com Office (541) 432-3131 • (866) 977-3131 404 N. Main, Joseph, Oregon 97846

WALDO REAL ESTATE Local 541-889-8160 Friendly 937 SW 30th St. Professional Ontario, OR

704+/- acres near Vale, Oregon in Malheur County. Irrigated row crop lands under pivot and flood irrigation. Irrigated pasture land cross-fenced with individual water tanks installed. Willow Creek runs through property adding to some of the best upland game bird hunting in Eastern Oregon. A modest home and sale barn facility are onsite. \$3,400,000. #207-14

Nyssa, Oregon - 351 acre farm with 323 acre Owyhee Irrigation District water right. Fields are set up with cement ditch and drip irrigation system. Two center pivots also used for irrigation. Two homes, shop, storage buildings and metal granary (12,000) bushel are onsite. \$1,930,000. #214-14

PRICE REDUCED - Unity, Oregon - Scenic mountain ranch with beautiful log home and views to die for. Over 6000 acres of beauty filled with wildlife. Hunting, hiking or just relaxing from the deck facing the Bull Run Mountains. \$2,495,000. #041-11

Take the Virtual Tour at: www.waldore.com

Scott Lamb Broker, GRI, OR/ID 208-739-2119 cell Dee Anne Mosman Broker, GRI, OR/ID 208-707-4444 cell

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 (31) Acres: timber, cattle operation, (5+) bedrooms, (2.5) baths, barn, large shop, (2) creeks \$399,000. Noti, OR. 541-517-9867

NEEDED (5) to (50) Acre Farm: with water and good soils. Independence, McMinnville, Salem, OR. Area. Cash buyer, quick close. Call Randy Hahn with Re/Max 503-334-7474

You Pick Cherries/ Apricots: Beverly, WA. (10) acres, (2) acres bing cherries and apricots, pigeons raised for export, (3) bedroom, (2) bath manufactured home, garage, equipment. Call Bill McCaffrey, John L. Scott Real Estate 206-719-1515

390 Timber Property Wanting to buy HIGH ELEVATION NOBLE Timber Land: Oregon/ Washington Call mark 503-806-1918 or Email: markh@nlwco.com

400 Land Hay Land For Lease: along Columbia River in Washougal, WA. Nice, flat, fertile. Approximately (150+/-) acres, certified weed free. 360-904-3334

420 Acreage (80) ACRES YAKIMA VALLEY: Available for sale, Wapato Irrigation, additional BIA rental in area. Currently in corn, wheat, hay and pasture. Will share recent appraisal. 509-961-9406



(2) Acre Grave Commercial Lot: fenced with (2) access gates, septic with sand filter \$549,000. 6840 Anderson Rd. Canby, OR. 97013. 503-351-4412

385 Dairy Farms 385 Dairy Farms

PACIFIC NW DAIRIES FOR SALE Dave Wood, CCIM 503-983-1585 John Lee, ALC 503-245-9090 www.oregon-ag.com • www.oregonfarmbroker.com Dairy/Farm Division Principal Brokers - RE/MAX Advantage Plus

420 Acreage 420 Acreage

ELECTRONIC WELL LOCATING VLF SURVEYS TO LOCATE WATER WELL SITES Able to locate to 1000' deep, approximate gallons per minute. Approximate depth. Computer printout of results on site! Scientific and dependable method of locating well sites. THE WATER FINDERS (503) 936-6379 ALD Oregon City, OR 420-5-3-7/#8

440 Business Opportunities 440 Business Opportunities

SECURITY SEED SERVICES • Forage • Turf • Vegetables • Reclamation Seed • Contract Production Contract Production for 2014: ORGANIC: Peas, Fava Beans & Oats NON-ORGANIC: Oats, Annual Ryegrass & Flowers Steve Rusconi Cell (503) 910-0575 Salem, OR Fax (503) 540-0726 steve@securityseedservices.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 27.5 are irrigated with 4 center pivots and wheel-lines. 100 ac of range. Main home, barn and livestock amenities. REDUCED \$999,000 #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, Buildable, CRP income, paved road. \$500,000 #CP01010 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 GILLIAM COUNTY, CONDON, OR - Well known as the Rattray Ranch. Private 1000+/- acre John Day River. \$7,000,000 #CP01313

THE WHITNEY LAND COMPANY 541-278-4444

• Jim Whitney, CCIM/Owner/Principal Broker • Todd Longgood, Owner/Broker • Travis Bloomer, Broker • Blake Knowles, Broker • Scott Coe, Broker • Gary Jellum, Broker 101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com

WHEELER COUNTY, Twickenham, OR - 7,744.08 deeded ac. with 3,407 BLM ac. of grazing allotments. 47 ac of irrigated bottoms. 2 +/- miles of John Day River frontage. Hunting for deer, elk, upland birds, waterfowl and Mouflon sheep with LOP tags. \$3,975,000. #CP03414 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 UMATILLA COUNTY, 1,200+/- acre dryland wheat farm near Hermiston. Good soils and solid yields. Asking price \$2,975,000. 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 out-buildings and livestock facilities. \$2,750,000 #CP00914 UMATILLA COUNTY - UKIAH, OR - Provides 2.5 miles of river frontage on the N.E. John Day River. 188 deeded acres, 2 home sites, 200+/- acres of 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 lone, 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, 2825.77 acres of wheat group, 2000+/- 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, house, 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 lone. 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 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 RR5. \$169,000 #CP02414 BAKER COUNTY, Greenhorn, OR - 67 acre timber parcel. 20'x16' cabin with loft. Recreational getaway - springs, pond, meadow. \$167,000 #CP00814