

356 Ranches

(165) Acres: (3) bedroom, (2) bath, shop, view, very private, 6 miles from Prineville, OR. \$634,500. MLS #201409527. Susan Tannock, Broker, RE/MAX Out West Realty 541-460-3467

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

For Sale (3500) Acre Ranch: Irrigation wells, (5) artesian stock water wells, (400) cow/ calf operation, (1600) acre flood irrigated pasture, (300) irrigated hay fields \$4,950,000. 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

DECKER'S DEALS!

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

The weatherman says rain. I'm ready. Lots of new calves & lambs around. Great weather for that.

40 ACRES OF RANGE LAND. 3 miles from Madras. There is the right to build a Non-Farm Dwelling. Possible owner terms. **\$68,000**

12.89 ACRES WITH A 2720 SQUARE FOOT CUSTOM HOME only 4 miles from Madras. 5 bedrooms, 3 bath with lots of decks and total Cascade Mt. view. 12.6 acres of irrigation, a machine shed-shop and corrals. Fenced and cross fenced. **\$425,000**

A VERY NICE 4 BEDROOM - 2 BATH HOME ON 62 ACRES between Redmond and Bend. 51 acres of COI irrigation on pasture land. Several other dairy buildings. **\$799,000**

INCOME PROPERTY. 3 Rentals on 36 acres. Possible Owner Terms. Near Madras. **\$249,000**

★PETTYJOHN RANCH★

• 16,000 acre cow/hunting ranch west side of Tehama County

• Good Water - Cold Fork Creek and Cottonwood Creek; miles of both

• Runs 800+ pairs and game animals abound

Visit our website to learn more about this Multidimensional Ranch.
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380 Farms

380 Farms

(101) Acres: Molalla OR. ¼ mile on Molalla River, (4) bedroom farm house, shop, (2) springs, 70 GPM well, \$899K. Call Randy Hahn with Re/Max 503-334-7474

(158) Acres Dayton Oregon:

Great 1926 farm house in excellent condition, (5) various outbuildings for food processing business with Prunes. (39) acres of prunes all are Brooks variety. (29) acres of sweet cherries they are a mix of Royal Anne, Coruim & Bada. Producing Quarry site that is leased with annual income \$1,199,000. #14424688. **Willamette West, Realtors Barry House 971-241-0098**

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

(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

(263) Acres: (172) hay, (91) pasture, machine/ shed, shop/ barn, home, corrals \$599,000. Pictures: landandfarm.com or landwatch.com Bickleton, WA. 509-250-2846

(360) Acres (2) Bedroom Farm House: wonderful views. Small stream runs next to house, potential for Hydro-electric. Lots of marketable timber. Large river frontage. Grass land, very private, off grid but has generator. Made up of (3) legal parcels \$1,189,000 Northern California. Paddock Realty 707-443-1913 BRE #00849413

Don't Miss This One!

(58.7) ACRE FARM BOW, WA:

Level farmland with (2) homes, 2900 sq. ft. Barn with grain & equipment storage, manger, shop, roping arena, round pen, 2nd barn/ stable with (5) box stalls. Tack room, (3) pastures. Crops grown in past include Barley, Hay, Oats, Potato's, & Cucumber \$950,000. Call Mary with Zip Realty Residential Brokerage at 360-393-8129

380 Farms

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(2) Homes on (80) Acres in Scio Oregon: Dairy Farm certified organic, water rights, includes equipment \$584,900. Call Randy Hahn at 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

(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

(584) Acre Western Washington Ranch: Stunning lodge style home, (400+/-) fenced pasture, over one mile river frontage and (100+/-) acres of growing timber \$2,150,000. Terry Graham RE/Max Professionals 360-470-1403

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.

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

Custom Home on 241+ Acres

4 bd., 3 bath beautiful 3400 sf home East of Burns. Property had extensive landscaping done. Covered decks. Perfect equestrian facility w/ a large indoor riding arena. Outdoor riding arena, corrals. Too much to list. Come see today. **\$535,000. (38098 Hwy. 20 - Umpqua)**

Mastre Farm

806.48 deeded acres, 799.34 ac. water rights. 616.5 ac. currently in production by pivots. 320 ac. timothy, 135 ac. alfalfa, 161.5 ac. triticale. 5 irrigation wells, 1 domestic, 2271 sf, 4 bd., 2 bath home. Property can be split, house and 447.14 ac. for **\$1,625,000 or all for \$2,700,000**

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

380 Farms

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(627) Acres Gilliam County, OR: on Willow Creek. Approximately (57) acres with water rights, (39) acres in Crops. (2) farm houses, barn and out buildings \$750,000. 541-422-7029

(80) Acres with (2) Manufactured Homes: 14x70 and 32x70, partially fenced, shop, corrals \$175,000. Christmas Valley, OR. 541-749-0522

For Sale By Owner: (10.4) acres, flood irrigated, (4) bedroom/ (2.5) bath mobile home, 20x40 machine shed, quiet country setting. Boardman, OR. Call for more details 541-379-2395

(80) Acres: currently in cattle and hay \$595,000; some equipment separate. Pleasant Hill, OR. 503-551-5594

This Unique Property In Springdale, WA Has It All: (166.5) acres of hay ground & timber bordering approximately (640) acres of STATE LAND! (100+) tons of hay produced annually. Fabulous 75'x80' top of the line shop with absolutely charming 1,230 sqft. recently remodeled living quarters. 16'x24' guest cabin & new 40'x60' hay barn. 15 GPM well & everything was completely replaced in 2012. Six 200 amp service boxes! Lots of farm equipment, etc. for sale as well. Once had an airstrip. Hunters dream! Moose, Elk, Deer & more. Shown by appointment only. MLS #201427961 \$475,000. Greg Schuster, Coldwell Banker Tomlinson 509-993-2545

380 Farms

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GREAT INVESTMENT OPPORTUNITY:

(44) acre farm, Yelm, WA. 3-phase power, (2) wells, completely fenced, (3) barns, machine shed, (3) bedroom house, (1) bedroom ADU \$599,999. Lori Champion, Prudential Olympia Realtors, 360-239-7848.

Immediately Looking for (5-20) Acres in the Willamette Valley: Cash buyer, quick close. Good water and soils a plus. Call Randy Hahn with Re/Max 503-334-7474

1-800-882-6789 Capital Press
www.capitalpress.com

380 Farms

Property Overlooking The Beautiful Umpqua River: (2) acres, riverfront property with river access, (1,636) sqft. (3) bedroom/ (2) bath home, brand new 30-year roof. Large (30'x60') shop, great well water with new pump. Spectacular view with some of the best Salmon and Steel Head runs Southern Oregon has to offer in your front yard! Excellent retirement property! For sale by owner \$279,000. Elkton, OR. 541-672-6527

WA ACREAGE

312 Acs Chehalis Merch/ Timber/ Land. Firs & Alder, View.....
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**
30 Acs Onalaska, Pasture & Timber.....**\$150,000**
Frank Dipola Realty
Centralia, WA 98531 • 360-736-9561

380 Farms

OREGON RANCHES

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 – **\$5,285,000**

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

ZIMMERMAN RANCH: Approximately 3,345 deeded acres – 1,250 +/- irrigated – FREE WATER – miles of streams – Private BLM of which AUM's will be determined upon transfer to a new owner – Great for yearlings and/or cow/calf Oregon/ Nevada border – **\$6,000,000**

Jack Horton 208-830-9210
Rae Anderson 208-761-9553

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

Looking for farmland! We have buyers!

NEW: Northern Walla Walla Co. 133.19 ares total w/128.8 ac in CRP. W/annual income \$5,538, Expires 9/30/22. Asking **\$128,800**

101 Gallaher Road. located between Dayton and Waitsburg. 23.61 acres on Hwy 12. Nursery set up/water rights. Asking **\$325,000**

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

Poultry Farm: hurry for MPU! (20) acres, house, pastures, private, convenient location near Coeur d'Alene, ID \$287,900+, possible lease. 208-512-2268

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

385 Dairy Farms

Operating Grade A Raw Milk Goat Dairy: Located in Napavine, WA. Established customer base. (9) acres, no flooding. Visit: www.rockyrun-farm.com to tour dairy. Additional information will be emailed to interested buyers

387 Orchard/Vineyard Properties

(40) Acres of Producing Hazelnuts:

(10) acre of pasture, 2080+/- sq.ft. house built 2008 & 1728+/- sq.ft. shop built 2006. 2014 harvest 2600 lbs. per acre, value of \$170,000. 2015 crop included in sale. Located in Springfield, OR. Call Lee Klampe, Berkshire Hathaway Real Estate Professionals at 503-931-2990 for additional information

(50) Acres Bare Land For Wine Grapes: in Red Mountain AVA, water available \$1,750,000. Call Lowell Ash 509-413-6233 Clark Jennings & Associates Pasco, WA.

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

(160) Acres of Land for Sale: in Canada, near Thunder Bay, Ontario \$39,000. For information call 503-507-2698

(25) Acres of Land For Rent or Lease: near Sandy, OR. Agricultural or pasture land, irrigation available 541-914-1541 lindaslaughter@live.com

Pivot Irrigated Land For Rent: in Columbia River Basin, 2015 season. Up to (474) acres available. 509-416-6802, farming456@gmail.com

Yasuda Farms Land Absolute Auction: March 25th, 2015. Property in Ontario. Weiser & Payette, ID. Larry Downs, Broker: 208-941-1075. Downs Realty 541-889-5650 **www.Downsauction.com**

SAMSON SEED FARMS

Alfalfa Seed \$2.39/lb.

Pasture Mix \$1.39/lb

Conventional Hybrid Corn from \$115/Bag

RR, Double/ Triple Stacked from \$185/Bag

800-670-0951

420 Acreage

(80) ACRES YAKIMA VALLEY: Wapato Irrigation, additional BIA rental in area. Currently in corn, wheat, hay and pasture. 509-961-9406

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 deeded 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 238 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**

RANCH PROPERTIES

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**

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• Jim Whitney, CCIM/Owner/Principal Broker
• Todd Longgood, Owner/Broker
• Blake Knowles, Broker
• Gary Jellum, Broker
• Scott Coe, Broker
• Travis Bloomer, Broker

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. 2,568 deeded acre, 2 homes, out buildings, 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 Lone, OR - 1,110.86 Ac., of which 192.3 are in CRP. 4 homes, out buildings, 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, 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 - 852.48 ac. with 507.5 ac. currently in CRP. Lone. 2,402 sf home, out buildings, 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 irrigated hay/pasture, flood irrigated. On 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, 30'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**