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320 Rentals, Leases (207) Acres Irrigation District Water: on Property near Tracy-Brentwood, California. Looking for proposals from tenants to lease/share-crop. Kevin 925-784-5197

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

Home & Horse Property: 10 year old log home, (2+) bedrooms, (2) bath, large covered porch, washer/ dryer, dishwasher, private setting, shaded by large fir trees, room for horses, stalls, indoor/ outdoor arenas available, many trails, pets okay, \$1,400/ month. Near Sandy, OR. 503-668-8849

HAY BUILDING FOR RENT Large Clear Span Building: 700' long, 100' wide, 35' high for RENT. Located in Dallas, OR. 503-781-8570

NORTHERN CA/ SOLANO COUNTY: (50) acre District water, shop 40x70, barn 50x120, covered storage 30x150, com dryer, residence, yard, etc. Contact: 530-640-2887

PERFECT VIEW OF COLUMBIA RIVER: Great place to retire or raise a family! Fishing, hunting, boating & gambling close! Spacious Spanish style rancher, (3) bedroom, (4) bath, wrap-around covered deck, (60) acres, (3) wells, (3) car garage, 32x64 shop, new horse barn & orchard. MLS#201517343, \$499,950. Virtual tour at: www.JimPalmerJr.com

553 Equestrian Properties (79+) Acres: (3) bedroom, 2,000 sq.ft. house, same size unfinished basement, (13) stalls, 60'x100' indoor arena, \$695,000. Lebanon, OR. 503-954-5291

www.farmseller.com SELLING RURAL PROPERTY? •Ranches •Ranchettes •Land •Acreage •Horse Property •Pasture THE LARGEST FARM WEBSITE IN THE WEST ***** Call or Visit Today! 1-800-882-6789

356 Ranches (527) ACRES IN COQUILLE OREGON: Drought resistant ranch in (2) adjacent parcels. Coquille river frontage, flood irrigated supporting 4485 AUM production. Call Jim Welsh, Windermere Real Estate 541-554-8043 or Randi Jennings, Prudential Seaboard Properties 541-290-1416

Central Oregon Ranch: (516) acres, (75) irrigated, (6) wheel-lines. Pastures, cattle handling facilities, fenced. (2) homes, (2) cabins with full view of Mt. Hood and surrounding terrain. Great family opportunity \$780,000 cash and/or terms. Bill Houts 541-604-0460. Broker Coldwell Banker Dick Dodson Realty, Madras, OR. Tom Roth 541-771-6549. Broker John L. Scott, Bend, OR.

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Horse & Cattle Ranches FOR SALE IN WESTERN OREGON Lisa Johnson, Broker 541-510-4601 HORSEPOWER REAL ESTATE 94767 Love Lake Rd • Junction City, OR 97448 WESTERN OREGON FARMS and RANCHES.COM

WALLOWA COUNTY BROKERS JOSEPH, OR 1,040 Acres, grazing and hunting property with Big Sheep Creek and Coyote Creek. Lower elevation early season grazing. Great Deer and Elk hunting with South exposures and timbered draws. Good access from Coyote Creek Road and Dead Horse Ridge Road. #14312582 \$520,000 JOSEPH, OR Awesome views of Wallowa Mtns. 3 bdrm, 2 bath, 1897sf, Farmhouse-style home. Hardwood floors, slate in kitchen and bathrooms, covered porch. 78 irrigated acres, fenced and cross-fenced. Pasture your animals and raise your own hay. Automatic waterers, 5-stall shed row barn with tack room. Water and electric at barn. Bring your animals and enjoy life in the beautiful Wallows. #15389298 \$849,000 wallowacountybrokers.com Kirk Makin, Principal Broker (541) 398-0340 Office (541) 432-3131 • (866) 977-3131 404 N. Main, Joseph, Oregon 97846

(7,000) ACRE MIDVALE, ID. RANCH: Beautiful water frontage ranch with irrigated farm land for sale, asking \$7.6 million. MLS# 98555636, Mike Samson, Expert Realty. www.IdahoRanchLandandFarmForSale.com Call 208-584-9302

Mill Creek Valley Prineville, Oregon: (193+) acres, (44) acres flood irrigation. Approx 1 mile of creek, timber, several potential home sites, good road, \$650,000. Call listing agent for more information. Laina Ryan, The Associates Real Estate, Inc. 541-419-7540, laina@landranchhomes.com

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055

KNIFE LAND CO. RANCHES FARMS COMMERCIAL ESTABLISHED 1936 NEW PLYMOUTH ID. HORSE RANCH: One-of-a-kind, Very Nice home, guest house, (8) large outbuildings, (26.51) acres. Down private driveway. Nice horse setup with (8) stall barn. Brett Oman 208-731-0771, WWW.KNIFELAND.COM

Are you a Realtor? www.farmseller.com SELLING RURAL PROPERTY? •Ranches •Ranchettes •Land •Acreage •Horse Property •Pasture THE LARGEST FARM WEBSITE IN THE WEST ***** Call or Visit Today! 1-800-882-6789

KNIFE LAND NORTH, LLC Battle Ground, WA 44± acre ranch \$990,000 Anathone, WA 997± acre ranch \$1,750,000 Rosalia, WA 170± acre ranch \$1,600,000 Dayton, WA 1,367± acre ranch \$1,300,000 Creston, WA 530± acre ranch \$1,500,000 Selah, WA 1,331± acre ranch \$5,994,000 Selah, WA 285± acre ranch \$2,997,000 Selah, WA 1,046± acre ranch \$2,997,000 Dayton, WA 1,407± acre ranch \$1,300,000 Dayton, WA 350± acre ranch \$499,000 JOHN KNIPE, RANCH BROKER (208) 345-3163 BOX 1031 • BOISE, ID 83701 WWW.KNIFELAND.COM 2015 REALTOR OF THE YEAR 356-33-4-4/17

LeMoynne Realty & Appraisals, Inc. MONROE CREEK RANCH North of Weiser, Idaho 6,080 deeded acres - \$4.5M • Mid-April to Late November • New barn, new corrals w/scales View brochures @ lemoynnerealty.com Bob Bennett • 208-599-3691

Horsell Road Farm NEW LISTING! Bend, OR • 474 Acres • \$4,250,000 391 acres of COI irrigation water rights. New Country Home is 2879 sf, 3 bed, 2 bath. Farm: new Shop 40x60, Hay Barn 68x176, new irrigation system, 6 new pivots. Additional building site and Cascade Mountain Views. www.horsellfarm-bendoregon.com Pam Mayo-Phillips Brook Havens Principal Brokers 541-923-1376 • www.desertvalleygroup.com 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

KLEO'S CHILDREN'S COMMUNITY Unique opportunity to own 116 acres of pines, privacy & beauty along half-mile of the famous Williamson River. Home of trophy Redband & German Brown trout, waterfowl and wildlife. Former children's community. In good condition. Set up for youth camp or private resort! Contains 35,465 sq. ft. of buildings: three 2-story dorms w/kitchen & apartments; add'l separate housing, office, commercial kitchen, barn & rock pit. Area of lakes, rivers & Crater Lake National Park! View this listing at http://goo.gl/q03YFH \$2.4 million Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chiloquin, OR linda@craterlakerealtyinc.com • craterlakerealtyinc.com

DECKER'S DEALS! Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185 email: everettd@johnlscott.com Irrigation water is still available, but Wickup Reservoir has only about 20 percent remaining. Just enough water to get the Fall planted crops watered.

NEW LISTING IN LAKE COUNTY. 690 acre Hay farm. 4 wells, 3 pivots, 2 manufactured homes, a 40x70 shop & a 60x160 steel hay shed, 490 acres of alfalfa & Timothy hay. Only 4 miles from Lakeview. Touches US 395 and has good rock roads to the buildings and 3 wells. Some new alfalfa seedings in 2015. \$2,100,000 In addition to the above Hay farm, the same owner has a 692 acre parcel of range recreation land just across the highway. Good Bitterbrush cover up to 5,803 feet elevations. Available at \$300,000 or put both parcels together. Both of these parcels are co-listed with Jean Nelson at 541-420-3927.

21330 YOUNG AVE., BETWEEN BEND, REDMOND & TUMALO. 62.34 acres with 51 acres of COI water rights. 2 story, 4 bed-2 bath updated home as well as a large hay shed, storage buildings and stock barns. Flood irrigated with terrific Cascade Mountain views. Motivated Seller at \$699,000 45 ACRES AT 2861 BUNKER HILL RD S. IN SALEM. Replacement home approved, domestic well, Southern slope. Nekia & Steiwer type soils. Motivated Seller. 9.6 ACRES ADJOIN THE TERREBONNE ROPING CLUB. Spacious 4 bedroom, 4 bathroom home. 9 outbuildings, irrigation water, wheel lines, fenced & cross fenced. Motivated Seller. 40 ACRES OF RANGE LAND ONLY 3 MILES FROM DOWNTOWN MADRAS. Shallow well area. Possible owner terms at \$69,000.

IRRIGATED FARM FOR SALE (155) Acre Certified Organic Alfalfa Farm: (135) irrigated, (3) bedroom home, (800) ton hay barn, shop and machine shed. \$595,000. \$95,000 down, balance 25 years at 5% interest. Bonanza, OR. 541-810-2112

(35) Irrigated Acres: (2,600) sq.ft. home, (3) car garage, 125x65 shop, 65x45 shed, (4) acre pond with island. All built in 2005. PRICE REDUCED: \$595,000. Monroe, OR. Call for further details 541-321-9088

(60.6) Acre Irrigated Farm: on Parish Gap Road, Turner, OR. Certified Organic Farm. Fenced, nice home, landscaping and large general purpose building, \$750,000. Call John Birnie, Broker, Agri-Business Real Estate Services 503-559-8245

80 ACRES In the heart of Kings Valley, only 17 miles NW of OSU. Approx 3000 feet of Price Creek frontage. Spectacular views of Valley and western mountains. Show place potential, \$549,000. Marlynn Weaver Willamette West Real Estate 541-752-9926 www.wvmls.com MLS# 692309

BEST SELLERS ... "...Sold everything in the herd but a couple of old bulls." Kester Ranch, Cottage Grove, OR Call 1-800-882-6789 and sell too!

Prime Farm Property (92) Acre Farm: Water rights, Woodburn, Oregon soils, (2) approved measure 49 building site. 1927 Craftsman home, outbuildings, sub dividable 1031. Molalla, OR. 503-884-9482

Central Nevada Alfalfa Farm: Approximately (315) acres, (240) acres under (2) Zimatic pivots. (2) 100 KW wind generators. 1,620 sqft. detached garage. 2,650 sqft. equipment shop. 248 sq.ft. greenhouse, \$1,150,000. 775-867-2995 or 775-217-1999 www.CandeeFarms.com

FOR SALE Turn-Key Investment Property w/strong ROI. The Spokane Equestrian Center, 46 acres, 28K SF Steel building, indoor arena, 50+ indoor/outdoor stalls 80% leased, outdoor arenas, turnouts, MF home, hay barns, tractor and much more! Call Tim @ 509-624-4408 See properties at www.FarmSeller.com www.hatleycobb.com

Ag Specialists MARK GRANT Broker, Licensed in WA, OR & ID mark.grant@heritagelandgroup.com 509-520-1906 BLAINE BICKELHAUPT Managing Broker, Licensed in WA & ID blaine@bluemountainrealtors.com 509-520-5280 View Our Farm Listings At www.BlueMountainRealtors.com

Farmland/Home & Out Bldgs. 295.68 crop land acres, 85 +/- bu. wheat, 60 +/- bu. spring wheat, 100 +/- bath home. Call or email for information packet. Asking \$1,045,200

Looking For Farmland... We Have Buyers! Blue Mountain REALTORS

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON 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. Five irrigation wells, 1 domestic, 2271 sf, 4 bdrm, 2-3/4 bath home. Property can be split: House and 447.14 ac for \$1,425,000 OR all for \$2,400,000

HOME ON 60 ACRES ON DOG MTN 4 bdrm, 2-3/4 bath home has 2400 sf plus large garage with additional rooms. Significantly remodeled, has fireplace in living room, country kitchen open to dining & family room. Large shop and studio. Covered front porch to enjoy fabulous views. Property is fenced, corrals. \$250,000 Curt Blackburn, Broker 541-589-0025 Nancy Gregg, Broker 541-589-1362 707 Ponderosa Village • Burns, OR 97720 541-573-7206 • Fax: 541-573-5011 E-mail: jblackbn@centurytel.net www.Jettblackburn.com

EASTERN OREGON PROPERTIES

MORROW COUNTY, LEXINGTON, OR - 2,009 +/-deeded acres which includes 494.31 irrigated ac, 273 ac of dryland crop with attached undeveloped water rights, 138 ac of attached undeveloped WR, 612 ac of CRP, 23 ac of CRP, 331 ac of dryland crop and 136 ac of range. REDUCED \$5,975,000 #CP01115 GILLIAM COUNTY, ARLINGTON, OR - 3,659.43 total ac with 80 ac irrigated, 1,578 ac dryland wheat, 1,383 ac of rangeland, and 256 ac of CRP. Home, shop, corrals and 26 income-producing wind turbines. 8 mi south of Arlington. REDUCED \$3,250,000 #CP00315 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 SHERMAN COUNTY, WASCO, OR - 1,086.67+/- deeded acres of which 854+/- are dryland wheat, 175+/- are rangeland, and 56.7+/- are in CRP. Solid yields of dryland wheat with good soils. Mule deer, upland bird and goose hunting. \$1,200,000 #CP00915 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. \$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

THE WHITNEY LAND COMPANY 541-278-4444 • Jim Whitney, CCIM/Owner/Principal Broker • Todd Longgood, Owner/Broker • Gary Jellum, Broker • Blake Knowles, Broker • Scott Coe, Broker • Travis Bloomer, Broker 101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. \$599,000. #CP01915 GILLIAM COUNTY, CONDON, OR - Columbia Plateau farm. Well cared for property. 80 ac, 40 crop, 2950 sf remodeled 4 bd., 2 bath home, shop, lg. barn and views of Mt. Hood & Mt. Adams. REDUCED \$365,000 #CP00415 UMATILLA COUNTY, HERMISTON, OR - 33.5 acres of dry farm ground. UGB City of Hermiston. Next to local airport. \$250,000 #CP00813 MORROW COUNTY, HEPPNER, OR - Rare rural acreage with a pine tree. 2,500 sq. ft. home, 2 shops, bunkhouse. Located the perfect distance from town, with no neighbors. \$199,000 RANCH PROPERTIES UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreation. Multiple creeks, springs and stock ponds. Adjacent US Forest Service and BLM. Well balanced and various timber species. \$12,960,000 #CP01015 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

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 Ione. 2,402 sf home, outbuildings, recreation. \$700,000 #CP01014 BAKER COUNTY, BAKER CITY, OR - 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. \$650,000 #CP00115 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 GILLIAM COUNTY, CONDON, OR - 897.76+/- deeded acres consisting of 480+/- acres of CRP and 417+/- acres of range. Located close to Condon, OR. Mule deer, and upland bird hunting. \$560,000 #CP01815 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 UMATILLA COUNTY, ADAMS, OR - 121.50 total acres of which 20 acre irrigated hay/pasture. Includes main residence, barn and additional outbuildings. \$339,000 #CP01612 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 UNION COUNTY, STARKEY, OR - Secluded 160 acres of recreation including a newer 1-room off-grid cabin. Year-round stream, trees, and abundant wildlife. LOP tag qualified. USFS lands on 3 sides. Near wildlife study enclosure. \$210,000. #CP01715