

356 Ranches

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.

(1,700) ACRES CATTLE/HAY RANCH: Monument: 1,700 acres, includes (3) bedroom/ (2) bath house, barn, outbuildings, water rights year-round creek, fenced x-fenced, \$950,000. Spray area, horse setup, 3/2, (38) acres, water rights, barn, large shop, outbuildings, fenced, \$345,000. Unity: (15) irrigated acres, corrals, outbuildings, older manufactured home, \$220,000. Kathy Endicott, Eastern Oregon Realty 541-620-2960.



(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

GLENN COUNTY IRRIGATED ACRES: Perfect opportunity for any agricultural business. Over (40) acres of irrigated ground currently planted in Alfalfa. One of the best locations in Oregon, CA, just North of Stony Creek and in the USID. Easy access to I-5. (2) parcels; 044-09-0-009 and 010. AOA Soil. Also included is a (2) bedroom home. Listed at \$630,000. Contact Angie Pacheco at 530-354-6805



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.KNIPELAND.COM



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BEST SELLERS "...Had great results and will definitely use Capital Press again." Len St. Claire, Horseshoe Loop, Lebanon, OR Call 1-800-882-6789 to advertise.

356 Ranches

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

(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. Marlyn Weaver Willamette West Real Estate 541-752-9926 www.wvmls.com MLS# 692309



Central Nevada Alfalfa Farm: approximately (315) acres, (240) acres under (2) Zim-matic pivots. (2) 100 KW wind generators. 1,620 sqft. (3) bedroom/ (2) bath manufactured home. 484 sq.ft. detached garage. 2,650 sqft. equipment shop. 248 sq.ft. greenhouse, \$1,150,000. 775-867-2995 or 775-217-1999 www.CandeeFarms.com



Farmhouse (12.40) Acres: (3) bedroom, (2) bath, 2267 sq.ft. Newer foundation in 2010, roof in 1997, septic 1997. Approx. (1900) X-mas trees, pasture, has been used to raise sheep. Plenty of out buildings including barn, (2) wells. Approximately 2 miles from Wallace Rd on Brush College. Asking \$439,600. Call Listing agent: Esmeralda B Munson, Broker in the State of Oregon, Knipe Realty NW, 503-991-2266, ezzi@kniperealty.com

356 Ranches

WALLOWA COUNTY BROKERS
ENTERPRISE, OR 280 acre timbered hunting and grazing property. Creek, ponds and springs. Great grazing. 30 acres of tillable non-irrigated farmland. Great food plot for game. Elk, deer, bear, turkey and grouse hunting. Good year around access. #15544037. \$399,000
JOSEPH, OR Immaculate home on a beautifully landscaped 5 acres and what a view. 4 bedroom 3 bath. Totally new kitchen with granite and stainless steel appliances. New fifty-year architectural roof. Large shop, garden, creek and pond. This property has it all. #15068209. \$750,000
wallowacountybrokers.com
Kirk Makin, Principal Broker (541) 398-0340
Office (541) 432-3131 • (866) 977-3131
404 N. Main, Joseph, Oregon 97846

380 Farms

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ALFALFA GRASS FARM
Parma, Idaho. Pivot and some hand lines for irrigation, 55.52 Acres with 49 acres of Black Canyon water rights. Very comfortable 2007 home, 1,920 sq. ft., 4 bdrm, 2 bath, central air, wood stove, detached garage, corral, RV parking, shop. \$559,000



MLS. Dan Coleman, GRI • (541) 212-1984 www.dancolemanrealestate.com dan@dancolemanrealestate.com 380-36-2-4/#17

380 Farms

(795+/-) Acres: with (296) acres of irrigation from (2) wells. (3) homes, numerous outbuildings, fenced. Lakeview, OR. Tom Roth, Broker, John L. Scott, Bend, OR. 541-771-6549



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, Berkshire Hathaway Home Services Sound Realtors, 360-239-7848



DAMASCUS, OR: Beautiful acreage surrounded by pastures and farmland yet in the city. Immaculate 3 BR 2 BA manufactured home on foundation w/new carpet and paint. Vaulted ceiling & skylights in kitchen and bath. 60x20 open 3 bay w/2 car garage. 70x30 7-stall barn w/tack room. Perimeter & pastures fenced. Perfect horse/livestock property. Great exposure for home business. Buyer due diligence w/city & county possible future development. \$470,000

SANDY, OR: Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives! \$770,000

SANDY, OR: Stunning Mt. Hood view and rolling pastures from the home! Fenced & cross-fenced pastures, 30x24 shop, 36x30 pole barn, 96x74 AG building w/haylofts & stalls. Diesel pump/tank. Home has covered 16x30 deck, hardwood & tile floors, cozy fireplace insert and many updates. Heated floors in baths. Lower level boasts family room, bedroom, full bath & laundry. Great horse or livestock property. 2 tax lots! Turn this back into YOUR own working farm! \$725,000

Marie Teune Principal Broker Cell 503-680-6227 Office 503-826-9000 marieteune@johnscott.com

John L. Scott REAL ESTATE www.marieteune.com johnscott.com

SX RANCH

Approximately 664 deeded acres - 322 irrigated and/or sub irrigated crop and pasture - located approximately 12 miles north of Lakeview, OR - stunning HQ's about 1/2 mile from highway 395 entrance - attractive 3BR home with privacy, beautiful views, tucked against Juniper and Pine covered hills - 2 landowner hunting tags - noted for prize mule deer bucks - approximately 3/4 mile Crooked Creek through property - capable of providing significant income from livestock grazing and hay production.

\$1,250,000 - won't last long.
Jack Horton 208-830-9210
Rae Anderson 208-761-9553
AGRILANDS REAL ESTATE Medical Springs, OR 541-853-1212 agrilandsrealestate.com

380-37-3-4/#17

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

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JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

DOG MT FARMS
Truly one of the best productive hay farms in Harney County. 1719+ acres with 318+ acres State Lease, Sandy loam soils with good water supplies. 10 Valley Pivots, CAMS control panels & telemetry control system. Nice improvements include custom built home, 4 hay sheds, shop, machine storage, fuel & liquid fertilizer tanks, etc. \$7,250,000

CUSTOM HOME ON 40 ACRES
Spacious 2,960 sf home has double-sided fireplace between 2 living areas, large open kitchen, tile countertops & oak cabinets throughout. Great outbuildings include huge shop w/3 roll-up doors. Numerous windows to enjoy the views. Landscaped yard. Must see! \$349,900

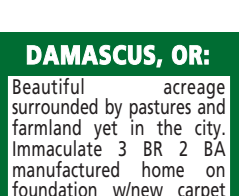
Curt Blackburn, Broker 541-589-0025 Nancy Gregg, Broker 541-589-1362
707 Ponderosa Village • Burns, OR 97720
541-573-7206 • Fax: 541-573-5011
E-mail: jblackbn@centurytel.net
www.Jettblackburn.com

380-36-4-4/#17

380 Farms



WATER- WATER- WATER: (101) acres, 1/4 mile Molalla River, fantastic domestic well, creek, (4) bedroom old farmhouse, shop, fruit trees, \$699,000. Molalla, OR. Call Randy Hahn with Re/Max 503-334-7474



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

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CIRCLE W RANCH SPRAY, OREGON
Premier central Oregon cattle and sporting ranch with 4 miles of the John Day River 85 miles east of Prineville. The Circle W Ranch encompasses 11,615± deeded acres and offers great views and total privacy. \$12,500,000

CHAPMAN RANCH DAIRY, OREGON
4,240± acres encompassing its own secluded valley with stands of pine and fir and supporting a seasonal grazing operation as well as 400± acres of sprinkler-irrigated cropland. Excellent secure water rights. 25 miles from Klamath Falls. \$4,475,000

ILLAHEE RANCH IDLEYLD PARK, OREGON
50 miles west of Roseburg, OR, this 77± acre Forest Service inholding represents the ultimate private escape with comfortable improvements, an airstrip and hangar, herds of elk, and year-round accessibility. \$2,995,000

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OREGON FARMS & RANCHES

COTTONWOOD CREEK RANCH - Harney County: One of the best watered ranches in Eastern Oregon - 4,100 deeded acres - Private BLM - 20 acre spring fed lake - 500 Cows year round - high end cattle handling improvements - Well run in top condition. \$5,285,000

BUCKHORN FARM - Wallowa County: 1,206 acres - 609 acres irrigated - dependable water rights - alfalfa hay - grass hay - pasture - productive and beautiful farm. \$2,700,000

SX RANCH - Lake County: 665 deeded acres of which 322 acres are irrigated/sub irrigated. Private lane leading up to attractive custom home in a beautiful setting with creek running through - Great for retirement, significant income & deer hunting. \$1,250,000

THORN CREEK RANCH - Union County: HARD TO FIND - 4,072 beautiful deeded acres with a new quality built custom home and outbuildings situated in private/stunning end of road, park like setting at the base of the Eagle Cap Mountains. Mix of livestock, big game & game birds - Private reservoir. \$4,000,000

LAKEVIEW COTTONWOOD PROPERTY - Lake County: 2,775 mountain acres of which 1,600 acres are deeded - water rights for 157 acres - approx 800 acres of timber land - exceptional setting. \$1,650,000

K-DIAMOND FEED LOT/FARM - Baker County: 200 acres of which 140 acres irrigated with pivots - 2,900 head stocker capacity. \$1,500,000

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EASTERN OREGON PROPERTIES

FARMS
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 - 3,550± total ac with 80 ac irrigated, 1,500± ac of range, 266± ac of range, and 26 income producing wild turkeys. 8 mi south of Arlington. REDUCED \$3,250,000 #CP00315
MALHEUR COUNTY, ONTARIO, OR - 245.34 acres with pivot irrigation. Farmhouse, onion storage, shop. High quality soils with great water rights in the Dead Ox irrigation area. \$2,500,000 #CP02115
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 - 238 ac irrigated, 238 ac range, 100 ac of range. Mainly alfalfa. Livestock amenities. \$999,000 #CP02714
UMATILLA COUNTY, PENDLETON, OR - 1,750± ac. eastern Oregon dryland. 75-80 bu. average. \$978,000
BAKER COUNTY, HAINES, OR - 160 acres, 120 acres water rights. Home with life estate. \$640,000 #CP02215
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
• Scott Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker

MALHEUR COUNTY, ONTARIO, OR -