356 Ranches

CENTRAL OREGON RANCHES

Home, Shop, Barn. Hwy Frontage. Perfect location

for Ag Business. \$759,000

\$675,000. MLS#201509007

/icci Bowen *Broker*

541-410-9730 victoria@cbb mail.com

124 irrigated, MLS#201509007

120 ACRES, 45 IRRIGATED, 3 Legal Parcels.

43 ACRES, 31 IRRIGATED, 175 Head Feedlot.

2 Homes, 10,000SF Shop/Barn. Owner will carry.

ADDITIONAL ADJOINING 132 ACRES available,

875 SW Rimrock Way, Ste 102 • Redmond, Oregon 97756

HOG CREEK RANCH

Southern Oregon's finest

summer grazing country

1,252 deeded acres, private and secluded.

USFS permit for 235 head, 6/1-10/15.

· Livestock barn, corrals, chutes, scales.

Fenced, cross-fenced w/barbed wire.

Surrounded by USFS timbered ridges.

• Rustic cabin with 2 bedrooms and a loft.

Price Reduced to \$2.1 Million • MLS#81292

Crater Lake Realty, Inc.

linda@craterlakerealtyinc.com • craterlakerealtyinc.com

163.87-acre AMAZING

RANCH IN SOUTHERN OREGON

WATER, pasture land, 120 irrigated acres w/wheel lines

60'x60' feeder & storage barn, 60'x30' metal shop w/11'

doors, detached 35'x24' garage, 68'x21' machine shed,

Two home-sites, 3 tax lots, panoramic views, and privacy.

Main house: 2007 built mftd home w/3 bedrooms, office,

2.5 baths, huge open kitchen, and many great features.

2nd home is not habitable & is in need of major repair.

Listing #2959691 • Listing Price \$775,000

Doug Morse, Principal Broker

John L. Scott Medford

871 Medford Center, Medford, OR 97504

541-734-5280 • 541-779-3611

dougpro@aol.com • www.DougMorse.com

Finished irrigating! First weekend of hunting season

was good. Wickiup Reservoir ended up with about

9% remaining. We need lots of water this winter.

NEW LISTING IN LAKE COUNTY, 690 acre Hav farm.

4 wells, 3 pivots, 2 manufactured homes, a 40x70 shop

& a 60x160 steel hay shed, 490 acres under 3 pivots. Only 4 miles from Lakeview. Touches US 395 and has

good rocked roads to the buildings and 3 of the wells. Some new alfalfa seeded 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 colisted with Jean Nelsen 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.

square feet with 2 bathrooms. Adjoins the Oregon

DECKER'S DEALS!

Contact Everett Decker, agent at

John L. Scott-Redmond, OR

541-480-8185 email: everettd@johnlscott.com

32'x14' RV storage, dog kennels & chicken coop.

Landowner gets 2 elk cow tags per year.

pond

gravity & hand lines, water rights \$500 per year, gravel pit,

📕 Linda L. Long, Broker

541-891-5562

Chiloquin, OR

Strong native grasses Summers approx 500 pair.

3 creeks irrigate approx 750 acres.

356 Ranches

3055

Motivated Seller Price Re-

duced (165) Acres: Dou-glas County Oregon, new

well, septic approved, I-5 access \$310,000. 503-362-

1-800-882-6789

www.capitalpress.com

Horse & Cattle

Ranches

For Sale

Collector Car Auction: Keep Oregon Green! Buy Here – Sell Here October 10th 2015 Oregon State Fairgrounds 541-689-6824

www.petersencollectorcars.com You DON'T need Scottsdale: October 10th 2015 Oregon State Fairgrounds. 541-689-6824

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541-327-2069 View rscookauctions.com



FARM LAND AUCTION: Estate. Located just outside wonderful row-crop farm with development potential. acres. Full water shares from Twin Falls Canal Co. Irrigated by pivot and wheellines. Online auction closes November 17th @ 6:00 MST. Visit:

www.mbauction.com for complete details, or call Musser Bros Auctioneers at 208-733-8700

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320 Rentals, Leases

(29) Acre Marionberry Field

Acres Crop/ Parce Pasture: hills, fenced. For South Salem, OR. rolling



Agricultural and Industrial Storage Space For Rent: Large Clear Span Building: long, 100' wide, 35' for RENT. Located in Dallas, OR. 503-781-8570

Blueberry Field For ease: (7.5) acres of Drape blueberries for leased 2016 season. Very attractive lease options. Hood River, DR. If interested, call 541

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

STORAGE BUILDINGS

FOR RENT: 31,000 sq.ft. 1/2 mile off Hwy 34, Tangent, OR. All concrete floors, metal buildings, easy access for Semi Trucks, designed for seed storage. Available Now. Call 541-619-6091

WANTED **CATTLE PASTURE:** Winter pasture needed in Northern California for (20-50+) cows. Call 530-347-5921 or 530-515-6930

WANTED FARM/ RANCH TO LEASE: Young married couple looking for farm/ ranch lease opportunities with pasture/hay ground. Long term lease wanted with option to buy Orovada, NV. 775-304-9691

353 Equestrian Properties



www.farmseller.com SELLING RURAL PROPERTY? Banches
 Banchettes

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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, hav barns.

tractor and much more! Call Tim @ 509-624-4408

See properties at www.FarmSeller.com www.hatleycobb.com

353 Equestrian Properties

(79+) Acres: (3) bedroom, 2.000 sa.ft. house, same unfinished basement, (13) stalls. 60'x100' indoor arena, \$645,000. Lebanon, 356 Ranches

ation

882-2027

FSBO (400) Cow Ranch:

West of Ely, Nevada. 100% BLM grazing, low cost oper-

no

\$1,700,000 terms to quali-

fied buyer. (435) acres

meadows Contact Julian

Smith 775-883-3200 or 775-

(160) ACRES \$525K: SELLER FINANCING

AVAILABLE

Rare find in the foothills just outside of Arbuckle, CA!

eptic, completely fenced, easy access by county naintained road. Small cab-

in, gorgeous views vary de-pending on which ridge

ou're standing on! Capay

alley to the Southwest and

the East, Contact Jane

INDIAN VALLEY IDAHO:

\$294.500.

land 208-880-8254

acres, plus house, ,500. Tempe McFar-

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356 Ranches

Sacramento Valley to

Broker 530-921-

deeded including

having.

inside



(59+) Acre Equine Training & Boarding Facility: in Bend, OR. Income producing, (2) pivots, BLM, quality home+ apartment, (3) full RV hookups, 48'x60' hay barn, horse barn, \$995,000. MLS #201507622. Cindy Harper, Broker, John L. Scott, 541-279-1721

354 Mini Ranchettes HISTORIC HOME ON

(33) ACRES: Lincoln, New Mexico, historic home in Billy the Kid country. Rio Bonito runs

through it, (16.5) acre feet of senior water rights dating back to 1853. Download brochure at: www.sidwellfarmandranch.com Contact: Tom Sidwell 575-

403-6903 or tom@sidwellfarmandranch.com

356 Ranches

Eastern Oregon (80) Acres Cow/ Calf: (54) acres water, wheel lines, gated pipe, house. barn, corrals, (3) cross fenced (bird ponds hunting?). Vale, OR. 541-

Central Oregon Ranch: (516) acres, (75) irrigated, 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-Coldwell Broker Banker Dick Dodson Realty Madras, OR. Tom Roth 541-771-6549. Broker John

In Capital Press Classifieds.
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L. Scott, Redmond, OR.

356 Ranches



ENTERPRISE, OR 160 acres with remodeled 1,704 sq.ft., 4 bdrm farm house. Large metal shop with concrete floor, barn, grain bins. Upgrades include new flooring, plumbing, paint, and some siding. Terrific year-round springs and ponds. Tillable farm ground with FSA 72 bushel proven yield. Apple, plum and walnut trees. Great deer, elk and bird hunting. **\$369,000**

JOSEPH, OR Awesome views of Wallowa Mountains. 3 bdrm, 2 bath 1,897 sq.ft. 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. Fenced and cross-fenced. Bring your animals and enjoy life in the beautiful Wallowas. \$849,000

wallowacountybrokers.com Kirk Makin, Principal Broker (541) 398-0340 Office (541) 432-3131 • (866) 977-3131 404 N. Main, Joseph, Oregon 97846

220 Farm Seller.com

Farm Seller

America's Farm and Ranch Database

LISTINGS FROM NEW PREMIUM FARMSELLER AGENTS

49 ACRES OF POTENTIAL VINEYARD PROPERTY

in the South Salem Hills of the Willamette Valley AVA. Primarily Jory & Nekia soils, the elevations range from 674'-757'. The views are majestic and may be an ideal location for a winery. A homesite permit is possible according to Marion County if \$80,000 gross income per year is achieved, see county zoning laws for specific details. The property is bordered on two sides by vineyards. Upon sale, most holly trees will be removed by current owner.



Offered by: Bill Hekman, Jr., Oregon Real Estate Broker, RE/ MAX Advantage Plus 503-580-8664



Realtors: Call 1-800-882-6789 for

details on joining FarmSeller!

380 Farms

541-278-4444

• Jim Whitney, CCIM/Owner/Principal Broker

Todd Longgood, Owner/Broker

 Gary Jellum, Broker Scott Coe, Broker

• Travis Bloomer, Broker



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 trees sett 2,956 sq. ft. home, 2 shops, bunkhouse, as 2 shops, bunkhouse, bunkhou 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

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

41-1/#13

www.whitneylandcompany.com 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 WALLOWA COUNTY, ELGIN/TROY, OR - Grande Ronde River frontage with great conservation easement potential. 6 tax lots, all with power available. End of county road with good

big game elk and deer hunting and terrific steelhead fishing. Timber. Ranch home with private landing strip and hangar. \$2,900,000. #CP01811

BAKER COUNTY, RICHLAND, OR - 200± acres of which 149 acres are irrigated. Custom home, outbuildings, abundant wildlife and exceptional views. \$1,950,000 #CP02015

UMATILLA COUNTY, WESTON, OR - 989.4 ac., marketable

timber, 2 cabins, 346 ac. of CRP, pasture, ponds, wells, views, good hunting for deer, elk, turkeys, and power and county road access. \$1,500,000 #CP01215

REDUCED! \$1,299,000 #CP03214 BAKER COUNTY, KEATING, OR - 1,312 acre timber parce with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman

National Forest. REDUCED \$899,000 #CP00714

in Western Oregon Lisa Johnson, Broker **HORSEPOWER REAL ESTATE** 541-510-4601

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WILLAMETTE VALLEY

\$270K cash. trade your

TRADE/ CASH: (80) acres, Molalla, Oregon 985 manufactured home (2) wells, pond, equipment shed. Asking \$685K. Need

central Oregon acreage for balance. 503-759-4442, iz-ann@live.com (120) ACRE IRRIGATED HAY FARM: acres, (116) irrigated (120) North unit, (2) homes shop (500) ton hay barn, stack

vard riding arena secluded private location Cascade Mountain views, \$925,000. Culver OR. Please call 541-480-9484 ington. Terry Graham, RE/Max Four Seasons 360-470-1403

(194) Acre Farm: All tillable

with water rights \$1,400,000

5 miles from I-5 in SW Wash

(5) Acre Mini Farm: Only 2 .5 miles from Corval

OR. Outstanding (4) bedroom, (3) bath single level home. Chehalis soil with water rights, excellent irrigation well plus 30 GPM domestic well. Level (4.5) acres perfect for any intensive farm use, currently in strawberries. Great value at \$549,900.

(80) Acres:

In the heart of Kings Valley, OR. Only 17 miles NW of OSU. Approximately 3,000 feet of Price Creek frontage Spectacular views of Valley Western mountains Show place potentia \$549,000. wvmls #692309 potential

9926. www.wvmls.com



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

405.84) Acre Farm: ideal North Willamette Valley location, income producing farm, historic farm house, (3) bedroom/ (2) bath, outstanding valley views of Mount Hood and Mount Saint Helens, multiple ponds, outstanding building site on ridge, excellent op-portunity for agricultural estate, Christmas trees included. Molalla, OR. MLS #695816. Call Joe, NW Oregon Realty Group, 503-

Hilltop Estate: (185) acres, Pleasant Hill

15 min to Eugene, OR. Own your own mountain, hunting grounds or grazing land with spectacular views. (2) legal lots (1) with home and other a building site Call today 541-337-6623 Linda Beebee Key Realty. *RMLS#* 15694748, 15511958, 15417200 \$1,500,000.

Consider partial trade for investment property



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

following:
*Offer of rate per acre *Length of desired lease in years
*Contact information so that we can follow up with additional questions

until November 6, 2015.
For additional information contact Lauren by dropping by our office located at 12501 Swan Lake Road Klamath Falls, OR. 97603, e-mail at: lauren@edgewoodranchinc.com

356 Ranches

We will accept proposals

or call 541-891-1471.

356 Ranches

Horsell Road Farm NEW PRICE: \$3,995,000

Bend, OR • 474 Acres 391 acres of COI irrigation water rights. New Country Home is 2879 sf, 3 bed, 2 bath. Farm: new Shop 40x60. Hav 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

BAKER COUNTY, BAKER VALLEY, OR - 307+/- acres. Irrigated grass pasture, house, working facilities. 197 ac primary w129 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** 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 UMATILLA COUNTY, HERMISTON, OR - 1/4 mile of

secluded Umatilla River Frontage. 42.95 total ac. of which 40 ac. tillable soil. Mobile home, shop with apartment, arena and horse facilities. \$595,000 #CP02315

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.

of range. Unque 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 properties of recreation including properties. LOP tag qualifies US and so n 3 sides. Near wildlife study



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(280) acres prime farm land. Selling for Louis Bulcher Twin Falls, Idaho, this is a Selling in (2) separate parcels of (160) & (120)

makes it illegal to advertise "any preference, limitation or discrimination based on handicap, familial status or national origin, or any intention to make any such Familia

law. Our readers are hereby toll-free hearing number for the hearing impaired is 1-800-927-9275.



For Lease: Independence, OR. 503-999-4120.

\$2,500,000 #CP02115

#CP01214

UMATILLA COUNTY

\$633,000 #CP02914

270 Recreational Property

equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-

FARMS 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 CREP, 33 ac of dryland crop and 136 ac of range. **REDUCED** \$5,975,000 #CP01115

8 mi south of Arlington. REDUCED \$3.250.000 #CP00315 MALHEUR COUNTY, ONTARIO, OR - 245.34 acres with pivot

UNION COUNTY, ELGIN, OR - 553 CM Chorse stalls. Grande Rong Chorse stalls. Grande Rong property. Great income and recreation natartical \$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

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

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.

AgRealtyNW@gmail.com www.billhekman.remax-pacificnorthwest.com

MORROW COUNTY, LEXINGTON, OR - 2,009 +/-deeded

80 ac irrigated turning 80 ac irrigated at turni irrigation. Farmhouse, onion storage, shop. High quality soils with great water rights in the Dead Ox irrigation area.

BAKER COUNTY, KEATING TO SEE THE OF WHICH 238 are irrigate of range. Main Land Heart County Hear Oregon drylan par Din Gac. eastern 75-80 bu.

Blake Knowles, Broker

WHEELER COUNTY, TWICKENHAM, OR - 7,744.08 deeded



Motivated Seller at \$699,000

www.johnlscott.com/55196

www.johnlscott.com/28749

Wildlife Elk feeding area. 9.6 acres. \$265,000 www.johnlscott.com/76917

380 Farms

P.O.Box 1614

45 5 7/35

THE WHITNEY LAND COMPANY 101 S.E. 3rd

Pendleton, OR 97801

MORROW COUNTY, LEDBERT D. 1004/- timber ac. Small cabin. Numerous Brazing rights leased long term. \$1,900,000

BAKER COUNTÝ, DURKEE, OR - 2,021 ac Ranch or hunting getaway. Home, outbuildings. BLM permit. Sagebrush/ bunchgrass, springs, timber. Remote setting, quick I-84 access. \$339,000 #CP01612 SHERMAN COUNTY, WASCO, OR - 102 acre parce

enclosure. \$210,000. #CP01715 41-2/#6

Marlyn Weaver, Willamette West Real Estate, 541-752-



seeking offers from parties

interested in leasing (2,230)

contiguous acres of irrigated

grass and alfalfa cropland

for the 2016 season at a

rate of \$195/ acre (OBO).

Edgewood Ranch is located in Swan Lake Valley just 9

town Klamath Falls. We of-

fer almost entirely pivot irri-

gated ground supplied by

(6) wells with secure water

mainline to each field to eliminate the need for

ability to generate over \$2

million in sales annually to

established customers, this

farm offers a great opportu-

nity for the experienced

farmer or company looking

to expand operations. Edge

wood Ranch currently oper-

ates a pellet mill with annual

sales of over 4,000 ton.

The mill can be included in

lease package,

comes with established cus-

tomers. The farm has barn

space for more than 8.500

ton of hay storage, shop, of-

fice, 70* scale, and dwelling for farm manager. Anyone

interested should provide a

proposal that includes the

via underground

With the

miles northeast of

booster pumps.

rights