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Call me with any questions about any farms or ranches in Lewis County, large or small.
44-2/#24

Intermountain Ag Properties

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**

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

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44-7/#17

SX RANCH

ONE OF 2015's BEST BUYS

INVESTMENT • STARTER • HOBBY
665 DEEDED ACRES
322 IRRIGATED AND/OR SUB-IRRIGATED
TREMENDOUS UPSIDE POTENTIAL
LAKE COUNTY, OR
COMPETITIVELY PRICED @
$1,250,000

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IDAHO

14,000 ACRES - 9,866 deeded + BLM & State. 500 cow/calf or 1,000 head summer yearlings. Quality home and improvements, live stream. Organic ranch potential, cash flow!

1,400 ACRES - Secluded ranch, nice home and improvements, live water, grazing permits for 150 cow/calf pair in summer.

530 ACRES - Productive hay farm, pivots, grazing for 100 head. Beautiful home, tranquil setting.

492 ACRES - Hay and grain farm, plus grazing for 100 head. Pivots, wheel lines, senior water rights. Nice ranch home, horse barn, misc. outbuildings. Serene, scenic location, live water.

471 ACRES - Cattle, row crop farm, Twin Falls canal water, 3 pivots, home, shop, corrals.

394 ACRES - Farm/ranch with amenities for a youth, church, or hunting retreat. 3 nice homes, plus large dormitory/lodge with living quarters, outbuildings.

DAIRY FARM - 1358 animal units, double 14 parallel rapid exit, milking 970 head, 1386 lockups. On 120 acres, 76 under pivot. Home and supporting improvements. ***Call Edie Nunes, 208-308-5945.***

www.rjrealty.com

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www.Farmseller.com
Robert Jones Realty
Bob Jones, Broker,
208-308-6060
Mark Jones, Associate Broker,
208-308-3030
44-7/#16

44-7/#13

380 Farms

(120) ACRE IRRIGATED HAY FARM:
(120) acres, (116) irrigated North unit, (2) homes shop (500) ton hay barn, stack yard riding arena secluded and private location Cascade Mountain views, $925,000. Culver OR. Please call 541-480-9484

(19+) Acre Nursery:
Multi-Use property, NE Salem, OR. (3) wells, barn, house, lush landscaping, minutes from I-5, $599,900. Terry Mangum, Broker, Berkshire Hathaway REP 503-930-9175, **www.TerrySold.com**

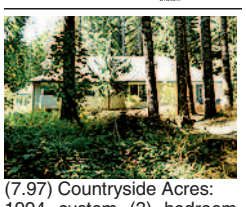
(194) Acre Farm: All tillable with water rights $1,400,000. 5 miles from I-5 in SW Washington. Terry Graham, RE/Max Four Seasons 360-470-1403

(5) Acre Mini Farm:
Only 2.5 miles from Corvallis, 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 and Western mountains. Show place potential. $549,000. wvmls #692309

Marlyn Weaver, Willamette West Real Estate, 541-752-9926. www.wvmls.com

(58+) ACRES AND (2) HOMES:
(3) bedroom main house and (1) bedroom Manufactured Home, outbuildings on (58+) acres of farmland with endless income possibilities. Bow, WA. Call Maria 360-610-3309 or Anita 360-961-7795, Century 21 North Homes Realty, Inc.


(7.97) Countryside Acres: 1994 custom (3) bedroom (2) bath home, (2) story, 2600 sq.ft. Secluded woods, lots of trees, $345,900. MLS# 15254833. Sheridan, OR. Call Mary Ann Stoller with Willamette West Realtors 503-472-8444, or E-mail: stoller@willamettewest.com

(70) Acre Hobby Farm: Run (30) cattle, country store and storage units. Matlock, WA. 360-427-6370

Beautiful Home on (41) Acres: located in rural Philomath, OR., 15 minutes from OSU. Great hobby farm with fertile soil suitable for grapes or hazelnuts. Jason Nunn, Cadwell Realty Group, 503-983-4611.

FABULOUS (20) ACRES: Awesome view from terrific, gently sloped (20) acres, $750,000. 1972 (3) bdrm, (2) bath home with spacious family room, formal living room, formal dining, large deck, (2) car garage, large barn, fenced and cross fenced for cattle or horses, gardens. Portland, Oregon. Donis McArdle, Broker John L. Scott Direct: 503-781-7444

Farm/ Hunting Property: Vale, OR. (90+/-) acres, (50) irrigated, center pivot, home, cabin, shop, apartment and dog kennels. Tri-Cities Real Estate, Richard Capron 541-473-4075.

380 Farms

Cache County, UT - 94 Ac, 1440 Cow Capacity $1,850,000 (Co-List with All American RE, UT) • **Linn County, OR** - 61.58 Ac. Water Rights/Barn & 2700 sq. ft. House $710,000 • **Lane County, OR** - Vineyard/Berry Farm, 36 Ac, Water Rights, Willamette Riverfront, 3,700 sq. ft. home $1,950,000 • **Marion County, OR** - 17 Ac, Water Rights, 2,800 sq. ft., Like New Home, Shop $670,000 (Farm/Land Division)
John Lee 503-245-9090 • Dave Wood 503-983-1585
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Garfield County Farm. 79± irrigated acres. Hayshed & old grain elevator. Call for more details. **$430,000**

Eureka CRP Farm. 2,885.28 Total FSA Farmland acres. Estimated average yields: 40-45+/- Bu. winter wheat. ***Price Reduced* $1,990,000**

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HOT DEAL!

HOBBY FARM FOR INVESTOR:
Fixer, (4) bedroom, (2) bath ranch, 1718 sq.ft. (7+) acres in Sherwood, Oregon. Former Animal Rescue, complete with numerous pens. Approximately $30k in Harvestable Timber, several out buildings (1) with bathroom. Asking, $375,000 Call Realtor: Steve 503-810-2775 or 503-670-9000

Leading National Online Sustainable Nursery: and garden center, located in the Pacific NW. Includes inventory, equipment, cold storage, shipping buildings, house and (40) acres. Email: ecobenj@gmail.com

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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
446-6/#8

385 Dairy Farms

Large Cache Valley Dairy: Hyrum, UT. (1,440 +/-) milking capacity, double (20) parlor, $1,850,000. All American Real Estate LLC, Utah Broker; & Bill Hekman, Jr., OR. Real Estate Broker RE/ MAX Advantage Plus, 503-580-8664.

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385 Dairy Farms

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387 Orchard/Vineyard Properties

Hazelnut Site: (61) acres in Scio, OR. Water rights, home, barn, $710,000.
Vineyard Site: (49) acres, South Salem Hills, Willamette Valley AVA, $1,005,000.
Bill Hekman, Oregon Real Estate Broker, RE/ MAX Advantage Plus, 503-580-8664.

HOME & HAZELNUT ORCHARD:
INCOME PROPERTY: (8+) acres of hazelnuts plus barn, shop and equipment; also (3) bedroom, (2) bath home on (.07) acre adjacent to orchard; pump house with well and equipment. $625,000. Albany, OR. 541-926-6432

Van Duzer Corridor AVA: (80) acres in the newly formed Van Duzer Corridor AVA (submission perfected TTB approval pending) (50) acres plant able to vineyard. Elevations from 300 to 500 feet. Soils report from Red Hills Soils available. The property includes a (3) bedroom, (2) bath, 2182 sq. ft. house, (2) barns, and a pond, $650,000. Contact Terry Silbernagel Principal Broker. Agri-Business Real Estate 503-371-6409, **terry@agribis.com www.agribis.com**

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- Buildable Lot
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- State Qualified Commercial Kitchen

380-47-5-7/#7D

387 Orchard & Vineyard Prop. 387 Orchard & Vineyard Prop. 387 Orchard & Vineyard Prop. 387 Orchard & Vineyard Prop.

Sealed Bid Orchard Sale

1,273 Acres
Tehama County, CA

Offered as one orchard or as many as 6 separate orchards.

- Primarily class I & II level soils
- 789 acres of Walnut orchards, 90% producing
- 195 acres of Prune orchards, full production soon
- Quality groundwater - 13 irrigation wells with solar power
- Walnut huller/dryer and large shop with solar power
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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 CREP, 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, 1,57[illegible] of rangeland, and 256 ac [illegible] and 26 income-producing wind turbines. 8 mi south of Arlington. **REDUCED $3,250,000 #CP00315**

PENDING

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. **$2,300,000 #CP02115**

UNION COUNTY, ELGIN, OR - 553 ac. ranch/farm. 185 ac. of irrigated farm land, 3 homes, [illegible] horse stalls. Grande Rond[illegible]ek running through prop[illegible] income and recreation potential. **$2,000,000 #CP01914**

PENDING

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 - [illegible] of which 238 are irrigated [illegible]s. 100 ac of range. Main h[illegible] stock amenities. **$999,000 #CP02714**

PENDING

UMATILLA COUNTY, PENDL[illegible] eastern Oregon dryland w[illegible] 80 bu. average. **$978,960 #CP00815**

PENDING

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**

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**

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**

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 grouse, LOP tags, power and county road access. **$1,500,000 #CP01215**

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. **REDUCED! $1,299,000 #CP03214**

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 $899,000 #CP00714**

BAKER COUNTY, BAKER VALLEY, OR - [illegible] ac. Irrigated grass pasture, h[illegible]ry w/129 ac supplement[illegible] ac. rangeland. Located 3 miles from Baker City. **$725,000. #CP03314**

PENDING

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**

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**

SHERMAN COUNTY, WASCO, OR - 102 acre parcel of range. Unqiue 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-[illegible] rid cabin. Year-round s[illegible]dlife. LOP tag qualified [illegible] sides. Near wildlife study enclosure. **$210,000. #CP01715**

PENDING

44-7/#6