

# JETT BLACKBURN

## Real Estate, Inc.

## EASTERN OREGON

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### ELK CREEK RANCH, DAYVILLE, OR

This 6213 deeded acre ranch is located 3 miles west of Dayville. There is approx. 187 ac of flood irrigated meadow out of the John Day River which borders the ranch for 1 mile. With the private BLM allotment, the ranch runs contiguously 6 miles north into the rolling hills where you have scattered juniper & some pine trees. The BLM permit has 581 total AUMs and the ranch is rated at 150 AU's. This ranch has great elk & deer hunting.

\$2,950,000

### DANS CREEK RETREAT

600 ac 7 miles NE of Prairie City, OR. Easy road access, fenced, solar powered gate, pine trees & shoe string meadows. Wildlife includes elk, deer, bear, grouse & turkey. Buildable & qualifies for 2 LOP tags. Great views of the Strawberry Mtns.

\$650,000

**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](mailto:jblackbn@centurytel.net)

www.Jettblackburn.com

1/16

**13738 NE Road 6.9, Moses Lake, WA**  
**13.6 +/- Acres**  
 Country home and active goat farm with irrigation rights. Older home has been updated and new septic in the last few years. There is a 40x60 cement floor shop insulated/heated with 220 power. Other barns are 15x20/30x20 loafing, large hay shed. Milking barn is set up for goat milking with pipeline to milk house. Hay field and pasture with water. MLS#834597

**Wilson Creek, WA. - 31.43 Acres**  
 City water is on the edge of property and power is along the road of the property. MLS#603300

**Rd 9 NE between P & Q, Moses Lake, WA**  
**160+/- Acres**  
 Power is across the road. Acreage was in CRP a number of years ago and is currently in grass and sagebrush. MLS#826616

**Keith Rupprecht**  
**509-760-2439**

  
**Residential • Commercial • Farms**

45-4MT4D

# OREGON RANCHES

**COTTONWOOD CREEK:** Approximately 4,100 deeded acres, private BLM, rated @500 AU's, high end improvements, EXCELLENT IRRIGATION WATER. **\$5,285,000**

**SX RANCH:** Approximately 665 deeded acres, 300 irrigated/sub-irrigated hay & pasture, great starter, hobby or retirement opportunity. 12 miles to town & schools. **\$1,250,000**


**GOERTZEN BUCKHORN:** Over 1,200 deeded acres, 600 plus irrigated crop & pasture, balance in native pasture, excellent low cost water, capable of serious income. **\$2,700,000**

**THORN CREEK:** Approximately 4,070 deeded acres plus 80 acres landlocked BLM, 160 acres water right, free water, lifestyle investment including new home and outbuildings in 2014, livestock, diversified wildlife & outdoor recreation, owner/agent. **\$4,000,000.** Adjacent 9,500 acre (deeded/forest) grazing, wildlife available.

**K-DIAMOND FEEDLOT:** licensed CAFO, 2,900 head stocker capacity, 200 deeded acres including 140 pivot irrigation. **\$1,500,000**

**For Complete Brochures: [agrilandsrealestate.com](http://agrilandsrealestate.com)**

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

**AGRILANDS REAL ESTATE**  
Medical Springs, OR  
541-853-1212

**[agrilandsrealestate.com](http://agrilandsrealestate.com)**

45-45-4#17



**JoAnne Biron**  
Broker, GRI  
Call Joni directly  
**541-961-0878**  
jbiron@peak.org

## SELF SUSTAINING

## CENTRAL OREGON COAST PROPERTY

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- Boat Dock and Launch
- Large Commercial Greenhouse / Grow Room
- Fruit Trees / Orchard / Berry Patch
- 3 Separate Living Spaces
- Large Fully Fenced Chicken Area
- 2 Wells & Spring Water

- 4.5 acres/750 ft. River Front
- 5 Separate Tax Lots, each w/Own Septic
- Buildable Lot
- Large 3-Bay Shop
- Barn and Pasture
- State Qualified Commercial Kitchen

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(541) 283-3588

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PO Box 340  
Waldport, OR 97394



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40x60 shop, 60x100 barn  
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the Pacific NW. Includes in-  
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house and (40) acres.  
Email: ecobeny@gmail.com

**WA ACREAGE**

**312 Acs Chehalis MerchTimber/**  
**Land, Firs & Alder View.....**

**98 Acs Chehalis Estate/Timber &**  
**Pasture, 3 Bdrms, 2 Bath, Heated**  
**Pump, Fireplace..... \$550,000**

**10 Acs Chehalis / Onalaska,**  
**Bdrms, Rambler, 2 B, 2 Fireplaces.....**

**Metall Blw, Pasture..... \$210,000**

**9.45 Acs Onalaska, Close To Lakes**  
**Graded/Wooded, View..... \$55,000**

**30 Acs Onalaska, Pasture & Timber.....**  
**\$150,000**

**Frank Dipola Realty**  
Centralia, WA 98531 • 360-736-9561

**Polk County, OR** - 55.69 Ac. Vineyard Site. House, Outbuilding \$795,000 • **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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FARM OF MOSTLY ALFALFA AND  
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farm4sale@hotmail.com**

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**BLAINE BICKELHAUPT**

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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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**\$740,000**

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**Marie Teune**  
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Vale, OR. (90+/-) acres  
(50) irrigated, center pivot  
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ment and dog kennels. Tri-  
Cities Real Estate, Richard  
Capron 541-473-4075.

A decorative logo with the words "Farm Seller" in a script font, surrounded by ornate floral and scrollwork patterns.

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**387 Orchard/Vineyard Properties**

**Hazelnut Site:** (61) acres in Scio, OR. Water rights, excellent soils, home, barn, \$710,000.

**Vineyard Site:** (49) acres in South Salem Hills/Willamette Valley AVA, \$1,005,000.

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

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

**387 Orchard & Vineyard Prop.**

**387 Orchard/Vineyard Properties**

**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) bed  
room, (2) bath, 2182 sq. ft.  
house, (2) barns, and a  
pond, \$650,000. Contact  
Terry Silverbush Principal  
Broker, Agri-Business Real  
Estate 503-371-6409,  
[terry@agribis.com](mailto:terry@agribis.com)  
[www.agribis.com](http://www.agribis.com)

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Property**


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**400 Land**

**Price Reduced:**  
(28.21) Acres Bare Crop Land: In the Airile-Suvere area South of Monmouth, OR. \$120,900. John Birnie, Broker Agri-Business Real Estate Services, 503-559-8245

**420 Acreage**



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



**IF YOU HAVE A BEEF -**  
sell it in next week's Capital Press!

**387 Orchard & Vineyard Prop.**

**420 Acreage**

(61) Acres: Crane, OR. Dry land Rye, 2003 Home \$295,000. 541-589-0110 selling for medical reasons.

**Motivated Seller Price Reduced** (165) Acres: Douglas County Oregon, new well, septic approved, 1/2 access \$310,000. 503-362-3055

**Extremely Different:** Valley view at close up. Exceptional, near large farm, kept neat. Homedale, ID. 208-337-2282, 208-989-6442.

**(952+/-) ACRES WITH WATER-SALOME, AZ.**  
Great farm property. Nice land and flat. (2) wells; owner estimates (1,000) gallons per minute each. Property has power. Has a runway  
Call Garnett 623-687-6423

\*\*\*\*\*  
**ELLENBURG, WA.**  
**PRIME HAY ACREAGE:**  
\*\*\*\*\*  
(71.48) acres Timothy hay for sale in Badger Pocket. Divided into (4) parcels with perk & well reports done for

cadde irrigation, (2) creeks & (250) ton hay barn. Leased to farmer with income \$714,800. 509-607-9024, [ciara8@hotmail.com](mailto:ciara8@hotmail.com)

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70x100' building with (5  
2x16" roll-up doors  
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offices. Single and 3-phase  
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**387 Orchard & Vineyard Prop.**

### 430 Commercial Property



**BUSINESS FOR SALE:**  
High quality saddle and tack store that comes with tack repair shop. Store has clients all over the U.S. and worldwide. After 45 years of successful business, the owner is looking to retire. Spanaway, WA. Contact K&S Saddlery, 253-537-1275 or [sales@kandsaddlery.com](mailto:sales@kandsaddlery.com)

Move your business to Southern Oregon: Home to many other buildings for any kind of business, loading docks, easy access to I-5 storage units, lots of land to expand. Price Reduced! Call today for more information: Re/Max Ideal Brokers Inc. by Lana Ivalenberg 541-956-5510

### 440 Business Opportunities

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

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**Mid-Willamette Valley Real Estate Company**  
seeking both short and

multi-family projects. 100K minimum, safe returns, secured and unsecured. Call JES Properties, LLC. 503.990-4227 to set up a meeting.

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Move your business to Southern Oregon: Home to many other buildings for any kind of business, loading docks, easy access to I-5, storage units, lots of land to

expand. Price Reduced  
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Inc. by Lana Lavenbarg  
541-956-5510.

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**470 Timber, Lumber**

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**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
- Multiple smaller shops, barns and 3 homes
- Over 80% of orchards use buried solid set irrigation
- Half of the orchards have Sacramento River frontage

**Bids due on or before  
3 p.m.,  
Dec. 2, 2015**

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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 CREP, 331 ac of dryland crop and 136 ac of range. **REDUCED \$5,975,000 #CP01115**

**GILLIAM COUNTY, ARLINGTON, OR** - 3,659.42 total ac with 80 ac irrigated, 1,570 ac of CRP, 26 ac of range, 26 income-producing wine-turbines, 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. **\$2,300,000 #CP02115**

**UNION COUNTY, ELGIN, OR** - 553 ac. ranch/farm. 185 ac of irrigated farm land, 3 homes, 10 horse stalls. Grande Ronde River frontage. 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 56.74+- 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** - 1,000 ac of which 238 are irrigated, 26 ac of CRP, 26 ac of range. Main house, stock amenities. **\$999,000 #CP02714**

**UMATILLA COUNTY, PENDLETON, OR** - Eastern Oregon dryland wheat, 1,780 bu. average. **\$978,960 #CP00015**

**BAKER COUNTY, HAINES, OR** - 160 acres, 120 acres water rights. Home with life estate. **\$640,000 #CP02215**

## 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

**101 S.E. 3rd  
P.O.Box 1614  
Pendleton, OR 97801**

**www.whitneylandcompany.com**

**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, ELGINTROY, 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, DUKEEE, OR** - 1,000 ac. brush or hunting getaway. Sagebrush/bunchgrass, pines, 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** - 2,000 ac. Irrigated grass pasture, 1,000 ac. CRP, 100 ac. dryland w/129 ac supplementing irrigation at 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**

**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. 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 100 ac off-grid cabin. Year-round stream, abundant wildlife. LOP tag qualified. USFS lands on 3 sides. Near wildlife study enclosure. **\$210,000. #CP01715**