


380 Farms

(40) ACRE FARM YACOLT, WA:
Custom built home with 40x60 shop, 60x100 barn with stalls and corral for working cattle. Asking \$950,000 OBO. Call Todd 360-953-1815



380 Farms

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

380 Farms

IRRIGATED CENTRAL OREGON FARM OF MOSTLY ALFALFA AND ORCHARD GRASS AVAILABLE FOR LEASE AND/OR SALE
Over 2000 acres requiring reimbursement of some fertility and purchase of some equipment. Turnkey potential.
Serious inquiries only.
Contact Jim at: farm4sale@hotmail.com

380 Farms

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
Principal Brokers • www.oregonfarmbroker.com
RE/MAX Advantage Plus 46-2/#7

380 Farms

HOT DEAL!
(80) Acres: currently in cattle and hay \$595,000; approximately (3,500) sq.ft. farm house, some equipment separate. Pleasant Hill, OR. 503-551-5594

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.

(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. WYMLS #655975.

IT'S SO EASY TO PLACE CAPITAL PRESS CLASSIFIED ADS... PHONE TOLL FREE 1-800-882-6789

Classifieds 1-800-882-6789

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

FOX VALLEY PARCELS
3 parcels located north of Mt Vernon Oregon in Fox Valley. 278+ acre & 318+ acre parcels with native range, both have stock ponds, the 280 ac parcel is on edge of valley with timber & water rights. Beautiful properties!
Call today for pricing & more details!
FIELDS STATION, OREGON
This is a wonderful opportunity to own a thriving business at the gateway to the Oregon Outback. Restaurant, convenience store, RV area, living quarters. Lots of history in the little oasis servicing the Steens, Trout Creek & Pueblo Mountains. Business has been under good management & has a good consistent income. **\$695,000**

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

www.farmseller.com
BUYING RURAL PROPERTY? Call or Visit Today!
1-800-882-6789

(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.

THANKSGIVING Advertising Deadlines



Because of Thanksgiving holiday, our ad deadlines for the November 27th, 2015 issue must move ahead to:

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

News Display & Legals DEADLINE MONDAY, NOV. 23RD @ 3PM
Classified Display Ads DEADLINE TUESDAY, NOV. 24TH @ 10AM
Classified Line Ads DEADLINE TUESDAY, NOV. 24TH @ 12 NOON

Capital Press
The West's Ag Weekly
1-800-882-6789
www.capitalpress.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

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

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

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

AGRILANDS REAL ESTATE
Medical Springs, OR
541-853-1212
agrilandsrealestate.com

385 Dairy Farms

Buckeye, AZ. Dairy Farm For Sale: (89) acres, double 20 parallel, milking capacity (1,000+) cows, \$3,000,000. 602-763-0102

www.farmseller.com
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Ag Specialists



MARK GRANT
Broker, Licensed in WA, OR & ID
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509-520-1906

BLAINE BICKELHAUPT
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509-520-5280

View Our Farm Listings At
www.BlueMountainRealtors.com

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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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.

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387 Orchard & Vineyard Prop.

WA ACREAGE

312 Acs Chehalis MerchTimber/Land, Firs & Alder, View.....
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 99531 • 360-736-9561

SELF SUSTAINING CENTRAL OREGON COAST PROPERTY
www.coastrealestateoregon.com



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

\$950,000

- 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

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

AG-LAND
(530) 529-4400

Investment Brokers
CA Lic. # 01710463
aglandbrokers.com

275 Sale Lane, Red Bluff, CA

380 Farms

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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 - 3,559 +/- total ac with 80 ac irrigated, 1,572 ac of range, 266 ac of rangeland, and 256 ac of CRP. 12 turbines and 26 income-producing wind 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, 3 horse stalls. Grande Ronde River, creek running through property. High 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 of which 238 are irrigated, 120 are CRP, 100 ac of range. Main house, stock amenities. **\$999,000 #CP02714**

UMATILLA COUNTY, PENDLETON, OR - Eastern Oregon dryland wheat, 15-80 bu. average. **\$978,960 #CP02215**

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

THE WHITNEY LAND COMPANY
541-278-4444

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**

BAKER COUNTY, MEDICAL SPRINGS, OR - 316 acres with water right. Gravity pressure, wheelines, home and livestock facilities. **\$750,000 #CP02715**

BAKER COUNTY, BAKER VALLEY, OR - 307+/- acres. Irrigated grass pasture, house, barn, driveway w/129 ac supplement. **PENDING \$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, STARKE, OR - Secluded 160 acres of recreation including 100+/- acres off-grid cabin. Year-round stream, abundant wildlife. LOP tag qualified. USFS lands on 3 sides. Near wildlife study enclosure. **\$210,000. #CP01715**