

356 Ranches

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WALLOWA COUNTY BROKERS

DORRANCE LN. - JOSEPH, OR
Awesome views of Wallowa mountains. Hardwood floors, slate in kitchen and bathrooms, covered porch. 78 irrigated acres fenced and cross fenced pasture for your animals and raise your own hay. Automatic waterers, 5 stall shed row barn with tack room. Water and electric at barn. Bring your animals and enjoy life in the beautiful Wallowas. MLS#15389298 **\$849,000**

JOSEPH, OR
Eagle Cap and Snake River Pack and Guide business. Includes permits, 21 horses and mules, saddles and tack, tents and camping equipment. Great income history from hunters, hikers and pleasure riders. MLS#14571986 **\$350,000**

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

Juniper Ridge Ranch

Mt. Vernon, OR • 1,007 Acres • \$995,000
Recreation Ranch has 4 riparian areas with seasonal creeks & ponds for wildlife habitat. Cabin: 1488 sf with 2 bed, 2 bath, covered porch, decks, hot tub & views of the Strawberry Mountains. Bunkhouse: 336 sf, 1 Bed, 1 Bath with kitchenette & living room, detached garage with office area. 2 deer & 2 elk LOP tags.
www.juniperridgeranch-oregon.com

Cascade FARM & RANCH DIVISION
Pam Mayo-Phillips
Brook Havens
Principal Brokers
541-923-1376 • www.desertvalleygroup.com
650 SW Bond St., Ste. 100 • Bend, Oregon 97702

DECKER'S DEALS!

Contact **Everett Decker**, agent at **John L. Scott-Redmond, OR**
541-480-8185
email: everettd@johnlscott.com

Hope everyone has a Joyful Thanksgiving & Holiday Season. Lots of Annual Meetings going on. Oregon Sheep Growers, Oregon Cattlemen's & National Finals Rodeo at the same time.

PIVOT IRRIGATED ALFALFA FARM. 60 ACRES OF WATER RIGHTS. 70 ACRES DEEDED. Improvements include a Custom 2892 sq ft home with 3 Bedrooms, 3.5 Bathrooms, a Custom Kitchen, many large windows overlooking Willow Creek Canyon with a full Cascade Mt view. Other buildings include a 3360 sq ft Shop, a 10,944 sq ft hay shed, as well as a Second Rental Home and other out buildings. The property is extensively landscaped with an in-ground pool, cyclone fenced lawn-garden area, a lot of decking and natural rock finish, as well as several fruit trees. Competitively priced at **\$850,000**. Johnlscott.com/66616

690 ACRE HAY FARM NEAR LAKEVIEW, OR. 490 acres under pivots. 4 wells. 2 Manu. Homes, shop & hay shed. Alfalfa & Timothy Hay. **\$2,100,000**. Johnlscott.com/55196

62.34 ACRES AT 21330 YOUNG AVE. Easy access to Bend, Tumalo or Redmond. **\$699,000**. Johnlscott.com/772612

SCENIC, PRIVATE, UNIQUE

Home to countless birds, deer and wildlife. 431 acre ranch on the banks of the Sprague River, and only 8 miles to Chiloquin. In wild rice ponds providing ideal bird habitat. Pine and aspen trees, open meadows. Ranch has certified water rights from the river and private well for about 190 acres. Log home with 3 BR, 2 Baths. Numerous outbuildings for equipment, storage plus a horse barn. Previously a working cow ranch and could be put back to that use. MLS 84375. This is a complete package and **\$1,500,000**

Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

356 Ranches

(2) Homes, Gorgeous Setting: nearly (100) irrigated acres, fenced/cross-fenced, ideal for livestock or farming. (2) large shops, historic barn & much more! Selma, OR. Chris Martin, Broker, 541-660-5111 www.4001deercreek.com

Eastern Oregon (80) Acres Cow/ Calf: (54) acres water, wheel lines, gated pipe, house, barn, corrals, (3) ponds, cross fenced (bird hunting?). Vale, OR. 541-473-3239

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access, \$310,000. 503-362-3055

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The West's Ag Weekly

AG Investment Brokers
AG Real Estate Specialists

- Tehama Co.; 2,822 acres, NW of Red Bluff. Year round water, 160-170 calving cow capacity. YouTube - Whiteman Ranch **\$2,895,000**
- Siskiyou Co.; 1,203 ac E of Yreka., Dryland alfalfa, irrigated pasture, spring grazing. 130 pair year around. Steel corrals, scales, barns, home & hay storage. Abundant wildlife. **\$1,915,000**
530.529.4400
AGLANDBROKERS.COM
DRE # 01707128

380 Farms

(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. WVMLS #659575.

(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. wvmils #692309.

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

380 Farms

(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.

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



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

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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 98531 • 360-736-9561

THANKSGIVING Advertising Deadlines

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

Classified Display Ads
DEADLINE TUESDAY, NOV. 24TH @ 10AM

Classified Line Ads
DEADLINE TUESDAY, NOV. 24TH @ 12 NOON

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JoAnne Biron Broker, GRI
Call Joni directly
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jbiron@peak.org

\$950,000

Waldport Office (541) 283-3588
Hwy. 1010 @ Corona Ct.
PO Box 340
Waldport, OR 97394

- 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

380 Farms

(200) Head Cattle Ranch For Sale:
(423) acres of end of the road privacy in the beautiful rolling hills of the Magic Valley, Idaho. (363) irrigated acres with a (400) acre, (60) head, BLM lease out the back gate. Beautiful new custom (4) bedroom, (3) bath, 2400 sq.ft. home. 40x60 attached shop/garage, solid pipe corrals, and new (3) stall barn with loft. 10 min east of Jerome and 15 min NE of Twin Falls. County maintained road to the gate, good local schools, full amenities in Twin Falls, and abundant recreational opportunities. \$2,654,000. Call 208-308-7654 or Email: bhoilt150@gmail.com

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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 supply. 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 2960 sf home has a double sided fireplace between 2 living areas, large open kitchen, tile countertops & oak Cabinets throughout. Great outbuildings include huge shop with 3 roll up doors. Numerous windows to enjoy the views. Landscaped yard. A 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 Farms

(38) ACRES WITH (4) BEDROOM HOUSE:
House is 2880 sq.ft. 1.7 miles from Monmouth, OR. Has built in vacuum, Andersen windows, (2) bathrooms, large storage room and great view, 2100 sq.ft. Barn, 1560 sq.ft. Shed, 1300 sq.ft. fully insulated/heated shop. (2) ponds with additional water available. (22) acres is field and (14) acres oak pasture. Sell all for \$635,000 or house and (1) acre for \$340,000. Call 503-930-3946

Income Producing: (340) acres in Burns, OR. (2) Business income potential. Call Steve Jones, Broker, John L Scott 541-480-7727

(51) Acres Prime Producing Orchard: Great location in Quincy Washington, (41) acres of apples, (10) acres apricots. Trellis sprinklers with (3) wind machines, \$950,000. Call 509-398-1200 for more details

Century 21 Lund Realtors/Morton Branch
Buying & Selling Farms & Ranches In Lewis County
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Call me with any questions about any farms or ranches in Lewis County, large or small.

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
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Garfield County Farm. 79± irrigated acres. Hays shed & 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**

Columbia County, WA. 7,708.09 FSA ± Contiguous Acres. Pasture & Cropland: 2,288.94 ± FSA Cropland ac., 5,419.15 ± FSA Pasture ac. Excellent Water & Fencing. Owner will consider cash renting of cropland acres.....**\$5,200,000**

Thinking Of Selling? We Have Buyers!

Blue Mountain REALTORS

EASTERN OREGON PROPERTIES

THE WHITNEY LAND COMPANY
541-278-4444

101 S.E. 3rd
P.O. Box 1614
Pendleton, OR 97801
www.whitneylandcompany.com

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 +/- total ac with 80 ac irrigated, 1,570 ac of CRP, 2,009 ac of range, 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, 2 bldg, 2 horse stalls. Grande Ronde River, 1/2 mile creek running through property. Good 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, 232 ac of CRP, 100 ac of range, and 56.7+/- are in CRP. Good soils. Mule deer, quail, and goose hunting. **\$1,200,000 #CP00915**

BAKER COUNTY, KEATING VALLEY, OR - 375 +/- of which 238 are irrigated, 132 ac of CRP, 100 ac of range. Main house, 2 bldg, 2 horse stalls. **\$999,000 #CP02714**

UMATILLA COUNTY, PENDLETON, OR - 312.74 ac. eastern Oregon dryland wheat, 75-80 ac. Oregon. 75-80 bu. average. **\$978,960**

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**

UMATILLA COUNTY, Pendleton, OR - Development potential on this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. CRP contract on 31+ acres that expires in 2016. **\$350,000 #CP02415**

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**

UMATILLA COUNTY, Pendleton, OR - Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to power. Past uses include wheat production. **\$150,000 #CP02515**

RANCH PROPERTIES

CLARNO, OREGON - 44,000+/- acres. 26,000+/- acres deeded with an additional 11,000 acres of BLM and 7,000 acres of USFS leased lands. Business operation has been in cattle, sheep, grain, hay, and recreation. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. **\$25,000,000**

UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous acres of 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 areas 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 +/- acres. Hunting getaway. Home, 2 bldg, 2 horse stalls, 2 horse brush/bunchgrass, spring, 2 ponds, 200 ac of CRP, 100 ac of range. **REDUCED \$1,295,000 #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, MEDICAL SPRINGS, OR - 316 acres with water right. Gravity pressure, wheelhines, home and livestock facilities. **\$750,000 #CP02715**

BAKER COUNTY, BAKER VALLEY, OR - 307+/- acres. Irrigated grass pasture, house, working facilities. 197 ac primary w/129 ac supplemental rights. 100 ac range land. 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 - Included 160 acres of recreation including a cabin, 2 bldg, 2 horse stalls, stream, trees, and abn. 100 ac. tag qualified. USFS lands on 3 sides. Near Wildlife study enclosure. **\$210,000. #CP01715**