

356 Ranches

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

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 #655975.

(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

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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

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- Buildable Lot
- Large 3 Bay Shop
- Barn and Pasture
- State Qualified Commercial Kitchen

380-51-4-4/#T2D

380 Farms

(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



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Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives!
\$740,000

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380 Farms

Walla Walla Irrigated Farmland: orchard, grape, Alfalfa, mint. Great homesite views, possible lease. 509-529-1398, jlc@bmi.net

WANTED (100+) Acres: of farm land/ pasture land with home in Washington state, Northeast to North Central Washington. 509-750-7047

Willamette Valley Farms For Sale: John Lee, RE/MAX Advantage Plus, 503-245-9090
www.oregonfarmbroker.com



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

BLAINE BICKELHAUPT
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509-520-5280

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**

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..**\$5,200,000**

www.BlueMountainRealtors.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

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385 Dairy Farms

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- **ACTIVE - Linn County,** 62 Acres, Organic, \$695,000
- **ACTIVE - Polk County,** 56 Acres, \$795,000
- **PENDING - Linn County,** 80 Acres, Organic, \$575,000
- **SOLD - Jefferson County,** 195 Acres, \$340,000
- **SOLD - Yamhill County,** 40 Acres, \$400,000
- **SOLD - Linn County,** 180 Acres, \$1,050,000
- **SOLD - Marion County,** 221 Acres, \$2,150,000
- **SOLD - Linn County,** 297 Acres, \$2,500,000
- **SOLD - Marion County,** 305 Acres, \$2,850,000
- **SOLD - Marion County,** 230 Acres, \$3,750,000
- **SOLD - Umatilla County,** Organic, 668 Acres, \$7,420,000

Coming Soon - Tillamook Dairy Farms - Call!

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CHERRY ORCHARD:

Existing (15) acre Rainier cherry orchard located in Tri-Cities, Washington for sale. HI-density orchard is in 7th leaf, nearing full production in one of Washington's early harvest zones. tomsetzer@comcast.net

SALE PENDING

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 Silbermagel Principal Broker. Agri-Business Real Estate 503-371-6409, terry@agribis.com www.agribis.com

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390 Timber Property



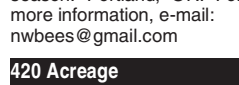
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400 Land



WANTED: land where bees can be kept during blooming season. Portland, OR. For more information, e-mail: nwbees@gmail.com

420 Acreage



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

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425 Pasture

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Pasture For Rent: (60) mother cows, from December to May 2016. In Southern Oregon. 541-561-3575

SUMMER PASTURE:

(10,000) total acres, (7,200) deeded, (2,800) BLM. Lots of water including a stream and springs, old line shack on the property for the ranch hand. Located in Eastern Oregon. \$2,750,000. Contact Tom at Tom Phillips Agency 541-889-8401, Ontario, Oregon. tom@tomphillipsagency.com

440 Business Opportunities

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Estate Auction Company For Sale: Due to retirement \$100,000. Winlock, WA. www.garrisonauctioneers.com

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