

356 Ranches

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Call in your classified ad by Wednesday. 10:00...Display (bordered) Ad Noon...Line Ad
AUCTION DEADLINE Tuesday @ 5 pm
Toll free 1-800-882-6789 Fax (503) 370-4383 www.capitalpress.com


356 Ranches

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, 1-5 access, \$310,000. 503-362-3055

BEST SELLERS...
"...The phone rang off the hook."
Vanvelhuizen Dairy • Turner, OR
Call and list your BEST SELLER!
1-800-882-6789

6100 ACRES GRASS CRANE, OREGON \$2,495,000
541-421-5300
wilburnranchbrokerage.net
Wilburn Ranch Brokerage 3-4/#6

380 Farms



BUYING RURAL PROPERTY?
• Ranches • Ranchettes
• Land • Acreage
• Horse Property • Pasture
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Classifieds 24/7
only

(110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, graveled area for tree landing/ shipping. Great views of Cascade Mountains and Mt. Hood, OR. Could go organic in a year. Seasonal creek, approximately (90) acres in pasture and balance in timber. One mile South from Molalla City center, #650,000. RMLS #15048476. Call Ed Stafford, for more information 503-829-8500, OREL#200202015

380 Farms

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

Farm For Sale By Owner

Farm For Sale By Owner: (75) acres, all wheel lines, no buildings, owner will finance, call for details. New Plymouth, ID. 208-278-5815

There Are Always Great Deals In Capital Press Classifieds. Call Now And Add Yours!
1-800-882-6789

380 Farms

(44+) Acres, (4) Bedroom, (1) Bath Farm House: 5-10 minutes outside of Oregon City. Approximately (28) acres of hazelnuts. Swimming pool, mother-in-law/ pool house, equipment shed, Measure 49 buildable (2) acre lot, \$749,900. Call Randy at Sundance Realty, 503-334-7474

385 Dairy Farms

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380 Farms

385 Dairy Farms

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380 Farms

385 Dairy Farms

DAIRIES WANTED

Dairies Wanted: have buyers! Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664

BUYING RURAL PROPERTY?
• Ranches • Ranchettes
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• Horse Property • Pasture
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387 Orchard/Vineyard Properties

390 Timber Property

Farm Seller

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400 Land

CRP Land For Sale: (840) acres eligible for renewal in 2017, (250) acres eligible for renewal in 2018, (270) acres currently in grass. Access from a good gravel county road. Utilities available to the property, this is contiguous with ponds and drain ditch for watering game and livestock. Moves deer, waterfall and upland game are in abundance. Comparable properties renewal contracts have been in the \$70/ acre range. Hallock, MN. Call 701-570-5600

BEST SELLERS...
"...Sold everything in the herd but a couple of old bulls."
Kester Ranch, Cottage Grove, OR
Call 1-800-882-6789 and sell too!

Juniper Ridge Ranch

Mt. Vernon, OR • 1,007 Acres
NEW PRICE! \$970,000

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 Sotheby's International Realty 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 3-4/#5

TURN KEY Pacific Northwest irrigated
1200-acre farm for sale by owner. Package deal with equipment and additional acres of irrigated leased ground.

Very flexible and willing to work with the right operator. Beautiful landscape with mountain resort areas nearby.

Qualified buyers only. No tire kickers.
Contact Jim: farm4sale@hotmail.com
380-1-3-1/#74D

JETT BLACKBURN
Real Estate, Inc.
EASTERN OREGON

HIDDEN VALLEY RANCH
494 deeded acres west of Harper, OR on Hwy 20. Property has approx. 1 mile of Malheur River frontage and borders thousands of acres of BLM land. 65 acres of water rights out of the river, owner has planted corn. This small ranch is an ideal getaway from the city. Great Chukar hunting in the area. Price \$550,000

BUCHANAN PIVOTS
155 acres with a new Pierce Center Pivots. Approx. 130 acres are under irrigation. All the equipment is brand new including pumps, electrical panels & wells. The land has been farmed & land planed. This property has a great well. \$500,000

BOWEN FARMS
Very nice farm south of Crane, OR. This 861.02 acre farm has 496 ac irrigated by 6 pivots & 2 wheel lines. All irrigation equipment is newer and there are good irrigation wells servicing all the equipment. The improvements include a 3 bd, 3/4 bath house, shop, and a set off piped working corrals w/ feed bunks good for 200 head. This is a must see. \$2,335,000

Curt Blackburn, Broker Nancy Gregg, Broker
541-589-0025 541-589-1362
707 Ponderosa Village • Burns, OR 97720
541-573-7206 • Fax: 541-573-5011
E-mail: jblackbn@centurytel.net
www.Jettblackburn.com 3-4/#6

PLUM VALLEY PASTURE & PINES

• Pasture and pine-studded setting, at head of valley.
• 80 acre parcel w/irrigation from high volume well and sub-irrigation, ponds, wheel line, guns.
• Shared irrigation well agreement for other ranches.
• Fenced & cross-fenced, and cattle grazing lease.
• Sellers use this property also for retriever trials and training, as well as for 20+ cow/calf pairs.
• Spectacular valley and ridge views from this stunning property not far from Klamath Falls.
• #81958 \$275,000

Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com 3-4/#5

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 380-2-4/#17

CENTRAL OREGON RANCHES

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Excellent Culver, Oregon Farm
77.4 acres with 73.70 irrigated. Excellent water rights. 2 Homes, 3 Storage Buildings.
Please call for more information.

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Blue Mountain REALTORS

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

BLAINE BICKELHAUPT
Managing Broker, Licensed in WA & ID
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

420 Acreage 420 Acreage 420 Acreage 420 Acreage

Santiam Canyon Development Land
Santiam Highway 22
Mill City, OR

Large commercial/residential site located in Oregon's scenic North Santiam River Canyon.

PARCEL 1: Multi-Family, 4.66 Acres. \$475,000
PARCEL 2: Commercial, 9.42 Acres. SUBMIT OFFERS!

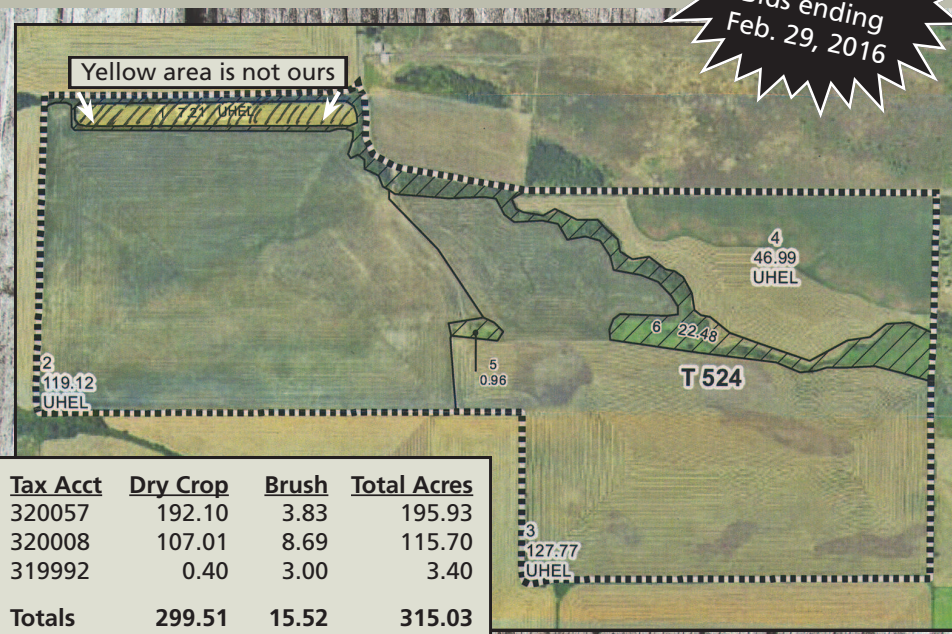
Call Alex Rhoten or Tiffany Jones for more information at 503-587-4777

COLDWELL BANKER COMMERCIAL

400-52-2-4/#7

Pierce Place Farm
315.03 Acres - Linn County (Belts Drive, Harrisburg, OR)

Minimum Bid \$1,100,000
Bids ending Feb. 29, 2016



Tax Acct	Dry Crop	Brush	Total Acres
320057	192.10	3.83	195.93
320008	107.01	8.69	115.70
319992	0.40	3.00	3.40
Totals	299.51	15.52	315.03

Code	Soil Description	Acres	Percent of Field	Non-Irr. Class	Irr. Class
65B	Marcola cobbly silty clay loam, 2 to 7 percent slopes	172.7	55.6%	IVs	IVs
8	Bashaw silty clay	70.2	22.6%	IVw	IVw
29	Courtney gravelly silty clay loam	53.6	17.2%	IVw	IVw
33	Dayton silt loam	14.2	4.6%	IVw	IVw

For more Information Call Dean 541- 954-6722 • Paul 541-408-0355

356 Ranches 356 Ranches 356 Ranches 356 Ranches

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**

SPOKANE COUNTY, MEDICAL LAKE, WA - 500 acres 10 miles south of Spokane and west of I-90, with 1 mile frontage on Silver Lake. 24 tax lots including 96 platted approved lots, 200 acres in dryland alfalfa. Home and 8 outbuildings. **\$4,500,000 #CP00315**

GILLIAM COUNTY, ARLINGTON, OR - 3,659.43 total ac with 80 ac irrigated, 1,578 ac dryland wheat, 1,383 ac of rangeland, and 256 ac of CRP. Home, shop, corrals 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. 185 ac of irrigated farm with horse stalls. Grande Ronde and Gordon Creek running through property. Great 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**

BAKER COUNTY, KEATING VALLEY, OR - 326 ac of which 238 are irrigated with 4 center pivots and wheel-lines. 100 ac of range. Main home, barn and livestock amenities. **\$999,000 #CP02714**

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**

THE WHITNEY LAND COMPANY
541-278-4444
101 S.E. 3rd
P.O. Box 1614
Pendleton, OR 97801
www.whitneylandcompany.com

• Jim Whitney, CCIM/Owner/Principal Broker
• Todd Longgood, Owner/Broker
• Gary Jellum, Broker
• Scott Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker

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**

MORROW COUNTY, ECHO, OR - CRP income property. 186.9 acres of land with 157.7 acres of CRP. Annual CRP payment of \$10,992 with power and well located on the property. CRP contract runs through 2020. The balance of the property is range pasture. **\$295,000 #CP03515**

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

WHEELER COUNTY, FOSSILKINZUA, OR - 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **\$31,500,000 #CP02815**

SHERMAN COUNTY, CLARNO, OR - 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 #CP03015**

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, MITCHELL, OR - 1,475 total acres of timber and range. Bride Creek borders the property and seasonal creeks and springs provide water for grazing with good stand of timber. Elk and mule deer roam the pine and juniper filled grasslands found in the property's secluded reaches. **\$1,143,125 #CP03415**

BAKER COUNTY, HEREFORD, OR - 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$1,053,000 #CP02915**

GILLIAM COUNTY, CONDON, OR - 86.23 acres. Property consists of 2 parcels, and 278.88 currently in crop. Two homes with shop and numerous outbuildings. **\$950,000 #CP00714**

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**

GILLIAM COUNTY, CONDON, OR - 1,398.18 total acres. CRP contract in place on 108.01 acres. 784.24 acres of range and 505.93 acres currently seeded to wheat. No improvements. Great deer, elk, and chukar hunting. **\$740,000**

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**

GILLIAM COUNTY, CONDON, OR - 939.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer and upland birds with occasional elk. **\$410,000**

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**

3-4/#6