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DECKER'S DEALS!

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

Still haven't gotten to Hawaii. Cattle to feed and other poor excuses.

692 ACRES OF RECREATION-HUNTING LAND IN LAKE COUNTY. Good Bitter brush and deer range. Adjoins Hwy. 395. **Possible Owner Terms at \$300,000.** www.johnlscott/28749.

13 ACRES OF FLOOD IRRIGATED PASTURE land just north of Redmond. Possible owner terms. **Motivated Seller at \$160,000.** 4-7/#5

Horsell Road Farm



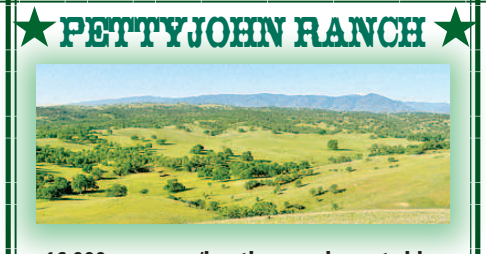
Bend, OR • 474 Acres • \$3,995,000
391 acres of COI irrigation water rights. New Country Home is 2879 sf, 3 bed, 2 bath. Farm: new Shop 40x60, Hay Barn 68x176, new irrigation system, 6 new pivots. Additional building site and Cascade Mountain Views.

www.horsellfarm-bendoregon.com

Pam Mayo-Phillips
Brook Havens
Principal Brokers

541-923-1376 • www.desertvalleygroup.com
650 SW Bond St., Ste. 100 • Bend, Oregon 97702

PETTY JOHN RANCH



- 16,000 acre cow/hunting ranch west side of Tehama County
- Good Water - Cold Fork Creek and Cottonwood Creek; miles of both
- Runs 800+ pairs and game animals around

Visit our website to learn more about this Multidimensional Ranch. Priced at **\$16,000,000 Cash**

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Oregon - California Ranches
530-906-3978
www.VanCleveRanches.com

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 planned. 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, 1/2 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 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

356 Ranches

Eastern Oregon (80) Acres Cow/Calif: (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, 1-5 access, \$310,000. 503-362-3055

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6100 ACRES GRASS CRANE, OREGON
\$2,495,000


541-421-5300
wilburnranchbrokerage.net
Wilburn Ranch Brokerage 4-4/#6

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



(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

FOR SALE BY OWNER

(14) Acres: water rites, irrigation well, domestic well. (9) out buildings- (2) are heated with car hoist. (2) barns. (3,800) sq.ft. home-full basement included. Big fenced yard, asphalted circular driveway, can run (25-30) head of cows year-round with irrigation, \$950,000. Eastern Washington. 509-721-0869

ColumbiaRiverProperties.com
541-296-1026 CRPLand@gmail.com

Dryland Wheat Farm
First Time Offered

1,066 Total Acres
995 Tillable

Information Available Upon Request

175 Ac. in Maupin with 80 Acres Water Rights

380 Farms

(12.6) Acres Produce Farm: Well/ septic, 60x60 produce shed, cheap irrigation water, great place to raise kids, hunting/ fishing, \$225,000 Terms. Payette, ID. 208-642-3545

(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, \$849,900. Call Randy at Sundance Realty, 503-334-7474

Farm Seller
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- Horse Property • Pasture

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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

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Morton, WA • www.chrisjerde.com
Call me with any questions about any farms or ranches in Lewis County, large or small.

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

380-4-2-2/#TD

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 Farms

(507) Acres: (30) acres water rights, Richardson Gap Road, Lebanon, OR. \$1,978,000 Bill Hekman, Oregon Broker, Sundance Realty 503-580-8664.

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

385 Dairy Farms

Large Cache Valley Dairy: Hyrum, UT. (1,440+/-) milking capacity, double (20) parlor, \$1,850,000. Contact Bob Marabella, All American Real Estate, Utah Broker, 435-730-6015. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

WA ACREAGE

312 Acres Chehalis Land & Timber, Close-In, View. Call

75 Acres Chehalis Land & Merch. Timber & Growing Timber **\$250,000**

9.45 Acres Onalaska Close to Lakes, Meadow/ Wooded, View. **\$55,000**

Frank Dipola Realty
201 S. Tower St.
Centralia, WA 98531
360-736-9561

BUYING RURAL PROPERTY?

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- Land • Acreage
- Horse Property • Pasture

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385 Dairy Farms

Hazelnut Site: (72) acres, Aumsville, OR. Buildable site with well & septic, shop, views, \$765,000. **Vineyard Site:** (49) acres, South Salem Hills, Willamette Valley AVA, \$1,005,000. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

390 Timber Property

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380 Farms


380 Farms

INCOME PRODUCING NURSERY
Beautiful, level, 44+ acre farm. Minutes to I-205 & Portland, Oregon.

Bright and airy 3-BD, 2-BA contemporary home. Water rights, privacy, Mt Hood view and marketable timber. **\$1,150,000.**

Contact **Tim A. Dean • 503-784-1275**
email: tdeancasso@gmail.com
WESTLAND REALTY 380-4-2-2/#TD

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

385 Dairy Farms

Northwest Farm Brokers - Farms & Dairies
Dave Wood 503-983-1585 • John Lee 503-245-9090
Principal Brokers, RE/MAX Advantage Plus Farm/Dairy Division
www.oregonfarmbroker.com • www.oregon-ag.com

- ACTIVE - Polk County, 41 Acres. \$578,000
- ACTIVE - Linn County, 62 Acres, Organic. \$695,000
- ACTIVE - Polk County, 56 Acres. \$795,000
- PENDING - Marion County, 25 Acres. \$335,000
- SOLD - Marion County, 53 Acres. \$441,500
- SOLD - Polk County, 109 Acres. \$836,000
- SOLD - Jefferson County, 195 Acres. \$340,000
- SOLD - Yamhill County, 40 Acres. \$400,000
- SOLD - Linn County, 80 Acres, Organic. \$575,000
- 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, 668 Acres, Organic. \$7,420,000

Call for confidential meeting to sell or buy

380 Farms

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 #CP00715**

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, horse stalls, Grande Rond 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, 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. Bridge 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 - 1,312 total acres. Property consists of 86.23 acres of range and 1,225.77 acres under current CRP contract, and 278.88 currently in crop. Two homes with shop and numerous outbuildings. **\$950,000**

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**