

270 Recreational Property



KLAMATH RIVER FRONTAGE RANCH: For sale in far Northern California, Scenic (13+) acres with a beautiful 2300 sq.ft. House. The property includes over 2000 feet of Klamath River frontage. The Klamath River is known as one of the best Salmon, Steelhead and Trout fishing and Fly Fishing spots on the west coast. Right on your property with your own private sand beach, irrigated pasture. Currently Miniature Donkey Ranch, \$549,000. For more information 530-496-3320 or Email: ulics@sisat.net

320 Rentals, Leases



(775) Acres of #1 Ground: in Othello WA near Bruce, ready for Potatoes, onion, hay or row crop. Contact Floyd 509-531-6636

BERRY FARM: (4) acres mature Hull & thornless blackberries with drip. Canby, OR. Call for lease terms 503-984-4484

Farm House/ Barns (60) Acres Pasture: Spring water, beautiful view, Non smoking environment, 6 miles NW from Salem, OR. 503-363-0034

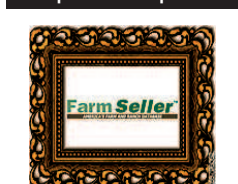
FARM LAND FOR LEASE: Idaho Department of Correction is seeking a lessee for approximately (170) acres of hay farm land on S. Pleasant-Valley Rd. Kuna, ID. More information at: www.idoc.idaho.gov

Several Large Office Spaces Available: also conference room. North of Brooks, OR. 503-991-1515

Warehouse Space for Rent: up to 60,000 sq.ft., high ceilings, big doors. North of Brooks, OR. 503-991-1515

350 Residential Property: Linn County: (1.85) acres in city limits, 1480 South Main, Lebanon, OR. Can build houses, currently multi-family. Sidewalks in, sewer and water to edge of the property. Will carry the paper. \$175,000. 541-430-9842

353 Equestrian Properties



SELLING RURAL PROPERTY? • Ranches • Ranchettes • Land • Acreage • Horse Property • Pasture THE LARGEST FARM WEBSITE IN THE WEST ***** Call or Visit Today! 1-800-882-6789 www.farmseller.com

356 Ranches

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

SOUTH FORK RANCH: 3/4 mile of river frontage, (205) acres, (50) irrigated, mountain & valley views, serene setting. Two-story custom ranch home, (3) bed, (2.5) bath, LOP tags, office building, machine shop, hay cover, loafing shed, livestock corrals, fenced & cross fenced, \$679,000. RMLS #16048241 Duke Warner Realty, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

6100 ACRES GRASS CRANE, OREGON \$2,495,000 541-421-5300 wilburnranchbrokerage.net Wilburn Ranch Brokerage 5-7/16

A picture says a 1,000 words Add a full color photo to your print and online ad today by calling 800-882-6789 capitalpress.com Capital Press The West's Ag Weekly



356 Ranches



ZUMWALT ROAD - ENTERPRISE, OR 160 acre Hunting property on the breaks of Camp Creek. Tremendous amount of elk and deer. Buildable with year round springs and pond. Great Wallowa and Seven Devil Mountain Views. Perfect spot for a private hunting cabin. MLS# 10040730 \$159,900

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

wallowacountybrokers.com Kirk Makin, Principal Broker (541) 398-0340 Office (541) 432-3131 • (866) 977-3131 404 N. Main, Joseph, Oregon 97846 5-4/16



Culver Custom Home & Farm BEAR DRIVE, 60 ACRES with 56.2 acres Irrigation Water Rights. Productive Orchard Grass & Alfalfa Hay Crops irrigated with wheel lines. Quality Home 3300 sf, 3 bed, 3 ba. Property includes: Additional home 1 bed, 1 ba (legal dwelling), 2 Barns: 110x80 & 44x84 used for hay storage/equipment, easily converted to a livestock barn. Stunning Mt. Jefferson & Mt. Hood Views. \$799,000

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 5-2/16

DECKER'S DEALS!

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

Lots of Bull Sales and Feeder Cattle Sales. With all the snow and rain, 2016 should be a good grass year. Better buy a Good Hay Farm to go along with it.

690 ACRES WITH 490 ACRES UNDER 3 PIVOTS. 4 wells, 2 manufactured homes, a shop and a 60x190 hay shed. Currently in Alfalfa and Timothy Hay. Some new seedings. The 4 wells pump into large ponds and the pivots are supplied by 3 booster pumps out of the ponds. Located only 4 miles South of Lakeview, OR. Just reduced by \$200,000, down to \$1,900,000. www.johnlscott/55196

62.34 ACRE PASTURE FARM BETWEEN BEND-REDMOND & TUMALO. 51 acres of COI flood irrigation. Two story, 4 bedroom, 2 bath home plus several out buildings give this property great flexibility for a hay-pasture or livestock operation with good visibility and access to the Redmond Airport. Motivated Sellers at \$699,000. Johnlscott/72612 5-7/16

BELLING RANCH, AROCK, OR

Excellent desert ranch with 5,293.34+/- deeded acres in one large block. 304 acres of water rights. 254+/- acres of irrigated hay land watered with gated pipe. 640+/- acres State land and 960+/- acres BLM land fenced in with deeded land. BLM Permit for 157 head for 5 months. 1,000+/- acres of improved deeded range land seeded to crested wheat. Solid 300+ cow ranch plus bulls and replacements. Beautiful modular home with attached 2 car garage, older employee home, bunkhouse, machine shed and shop. Excellent corrals. Out the gate and no trucking of cattle. \$3,000,000

HOSHAW RANCH, ONTARIO, OR Nice irrigated pasture ranch including 149.97+/- deeded acres with 104+/- acres irrigated. Two Zimmatic pivots and gated pipe, four pastures and excellent pipe and cable corral. Beautiful upgraded country style home 3,618+/- SF, 3 bedroom 3 bathroom, office & 3-car garage. \$1,200,000

Mogensen Land Cell (208) 890-7172 Office (208) 452-3744 Fax (208) 888-1989 Email mike@mogensenland.com Web www.mogensenland.com A Division of Licensed in Idaho & Oregon SILVERHAWK REALTY MIKE MOGENSEN REALTOR Farm and Ranch Specialist 5-4/17

380 Farms

356 Ranches

(1,700) ACRES CATTLE/HAY/HUNTING RANCH: Located close to Monument, OR. (1,700) acres, includes (3) bedroom/ (2) bath home, barn, outbuildings, water rights, year-round creek, fenced & cross fenced. Asking \$950,000. Call Kathy Endicott, Eastern Oregon Realty 541-620-2960.

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

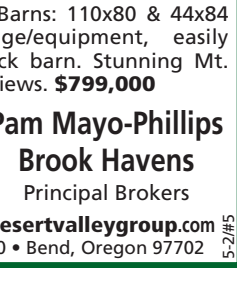
380 Farms Income Producing: (340) acres in Burns, OR. (2) Business income potential. Call Steve Jones, Broker, John L. Scott 541-480-7727

(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 AMERICA'S FARM AND RANCH DATABASE

356 Ranches

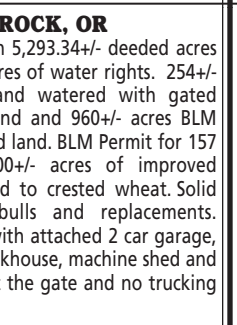


BUCK BUTTE RANCH

• 1545 acre private valley! • 180 acres of water rights with irrigation well & creek for pivot & gravity flow irrigation • 180'x120' indoor riding arena with 18+ over-sized stalls, welded steel pipe fencing for paddocks, fields and alleys. • 96'x90' shop and 45'x100' pole barn. • Two reservoirs attract deer and wildlife. • Beautiful 3700sf, 4-bedroom, 3-bath home. • Gourmet kitchen, huge master suite, ironwood decks. • 360 degree valley & butte views. • Borders BLM with grazing permit. • Klamath Falls, Klamath County, Oregon • An immaculate bargain at \$1,750,000 Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chiloquin, OR linda@craterlakerealtyinc.com • craterlakerealtyinc.com 5-4/16

CENTRAL OREGON RANCHES

Jeff Larkin REALTY YOUR FARM & RANCH SPECIALIST



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

• HAY GROUND • CATTLE RANCHES • FARM GROUND • HORSE PROPERTIES Also providing PROPERTY LOCATING SERVICES Old-fashion work ethic with modern day marketing. 541-480-5606 • jeff@jefflarkinrealty.com 811 SW 13th St., Ste 105 • Redmond, OR 97756 www.jefflarkinrealty.com 5-2/16

380 Farms

380 Farms

Elkton, OR: (19.5) acres, half pasture & half timber. (2) ponds, good well, old double wide that can be removed, (2) barns. Will carry paper. \$250,000. 541-430-9842

(20) Acre Farm with House and Storage Building: Ideal for nursery or berries, \$310,000. Located on Bennett Rd. Mt. Vernon, WA. 360-982-0361

(75) Acre Irrigated Farm: in Central Oregon. Livestock owner's dream. Fenced, cross-fenced, (2) 40'x60' hay barns, shop, and (3) bedroom manufactured home. \$400,000. Bill Bellamy, Coldwell Banker, Dick Dodson Realty, 541-420-7192

110 Acre Farm (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

356 Ranches



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#14D

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

FOX VALLEY PARCELS

3 parcels located north of Mt. Vernon, OR 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!

SADDLE BUTTE PROPERTY

439+ acres located on the edge of Malheur Lake, south of Burns, OR. Great duck/goose hunting property and makes for good native summer pasture. \$220,000

MOON RESERVOIR PROPERTY

202 acres w/ approx. 130 acres of Moon Reservoir on it. Small cabin, great location & good access. Great trout fishing out of reservoir. Perfect recreational property, all ready to use. \$132,500

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 5-7/16

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 5-7/16

380 Farms

380 Farms

380 Farms

380 Farms

380 Farms

380 Farms

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

Farm Acres for Rent/Lease

(775) Acres of #1 Ground: in Othello WA near Bruce, ready for Potatoes, onion, hay or row crop. Contact Floyd 509-531-6636

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-finished 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

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 5-3-16/16

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 \$5,475,000 #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 +/- acres. 185 ac of irrigated farm and 368 ac of horse stables. 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/ 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 Wheaton. 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 of 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

• Jim Whitney, CCIM/Owner/Principal Broker • Todd Longgood, Owner/Broker • Gary Jellum, Broker • Scott Coe, Broker • Travis Bloomer, Broker • Blake Knowles, Broker 101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com

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 +/- marketable timber, 2 cabins, 20 wells, views, good hunting for elk, turkeys, and grouse, LOP tags, power and county road access. \$1,500,000 #CP01215 MORROW COUNTY, HEPPNER, OR - 1,110.86 acre working ranch located in Eastern Oregon, on Rhea Creek. Rhea Creek runs through the middle of the property with irrigated bottom land and excellent water rights. Three homes and bunkhouse with rental income, working cattle, and sheep facilities on the property. \$1,450,000 #CP03215 GILLIAM COUNTY, CONDON, OR - 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. \$1,405,000 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 - 1,576.77 total acres. Property consists of 1,066.23 acres under current CRP and 510.54 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 BAKER COUNTY, BAKER, OR - 553 acres total. Country home with 100 acres irrigated by two new pivots. Additional 95 acres of water rights. Barn, livestock facilities, 6 miles from Baker City. \$740,000 #CP00116 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 5-4/16