380 Farms

110 Acre Farm

(110) Acres: Property has county roads on (3) sides, some timber, mostly posture, 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

(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

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

(26+) Very Private Acres: with small (2+) bedroom house, trout pond, surrounded by (35k+) acres of timber, hand feed the deer everyday, $484,500. Molalla, OR. Call Randy at Sundance Realty 503-334-7474

(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

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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

380-6-2-4/#T4D

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

FOX VALLEY PARCELS

3 parcels located north of Mt Vernon, Oregon 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!

FIELDS STATION, OREGON

This is a wonderful opportunity to own a thriving business at the gateway to the Oregon Outback. Restaurant, convenience store, RV area, living quarters. Lots of history in the little oasis servicing the Steens, Trout Creek & Pueblo Mountains. Business has been under good management & has a good consistent income. ***$695,000***

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E-mail: jblackbn@centurytel.net
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6-4/#6

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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
6-4/#6

Prime North Idaho Farm Land

1375 acres currently in a wheat/bluegrass rotation.
Good laying land with a tenant farmer in place or farm it yourself. Also many other parcels from 160 acres and down.

Call **Randy Henley** at **208-641-5825**
or go to **www.randyhenley.com**
for complete details.

Windermere
Coeur d'Alene Realty, Inc.
6-4/#14

COLUMBIA RIVER PROPERTIES
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

6-1/#6

380 Farms

(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

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

(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

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

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• Horse Property • Pasture
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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

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

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

Multi-Purpose Farm:
•(52) acres- (43) tillable in Perennial grass.
•(5,000+) ton straw/ hay storage barn.
•(21) stall boarding facility.
•60'x145' indoor arena.
•Commodity and feeder barns.
•Newer 40'x60' equipment shop.
1977 ranch home, 2,300 sqft., (3) bedroom, (2.5) bath. Large country kitchen; huge master suite. Large open dining and front room. Heat pump and wood stove. New windows, new exterior, interior paint.
Located West of Mcminnville, OR. off highway 18. Approved buyers only. For pictures and more information, call 503-550-8503 or e-mail: jazzman1959@yahoo.com

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**
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201 S. Tower St.
Centralia, WA 98531
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380-6-4-1/#24

385 Dairy Farms

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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.

Licensed Raw Milk Dairy: Current profit with (6) cows makes the payment. Good growth opportunity. (2,100) sqft. farmhouse, (10+) acres, (2) parcels, water rights, pond, big barn, very loyal customer base. $550,000. Port-Orchard,WA. 360-876-6867 www.fernwoodcreamery.com

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www.oregonfarmbroker.com • www.oregon-ag.com
- **ACTIVE - Marion County**, 24 Acres. $209,000 NEW!
- **ACTIVE - Polk County**, 41 Acres. $578,000 NEW!
- **ACTIVE - Linn County**, 62 Acres, Organic. $680,000
- **ACTIVE - Polk County**, 56 Acres. $795,000
- **ACTIVE - Marion County**, 56 Acres, Organic Dairy. $950,000 NEW!
- **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
385-5-2-4/#7

GOT CLASSIFIEDS??? CALL
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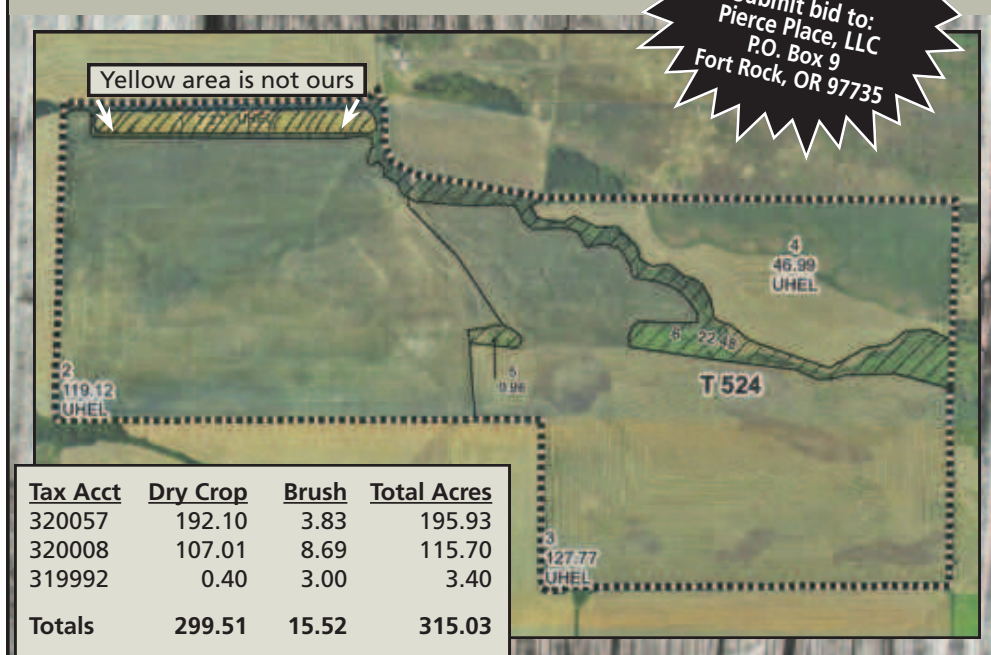
FAX 503-364-2692 • www.capitalpress.com

420 Acreage

420 Acreage

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

Minimum Bid $1,100,000
Bids ending Feb. 29, 2016
Submit bid to:
Pierce Place, LLC
P.O. Box 9
Fort Rock, OR 97735



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

420-6-4-4/#4

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

387 Orchard/Vineyard Properties

(90) Acres Bare Land: suitable for grapes. Fenced, farmed, domestic water hook-up, South slope, 360 degree view of mountains, $12,000/ acre. Perrydale, OR. 503-551-3233

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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

Selling Rural Property

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1-800-882-6789

400 Land

FARM GROUND FAIRFIELD, WASHINGTON: Farm ground for sale with lease back, (480) total acres, (375) acres that are currently farmed and (105) timber ground. Call Randy at 509-953-6956 for additional details.

1-800-882-6789
Capital Press
www.capitalpress.com

400 Land

(42.64) Acres: 1200' on Clackamas River. Approved for (2) homes, young timber, $799,000. Oregon City, OR. Call Randy at Sundance Realty 503-334-7474

420 Acreage

ACREAGE WANTED

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

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

400 Land

Santiam Canyon Development Land

Santiam Highway 22
Mill City, OR

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

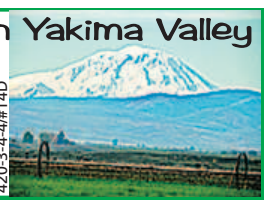
PARCEL 1: **Multi-Family, 4.66 Acres. $475,000**
PARCEL 2: **Commercial; 9.42 Acres.**
SUBMIT OFFERS!

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

COLDWELL BANKER COMMERCIAL
400-4-4-4/#7

420 Acreage

80 Acres In Yakima Valley
• **Wapato Irrigation**
• **Additional BIA rental in area**
Currently in corn, wheat, hay & pasture.
509-961-9406



420-3-4-4/#T4D

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- Blake Knowles, Broker

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 $5,475,000 #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 [illegible] h. 185 ac. of irrigated farm[illegible] horse stalls. Grande Rond[illegible] and Gordon Creek running through property. Great income and recreation potential. **$2,000,000 #CP01914** PENDING

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**

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, FOSSIL/KINZUA, 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

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[illegible] marketable timber, 2 cabi[illegible] wells, views, good hunting [illegible] elk, turkeys, and grouse, LOP tags, power and county road access. **$1,500,000 #CP01215** PENDING

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 – 1,536.23 total acres. Property consi[illegible] 86.23 acres under current [illegible] currently in crop. Two homes with shop and numerous outbuildings. **$950,000** PENDING

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. Unqiue rock mine with China Hollow Jasper and opal. Income potential with BP transmission and rock mine. **$239,000. #CP01714**

6-4/#6