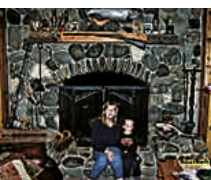


270 Recreational Property



KLAMATH RIVER FRONTAGE RANCH:
For sale in far Northern California, Scenic (13+) acres with a beautiful 2100 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, \$475,000, for more information 530-496-3320 or Email: ulics@sisq.net

320 Rentals, Leases

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

350 Residential Property

Linn County: (1.85) acres in city limits, 3180 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



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(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



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Lease includes 50 acres with water rights, office, cafeteria, pole barn with canning assembly, staging/loading area, one well and one pond for irrigation, two outbuildings and 50 tube houses. Great location on two major roadways with high visibility.

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7-4/#T4D

356 Ranches

356 Ranches

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541-480-8185
email: everettd@johnlscott.com

Nice weather for all the New Calves & Lambs that are showing up. High's in the 60's lows in the upper 20's. Lots of hay moving and cattle prices are up.

NEW LISTING: 99 ACRES WITH 39 ACRES OF NORTH UNIT IRRIGATION DISTRICT WATER RIGHT. Mud Spring Creek runs through it. Good Deer & Water food habitat. Only 6 miles from Madras. **\$200,000.**

13 ACRES OF GOOD QUALITY FLOOD IRRIGATED PASTURE LAND only 3 miles from Redmond. Full Water Right in Central Oregon Irrigation District. **Motivated Seller at \$150,000.**

7-4/#5



\$5,250,000

Cascade Mountain Views from 560 acres, 461 acres Free Water Rights. The ranch is on the Crooked River has a rich history in crop production and was once home to Governor Tom McCall. Updated 6167 sf 4-bd, 4-ba home, Indoor Arena 100x300, 2 barns, 30 stalls, 2 shops, feedlot, corrals, scales and additional homes in the heart of Central OR.

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7-7/#5

356 Ranches

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• Three newer metal bldgs for hay storage or enclosed shop plus block storage building.
• Renovated home, attached garage, landscaped yard with in-ground sprinklers.

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356 Ranches

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

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356 Ranches

Approximately (107) Acre
Ranch: mountain views,
Chewelah, WA. area. (70)
additional acres tillable with
water rights. Balance pasture,
timber and (2) ponds.
(3,850) sq.ft. home built in
2006. (5) bedroom, 30'x40'
open concept main living
space plus office area, large
rec room, 12'x12' laundry
room and 2-car garage.
Ranch buildings include
125'x75' hay and feed barn,
5-bay machine shed,
30'x30' shop. \$495,500. Will
consider home and some
buildings separate. 509-
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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

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.
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380 Farms

(12.6) Acres Produce Farm:
Well/ septic, 60x60 produce
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hunting/ fishing, \$225,000
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(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

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



(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



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

Approximately (107) Acre
Ranch: mountain views,
Chewelah, WA. area. (70)
additional acres tillable with
water rights. Balance pasture,
timber and (2) ponds.
(3,850) sq.ft. home built in
2006. (5) bedroom, 30'x40'
open concept main living
space plus office area, large
rec room, 12'x12' laundry
room and 2-car garage.
Ranch buildings include
125'x75' hay and feed barn,
5-bay machine shed,
30'x30' shop. \$495,500. Will
consider home and some
buildings separate. 509-
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with 30 flood irrigated acres
Picturesque Powell Butte setting, meandering canal, and pond. 40'x80' hay shed, 40'x40' shop, fenced, X-fenced, piped corrals & 10 pens. Southwestern style 2168 sf stucco home, 3 bdms, 2 baths, open floor plan. MLS#201402127. OWC **\$659,000**

ADDITIONAL 80 ACRES PRODUCTIVE, IRRIGATED FARM GROUND AVAILABLE.

35 SECLUDED ACRES AMONG PONDEROSA'S - Outbuildings, greenhouse, barn w/2 stalls, 2 tack rooms, hay storage, fenced, X-fenced, beautiful custom full-scribe log cabin, 1492 sf, 2 bdms, 2 baths, large deck w/hot tub. Views overlooking valley of pines and McKay Creek. MLS# 201502731. **\$550,000**

PENDING

PEACEFUL IO.36 ACRES - POWELL BUTTE - Farm style 4 bdrm, 2 bath home. Wrap-around porch w/Cascade views. Pond, fenced pastures, 8.33 acres flood irrigated. 1008 sf barn/shop, sheep shed, corrals. MLS#201406809. **\$459,000**

160 ACRES - VIEWS IN EVERY DIRECTION - 2658 sf 3 bdrm, 2 bath Marlette home nestled on a high mountain bench. Near Ochoco Nat'l Forest. 1200 sf shop w/220 power, storage, complete solar system. MLS#201504926. **\$749,000**

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.
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Walla Walla County, 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**

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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 ac ranch. 185 ac of irrigated farm land with 30 horse stalls. Grande Ronde River 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, OR - 326 total ac irrigated. 100 ac of handline. Main home, barn and livestock amenities. **REDUCED \$850,000 #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**

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

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**

101 S.E. 3rd
P.O.Box 1614
Pendleton, OR 97801
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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**

BAKER COUNTY, KEATING, OR - 262 acres. Nice home, additional living quarters, barn, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. **\$1,699,000 #CP00416**

UMATILLA COUNTY, WESTON, OR - 989.4 ac., marketable timber, 2 cabins, 34± ponds, wells, views, good hunting for deer, 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, HERFORD, OR - 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$1,053,000 #CP02915**

GILLIAM COUNTY, CONDON, OR - 1,526.30 total acres. Property consisting of 1,526.30 ac. irrigated, 86.23 ac. under current CRP, and 1,526.30 ac. 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**

7-2/#6