

**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.

**356 Ranches**

Approximately (107) Acre Ranch: mountain views, Chewelah, WA. area. (70) 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. Call 509-999-5263

**356 Ranches**

**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

**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

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

**380 Farms**

**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

**380 Farms**

Approximately (107) Acre Ranch: mountain views, Chewelah, WA. area. (70) 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. Call 509-999-5263

**380 Farms**

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

**385 Dairy Farms**

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- 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**

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**New Price! \$3,750,000**

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.

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**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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**DECKER'S DEALS!**

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

*Baby alfalfa is coming really well & the garlic looks good. Easy on the hay stack with all of the nice weather and the pastures are greening 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.**

**LAKEVIEW HAY RANCH. 690 ACRES WITH 490 ACRES UNDER 3 PIVOTS.** Currently in Alfalfa & Timothy hay. 4 wells that pump into Settling ponds and then Booster Pumped to the pivots. A very nice 60 x 90 steel frame Hay Shed, a 40 x 70 shop and 2 Manufactured Homes. Each is 2 bedroom - 2 bathrooms. The Well Rights are Mostly supplement to Creek Water Rights. - Generally start the pumps about the first of July. **Just reduced to \$1,900,000.** johnlscott.com/72612.

**212-acre WOOD RIVER RANCH**

• Ideal retreat for anglers, waterfowl hunting and horseback riding. Adjacent state forest lands

• River meanders nearly a mile through ranch, provides cover for Brown and Reddab trout

• Duck ponds crafted for training retrievers

• Diverse lake, river & creek fishing nearby

• Irrigated meadows for grazing cattle

• 2-story home, oversized garage, outbuildings

• Cascade Mtn. and Crater Lake rim views

**REDUCED TO \$1.7 MILLION**  
 MLS #79146

**Crater Lake Realty, Inc.**  
**Linda L. Long, Broker**  
 541-891-5562  
 Chiloquin, OR  
 linda@craterlakerealtyinc.com • craterlakerealtyinc.com

**(30) ACRE FARM:**  
 (29.6) level acres with (3) bedroom home, shop, and several good outbuildings. Amity silt loam soil, great for berries, filberts, hay or nursery, \$439,000. View Virtual Tour: http://view.paradym.com/3688684/prt/10003. MB Kostrikin 503-706-1263 Equity Oregon Real Estate www.HomesAtCanby.com

**(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. Licensed Oregon broker.

**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 McMinville, OR. off highway 18. Approved buyers only. For pictures and more information, call 503-550-8503 or e-mail: strawbarn1@yahoo.com

**JETT BLACKBURN**  
**Real Estate, Inc.**  
**EASTERN OREGON**

**HARNEY ROAD RANCH**  
 518 + acres w/ 2 year old Pierce Pivot irrigating approx 125 acres. 5 separate fenced pastures, good stock water, 185 ac seeded pasture, 203 ac native pasture, 260 ac water rights. 4 bd, 2 ba MH, hay barns, shop, working corrals with scales. Great cattle setup, close to town. **\$720,000**

**NEWER HOME ON 80 ACRES**  
 3 possible 4 bdrm newer MH has 2100 sf. Nice open living space, large windows to enjoy the private setting. Located on 80 acres, approximately 20 miles from Burns, OR. **\$120,000**

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**Nancy Gregg, Broker** 541-589-1362  
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**Garfield County Farm.** 79± irrigated acres. Hayshed & old grain elevator. Call for more details. **\$430,000**

**Walla Walla County, FSA ± CRP Farm.** 2,885.28 Total Acres. Estimated average yield 100 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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**CENTRAL OREGON RANCHES**

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

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**BELLING RANCH, AROCK, OR**  
 5,293.34± deeded acres in one block. 254±/- acres irrigated with gated pipe. Nice home, older second home, shop/machine shed and excellent corrals. Improved deeded range land plus BLM Permit. **\$3,000,000**

**HOSHAW RANCH, ONTARIO, OR**  
 149.97 ±/- deeded acres with 104±/- acres water rights. Productive soil currently planted to pasture. Three pivots and nice pipe & cable corrals. Nice upgraded country style home. **\$1,200,000**

**NELSON FARM, VALE, OR**  
 Outstanding laser leveled row crop farm. 79.20±/- deeded acres with 75 acres water rights. Nice home, plus excellent insulated shop building with machine shed & horse stalls. Concrete ditches, siphon tubes & gated pipe. **\$750,000**

**PRAIRIE, IDAHO RECREATION/ RANCH PROPERTY**  
 Beautiful 80±/- deeded acres with timber, grazing land, well, septic system & cabin foundation. Outstanding view, livestock water rights, live water from creek & spring. Electricity about 1/2 mile from property **\$200,000**

**Mogensen Land**  
 Cell (208) 890-7172  
 Office (208) 452-3744  
 Fax (208) 888-1989  
 Email mike@mogensenland.com  
 Web www.mogensenland.com

**MIKE MOGENSEN**  
 REALTOR  
 Farm and Ranch Specialist

**Farm Acres For Rent / Lease**

(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 Belamy, Coldwell Banker, Dick Dodson Realty, 541-420-7192

**SANDY, OR:**  
 Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives!

**\$740,000**

**Marie Teune**  
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**Irrigated Hay & Dryland Wheat Ranch**  
 1,460 total Acres  
 250 Irrigated

**175 Ac. in Maupin with 80 Acres Water Rights**

380 Farms

380 Farms

380 Farms

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 \$5,475,000 #CP0115**

**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**

**UNION COUNTY, ELGIN, OR** - 553 ac ranch/farm. 185 ac of irrigated farm land with 100±/- acres of timber with horse stalls. Grande Ronde River frontage. Grande Ronde River running through property. Great income and recreation potential. **\$2,000,000 #CP01914**

**UMATILLA COUNTY, PENDLETON, OR** - 1,532.17 total acres of which 1,494.52 acres currently enrolled in expiring CRP contracts. All CRP acres being rebid for new contracts. Details available for qualified buyers. **\$1,950,000 #CP00516**

**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 total ac irrigated. 100±/- ac. under pivot, 45 ac. of woodlands, 100±/- ac. in meadow. 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**

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**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 ac 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**

**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, 346±/- ponds, wells, views, good hunting for deer, elk, moose, 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**

**JACKSON COUNTY, EAGLE POINT, OR** - 41.16 acres of which 33 acres are irrigated. Home, shop, equipment shed, and equestrian facilities. Beautiful views and riding trails nearby. **\$1,290,000**

**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±/- acres. 86.23±/- acres under current CRP contract. Timber 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 207.5 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**