

356 Ranches

(5) 160 acre irrigated pivots: in Christmas Valley, OR. Price Reduction; 795 acre ranch with 296 irrigated, 3 homes (one new and never lived in), west of Lakeview, OR.; 516 acre ranch with some irrigation and (2) homes in Ashwood, OR. Call Bill Houts, 541-604-0460, Broker, Call Tom Roth, 541-771-6549, Broker, for John L. Scott, Redmond, OR.



**644.64 Acres**  
**Timber/ Cattle/ Hay:**  
Located in Douglas County, OR this ranch is currently being managed for sustainable harvest of timber, cattle and hay. Very productive land with substantial sustainable income. 2004, (4) bedroom, (2) bath manufactured home, shop, barns, fenced and crossfenced. Additional home site with approved address. Excellent road systems. Abundant wildlife and water, flat to gently rolling terrain with good soils, very little rocky ground. Very private, one of a kind ranch. Won't last long. Only \$2,500/ acre = \$1,611,600 cash. Serious, qualified buyers only. 541-290-6172



**776 ACRE CATTLE RANCH:**  
Working Cattle Ranch! Has 2 homes, one for you, one for hired hand, several barns, corrals. This BEAUTIFUL land is a mix of tillable farm ground and timber. Enjoy the ponds and Sheep Creek! Located north of Spokane, WA. \$1,999,000. Real Estate Marketplace NW 509-953-1666 Virtual Tour: www.JimPalmerJr.com

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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  
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Office (208) 452-3744  
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A Division of SILVERHAWK REALTY Licensed in Idaho & Oregon 15-7/17  
MIKE MOGENSEN REALTOR Farm and Ranch Specialist



**MT SHASTA VIEW! IRRIGATION WELL!**

- Private 167 acres. BLM lands close!
- 108 irrigated acres are excellent soils for alfalfa, grain & pasture; has been in spuds.
- 2 pivots, 5 wheel lines, new variable speed 100 hp pump and boles.
- Balanced for cattle and hay rotations.
- Pole barn, livestock barn, corrals, fenced and cross-fenced. Garage/shop.
- Livestock handling equipment included.
- Gorgeous 3-bedroom, 2-bath 2700+ sq ft mftd home: high ceilings, huge kitchen, grand master suite.
- Views every direction, decking on 3 sides, beautiful landscaping and garden.
- MLS 83573

**Price Reduced! \$795,000**  
**Crater Lake Realty, Inc.**  
Linda L. Long, Broker  
541-891-5562  
Chiloquin, OR  
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

**DECKER'S DEALS!**

Contact **Everett Decker**, agent at John L. Scott-Redmond, OR 541-480-8185  
email: everett@johnlscott.com  
Federal Court Judge Denied Spotted Frog Lawsuits. Irrigation water to be turned on April 7 with the Normal Allotment. The grass is short but started good. As usual, we could stand some rain.

**13 ACRES OF FENCED & FLOOD IRRIGATED PASTURE.** Only 2 miles north of Redmond. **\$150,000**

**NEW LISTING AT HAMPTON. 310 ACRES OF FENCED & CROSS FENCED RANGE LAND.** Only 10 miles north of Hampton. Good stock water- no irrigation. 2 buildings with living quarters plus a barn & storage buildings. **\$395,000**

**690 ACRES WITH 3 PIVOTS THAT IRRIGATE 490 ACRES.** Irrigated pasture, grass hay or alfalfa. Perimeter fenced but it needs cross fences. 4 wells plus creek water. Shop, hay shed and 2 manufactured homes. **\$1,900,000** Located at Lakeview, OR. [johnlscott.com/72612](http://johnlscott.com/72612).

**\$1,100,000 PRICE REDUCTION ON THIS 8,736 ACRES ONLY 6 MILES FROM MAUPIN, OR.** Pride of ownership shows in this ranch that has been in the same family since 1902. 2 live streams, 6 developed water holes, well-fenced and cross fenced. 2 homes, shop, corrals and grain storage facilities. Many miles of roads and trails. A very special property. **\$7,800,000** Now offered at **\$5,900,000**. [johnlscott.com/60072](http://johnlscott.com/60072).

**BACK ON THE MARKET.** 45 Acres at 2861 Bunker Hill Rd. S. in Salem, OR. Approved for 1 home. Great Southwestern View. **Reduced to \$335,000**. [johnlscott.com/80462](http://johnlscott.com/80462).

356 Ranches

**CASH BUYERS**  
Sell - lease it back... Or - just sell...

Payette Farm - **SOLD**  
Boise Valley - **SOLD**  
Boise Valley - **SOLD**  
350 Ac - **PENDING**  
New Plymouth - **SOLD**  
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**CASH BUYERS**  
356-14-5-4/17

356 Ranches

(150) Acre Hay and Cattle Operation: Year-round feeding facility, 75 head cow/calf operation with hay sales. Boring, OR. 971-221-5350.

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

(507) Acres: (30) acres water rights, fenced & cross fenced. 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

380 Farms

(80) Acres with (2) Manufactured Homes: 14x70 and 32x70, partially fenced, shop, corrals, outbuildings. \$155,000. Christmas Valley, OR. 541-749-0522

(120+) Acres HAZELNUT LAND and/or Horse & Cattle Property: With nice home and several out buildings, timber, several pastures, this has it all! Priced for quick sale, \$599,000. Call Randy at Sundance Realty 503-334-7474, Licensed Oregon broker.



92 Acre Farm: Water rights, Woodburn, Oregon soils, (2) approved measure 49 building sites. 1927 Craftsman home, outbuildings, sub dividable 1031. Molalla, OR. 503-884-9482

(30) Farmable Acres: fenced and cross-fenced, (5) large sized outbuildings, (1) house, 2 stories, 4 bedroom, 2 1/2 baths, 20'x50' in-ground swimming pool, approximately 3 miles west of I5 corridor, Exit 68. Wintlock, WA. \$425,000 OBO. 360-520-3331



(241) Acres Certified Organic: near Centralia, WA. \$964,000. Call Terry Graham, RE/MAX Professionals 360-470-1403.

**BURNS OREGON:** (20) acre, (3) bedroom, (2) bath, 1984 Manufactured home, power, water/sewer, \$75,000. Paramore 541-417-1974



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

Farm/Ranch: Beautiful and secluded 480 acre farm/ranch located at the base of a mountain range near Bliss, ID. Artesian water and reservoir. Greenhouses, home, pivots. Wildlife. \$1,500,000. Dennis Laib, Broker, Three Island Real Estate. Cell:208-599-0703. www.glenferryre.com

**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.

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380 Farms

**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 barn. Call for details. **\$430,000**

**Walla Walla County, Eureka CRP Farm.** 2,885.28 Total FSA Acres. Estimated average yields: 40+/- ac. winter wheat. **Price Reduced \$1,990,000**

**Columbia County, WA. 7,708.09 FSA ± Contiguous Acres.** Pasture 2,288.94 ± FSA Cropland 5,419.15 ac. Pasture ac. Excellent Water & Fencing. **\$4,800,000**

**Walla Walla County, 8 miles NE Touchet** 1,277 Total FSA Acres, 1,174.9 acres CRP, Older set of farm imp., Asking **\$1,292,390**

**Walla Walla County Farms, 4 miles N. Touchet** 155.43 Total Acres, 119 acres Cropland w/97 acres irrigated from Touchet River (Includes a 50 acre circle). Asking **\$925,000**.

1,480.53 Total FSA Acres with 61 acres Cropland, (51 acres irrigated from Touchet River) & 1,143.7 acres CRP (Expires 9-30-19). Home, shop, 2 Sheds and misc outbuildings. Asking **\$2,410,000**.

[www.BlueMountainRealtors.com](http://www.BlueMountainRealtors.com) 15-2/17

380 Farms

Classifieds 1-800-882-6789

**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 the edge of the valley with timber & water rights. Beautiful properties! Call today for pricing and more details!

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

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](mailto:jblackbn@centurytel.net)  
[www.Jettblackburn.com](http://www.Jettblackburn.com) 15-7/16

**OREGON RANCHES**

**NANCE - RHEA CREEK RANCH:** Approximately 785 deeded acres - 32 acres water rights - 8 months seasonal grazing for 45-50 cow/calf pairs - fenced and X fenced - about 2,300 feet Rhea Creek through property - annual CRP payment of approximately \$4,750 with 7 years remaining - high end 3 BR mfg. home, shop, barn, bunkhouse, feedlot and corrals - has had excellent care and management - **\$665,000**

**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 - adjacent 1,700 deeded acres, native range, available @ \$1,050,000 - would make one of the most aesthetically pleasing smaller ranches in the Northwest

**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 acre 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/forests) grazing, wildlife is available.**

For Complete Brochures: [agrilandsrealestate.com](http://agrilandsrealestate.com)

Jack Horton 208-830-9210  
Rae H. Anderson 208-761-9553  
**AGRI LANDS REAL ESTATE**  
Medical Springs, OR  
541-853-1212  
[agrilandsrealestate.com](http://agrilandsrealestate.com) 380-15-3-4/17

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

**Irrigated Hay & Dryland Wheat Ranch**  
1,460 Total Acres  
639 Acs. Water Rights  
Located in the Picturesque Dufur Valley 15-7/16

**AgriLands Real Estate**

Jack Horton, Principal Broker Cell: 208-830-9210  
Rae H. Anderson, Broker Cell: 208-761-9553  
1270 Hillcrest Dr., Vale, OR 97918 [www.agrilandsrealestate.com](http://www.agrilandsrealestate.com)

**SX RANCH**

One of the most picturesque ranches in Lake County. Consisting of 665 deeded acres, of which approximately 322 acres are irrigated and sub irrigated crop and pasture land. Beautiful custom built home privately situated at the base of the mountain about one half mile from the highway entrance. Crooked Creek, running through the property provides irrigation water rights. Good deer habitat and hunting.  
**A REAL SPECIAL OFFERING...\$1,250,000** 15-2/17

380 Farms

**EASTERN OREGON PROPERTIES**

**THE WHITNEY LAND COMPANY**  
541-278-4444  
101 S.E. 3rd  
P.O. Box 1614  
Pendleton, OR 97801  
[www.whitneylandcompany.com](http://www.whitneylandcompany.com)

**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 CRP, 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 +/- total ac** with 80 ac irrigated, 1,571 ac of CRP, 266 ac of CRP, 266 ac of CRP, and 256 ac of CRP. 26 in-pipe 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, 3 homes, 2 bath, 2 horse stalls. Grande Ronde River, 1/2 mile creek running through property. Great income and recreation potential. **\$2,000,000 #CP01914**

**UMATILLA COUNTY, PENDLETON, OR - 1,508.17 total ac** of which 1,494.52 ac are tillable soils containing expiring CRP contracts. All CRP fields have been re-bid for 2016. Includes single story, well maintained residence and older barn. **\$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 farm land with approximately 200 ac. under pivot, 45 ac. of wheeline and 15 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**

**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. of CRP, 186.23 acres under current CRP contract. 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 sq ft 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 & horse facilities. **\$595,000 #CP03215**

**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** 15-4/16