

353 Equestrian Properties



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356 Ranches

353 Equestrian Properties

72 Acre Horse Haven: Great views, 2 drilled wells, 1980 kit built log home, 2,000 square foot. Access to additional state land for great riding experience. \$300,000. Daisy, WA. 509-738-2527

355 Ranchettes

5 acres in rural Shaw, OR.: With fenced pasture. Nice 1920 square foot manufac-tured home. Big carport plus shop. Nicely landscaped with large deck and pond in back. \$435,000. John Birnie, Broker, Agri-Busi-ness Real Estate Services. 503-559-8245

356 Ranches

356 Ranches

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356 Ranches

356 Ranches

WALLOWA COUNTY BROKERS

LOST PRAIRIE RD, ENTERPRISE, OR
Buildable 160 acres with developed building site, driveway and developed spring for domestic water. Tillable non-irrigated farm ground and timbered areas. Great Elk, deer and bird hunting. LOP tags. Electricity to property. MLS# 16226594 **\$209,000**

PARADISE RD, ENTERPRISE, OR
606 total acres with excellent non-irrigated cropland. 435 tillable acres with seasonal creeks and patches of timber making for excellent elk, deer, grouse and turkey hunting. MLS# 16330570 **\$599,000**

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

16-4/#6

Classifieds 1-800-882-6789

356 Ranches

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 sustain-able harvest of timber, cattle and hay. Very productive land with substantial sus-tainable income. 2004, (4) bedroom, (2) bath manufac-tured home, shop, barns, fenced and crossfenced. Additional home site with approved address. Excel-lent road systems. Abund-ant 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

356 Ranches

356 Ranches

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

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

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380 Farms

356 Ranches

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

380 Farms

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

BEST SELLERS . . .
"...Sold everything in the herd but a couple of old bulls."
Kester Ranch, Cottage Grove, OR
Call 1-800-882-6789 and sell too!

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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380-14-5/#6

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356 Ranches

PETTYJOHN RANCH

• 16,000 acre cow/hunting ranch west side of Tehama County

• Good Water - Cold Fork Creek and Cottonwood Creek; miles of both

• Runs 800+ pairs and game animals abound

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16-2/#18

356 Ranches

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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**

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16-1/#5

380 Farms

380 Farms

DECKER'S DEALS!

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

Back to irrigating. Going to be a long summer!

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.

\$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. **\$2,000,000** Now offered at **\$5,900,000**. 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.

16-1/#5

380 Farms

380 Farms

INVEST & ENJOY

Excellent Big Game Hunting

Pine Creek Ranch • Baker City, OR

\$1,495,000 • 1,560± acres

With the Elkhorn Mountain Range to the west and the Eagle Cap Mountains to the east there are unlimited recreation opportunities surrounding Pine Creek Ranch.

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CASH BUYERS
356-14-5-4/#17

380 Farms

380 Farms

OREGON FARMS

ELGIN FARM: Approximately 328 deeded acres – 270 irrigated – 43 dry farm – FREE WATER – 8 tower Valley Pivot – 2 wheel lines – average 17" to 22" precipitation – no improvements – only 1 mile to town and schools – great location for investment and/or lifestyle creation - available this spring if you hurry – **\$900,000 – SELLER FINANCE – 1/3 DOWN PAYMENT**

WALLOWA VALLEY: Approximately 1,206 deeded acres – 609 irrigated, Wallowa Lake – annual cost of approximately \$10,000/ year – about 597 acres fenced dry pasture – modest improvements – capable of serious income – **Purchase Price for real estate @ \$2,400,000 – SELLER FINANCE** with \$600,000 down-payment - \$300,000 additional for equipment.

NANCE RHEA CREEK RANCH: Approximately 785 deeded acres – 32 acres water right – currently running 45 – 50 cow/calf pairs for 8 month grazing and purchasing winter feed – fenced and X fenced – \$4,750 annual CRP payment, 7 years remaining – high end 3 BR mfg. home, shop, barn, bunkhouse, feedlot and working corrals – shows excellent care and management – **\$665,000**

For Complete Brochures: agrilandsrealestate.com

Jack Horton 208-830-9210
Rae H. Anderson 208-761-9553

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Irrigated Hay & Dryland Wheat Ranch

1,460 Total Acres
639 Acs. Water Rights

Located in the Picturesque Dufur Valley

16-4/#6

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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 #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**

UMATILLA COUNTY, PENDLETON, OR - 737+/- deeded ac of which 549 ac are irrigated under center pivots. 115 ac dryland crop enrolled in CRP and 62 ac rangeland. Main home and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. **\$4,500,000**

GILLIAM COUNTY, ARLINGTON, OR - 3,559.43 total ac with 80 ac irrigated. 215 ac of BLM land, 26 ac of rangeland, and 256 ac of CRP. 88 ac currently seeded to wheat, 732 ac in CRP w/7 yrs. remaining. 444 ac of range & 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**

380 Farms

380 Farms

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• Jim Whitney, CCIM/Owner/Principal Broker
• Todd Longgood, Owner/Broker
• Gary Jellum, Broker
• Scott Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker

UMATILLA COUNTY, PILOT ROCK, OR - 405.64 deeded acres with 47 acres tillable and 67 acres of irrigation with water rights, with the balance in range. Year-round creek, 2 homes, and shop. Recreational opportunities include deer, elk, and upland birds. Located in the foothills of the Blue Mountains. **\$525,000 #CP00916**

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 - 150.64 total acres of which 142 acres currently enrolled in CRP. Great potential home site near Pendleton with power located near property. **\$250,000 #CP00716**

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**

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

380 Farms

380 Farms

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 - 1,526.30 total acres. Property consisting of 1,526.30 acres of range, 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 #CP01116**

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 Grande Ronde River, this 361.76 ac scenic property has great fishing. Looking Glass Creek flows through 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, upland birds, 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**

16-2/#6

380 Farms