

380 Farms

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



92 Acre Farm: Water rights, Woodburn, Oregon soils, (2) approved measure 49 building sites. 1927 Craftsman home, outbuildings, sub dividable 1031. Molalla, OR. 503-864-9482

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



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(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 15 corridor, Exit 68. Winlock, WA. \$425,000 OBO. 360-520-3331



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

SANDY, OREGON

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~~ **\$690,000**

Marie Teune
Principal Broker
Cell 503-680-6227
Office 503-826-9000
marieteune@johnscott.com
John L. Scott
REAL ESTATE
www.marieteune.johnscott.com

80 Acres - Prime Salem Location!



Classic, restored 1890s home! 2,600 sq.ft., historic barn in excellent condition. (23) acres in established timber, approx. (55) tillable acres, located in high end residential area. Vineyard land and hazelnut orchards. Excellent views! Just 15 minutes SE of Salem, OR. Asking price: \$950,000. MLS#701636

Andrea Beyer
503-551-5320
COLDWELL BANKER
MOUNTAIN WEST REAL ESTATE, INC.



MARK GRANT
Broker, Licensed in WA & ID
509-520-1906

BLAINE BICKELHAUPT
Managing Broker, Licensed in WA & ID
509-520-5280

Garfield County Farm 70 +/- irrigated acres. Hayshed & 2000 sq ft. barn. More details.
\$430,000 PENDING

Walla Walla County, Eureka CRP Farm. 2,885.28 Total FSA Acres, 119 acres Cropland. Estimated average yields: 40 bu./ac. winter wheat.
Price Reduced \$1,990,000

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

Walla Walla County, 8 miles NE Touchet 1,277 Total FSA Acres, 1,174.39 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

385 Dairy Farms

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Dave Wood 503-983-1585 • John Lee 503-245-9090
Principal Brokers, RE/MAX
Advantage Plus Farm/Dairy Division
www.oregonfarmbroker.com • www.oregon-ag.com

- **ACTIVE - Marion County,** Water rights, 24 Acres. \$195,000.
 - **PENDING- Polk County,** House/sheds. 41 Acres. \$538,000
 - **ACTIVE - Polk County,** 2 Houses/sheds, 56 Acres. \$675,000
 - **ACTIVE - Linn County,** Water rights, Organic, 62 Acres. \$680,000
 - **ACTIVE - Marion County,** Organic Dairy, 56 Acres. \$950,000
 - **NEW - Marion County,** Dairy, 79.6 Acres. \$1,200,000
- Call for confidential meeting to sell or buy.

380 Farms

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.glennsferryre.com



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



HALVERSON CANYON 529 ACRES:

Step back in time as you wander down this road to a homestead sheltered by the walls of Halverson Canyon, Creston, WA. The home, shop and big barn sit in the meadow by the creek, surrounded by rolling hills, open space and timber pockets. \$1,275,000. Call Jim Palmer Jr 509-953-1666 Real Estate Marketplace NW. www.JimPalmerJr.com



REDUCED PRICE (194) Acres Farmland: certified organic with water rights near I-5 Toledo, WA. \$1,200,000. Terry Graham, RE/MAX Professionals. 360-470-1403.

385 Dairy Farms



(60) Acre Dairy Farm: For Sale or Lease. (500) Cow permit and (300) young stock, confined animal permit. Waste Management transferrable and expandable. 8 on the side herringbone. \$485,000. Adrian, OR. 208-860-7998. lk-bridge0@gmail.com



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385 Dairy Farms



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

Large Cache Valley Dairy: Hyrum, UT. Price Reduction, (1,440+/-) milking capacity, \$1,600,000. Contact Bob Marabella, All American Real Estate, Utah Broker, 435-730-6015. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

Marion County, OR. Dairy: 700 milk cows, 1,000 free stall loops, 10,000 gallon milk capacity, 79.6 acres, 3 homes, shop. Additional feed, supplies, herd, equipment available. \$1.2 million. Dave Wood, 503-983-1585, John Lee, 503-245-9090. Re/Max Advantage Plus.

Turnkey Organic Dairy Chehalis, Washington: Milking (135) cows, approved for (250), cows and equipment at additional cost. (113) acres; (70) acres water rights. \$1,500,000. Contact Curt Christopher-son, Sea-Port Realty, Washington Broker, 253-640-2121. Bill Hekman, Oregon Broker, Sundance Realty. 503-580-8664



GOT MILKERS?

Celebrate June Dairy Month in Capital Press' 32nd Annual Dairy Industry Special Section June 3rd, 2016

Our annual *Dairy Special Section* spotlights dairy operations and operators in California, Idaho, Oregon and Washington. It features an in depth look at the situations and successes - needs and concerns of this dynamic industry.

To reach our print and online readers, contact your sales representative or call 1-800-882-6789.

Ad space reservation is by Friday, May 6th.

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387 Orchard/Vineyard Properties



(55) ACRES SHERWOOD, OR: Stunning, gentle slope with Mt Hood View, 550' elevation, (31) acres/ plantable, (25) acres/ 25 year old fir, creek, (2) buildable home-sites, 30 minutes to Portland. \$1,750,000. Leann Bennett, Broker, Metro-West Realty 503-504-6772

13.63 ACRES IN PARKDALE, OR: Top producing 10 acres of pear, 3 acres of pasture, 3 bedrooms, 3 bath, updated farmhouse, outbuildings, stunning view of Mt. Hood and borders Emil Creek. \$695,000 Call Lindamaye, Seaside Realty Inc., 541-490-4360.

85 Acre Vineland Estate Willamette Valley AVA, 50 +/- plantable acres Nekia and Jory Soils, 600 to 840 foot elevations, south facing slopes, perfect for Pinot Noir and Chardonnay, zoning allows winery & tasting room, custom-built home, Cascade views, well, barns and machine shop. South Salem Hills, \$1.5 million. Ken Marshall, Vintage Realty Northwest, 541-754-7314



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CHESTNUT ORCHARD 20.08 acres in Ridgefield, WA. with 10 acres in chest-nuts. Gated estate, 3,462 sq foot Street of Dreams design home, 2 barns, all equipment necessary, garden maze for agritourism, website for online sales. \$995,950. Open house April 24. Contact Windermere Stellar, Mereloyd Owen at 360-901-9272

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, \$808,500. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

387 Orchard/Vineyard Properties

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BUTTE CO. WALNUTS

107 +/- acres, 90 acres planted to producing Chandelers. 10 miles N of Chico. 84% +/- class I & II soil. Landscaped 3 bed, 3 bath home with pond and views. Metal shop, 2 solar arrays for irrigation & home. 2 irrigation wells. 2016 crop is negotiable.
NEW: \$3,290,000

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390 Timber Property

Cash Paid for Christmas Tree Farms & Timberland: in CA/OR/WA. Call/ Text 503-975-8733



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400 Land

(2) ACRE YAKIMA RIVERFRONT ELK CITY, OR Lincoln county sawmill site 75 years ago. Wigwam. Great hunting/fishing. No road access, boat access only. Will carry contract. \$50,000 or offer/trade 503-348-5902

MINE EXCHANGE FOR AG LAND: Trade (135.5) acre mining property west of Baker City surrounded by national forest with streams through property for cropland or rangeland, \$1,358,000 value. rbbanta@frontier.com

420 Acreage



(21) Acres with Water Rights: 1.5 miles from exit 63 on I-5, Winlock, WA. \$199,500. Terry Graham, RE/ MAX Professionals, 360-470-1403.



80 ACRES YAKIMA VALLEY: Wapato Irrigation, additional BIA rental in area. Currently in corn, wheat, hay and pasture. 509-961-9406



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

LAND FOR SALE WITH WATER RIGHTS:

1823 acres near Deming, New Mexico. Call Matt Rawlings with Waterbank, 505-843-7643

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

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SELLING RURAL PROPERTY?
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1-800-882-6789

425 Pasture

BUYING RURAL PROPERTY?
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Outside Pasture for (1500) Yearlings: Eastern Oregon, 541-420-8689

Pasture For Rent: Mountain Spring Pasture for feeder cattle or pairs. (2) locations, (400) head feeders or (200) pairs, second location, (225) head feeders or (112) pairs, good water and easy access, Northeastern California, Lassen County Call 530-294-1203.

Summer Pasture For Rent: 60 pair from May 1 to October 31, Willamette Valley, OR. 541-561-3575

Wanted Pasture Full Care: 30 bred, 10 pairs, 1100 lbs. cows, June through November, 50 mile radius of Nysa, OR. 541-406-0395

430 Commercial Property

Good Business Opportunity: Great location on Broadway auto repair shop with equipment, auto sales, mini-mart or ? Building and property, \$125,000. Burns, OR, 541-413-1548

Historic Theater: historic treasure of a theater in Glens Ferry, ID. Approximately 5,800 sq. ft. New annex attached with beautiful dining area complete with commercial kitchen. \$300,000. Dennis Laib, Broker, Three Island Real Estate. Cell: 208-599-0703. www.glennsferryre.com

Single National Tenant (Edward Jones) net leased investment property. Long-term lease with multiple increases. Good Cash-on-Cash return, \$295,000. Mid-Willamette Valley. Ken Marshall, Vintage Realty NW. 541-754-7314

440 Business Opportunities

Farm or Nursery Potential: 5 acres, 3 rental units, good soil, 3 miles to town, miles of timberland trails, \$310,000. Shelton, WA. 360-490-5445

Leading Western Washington Mail Order Edible Plant Nursery And Garden Center For Sale: Email: ecobenj@gmail.com

SHOP SUPERVISOR: Curt Maberry Farm, Inc. (a Northwest Washington grower and processor of raspberries, strawberries and blueberries in the Lynden, WA area) is looking for an outstanding person, with a positive attitude, good mechanical and organizational skills, to fill the important role of a full time Shop Mechanic. Ideal candidates will have previous experience with both diesel and gasoline engines, and will enjoy working on a variety of farm equipment, tractors and automobiles. The shop mechanic's compensation will depend on the individual's qualifications and will include health, vacation and 401(k) benefits. Interested individuals should send resume to: angie@curtmaberryfarm.com 697 Loomis Trail Road Lynden, WA 98264

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Chehalis, WA
Darrell Alvord 360-431-0421 WA • OR
Ken Jones 360-520-6491 WA • OR

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Andy Heuberger
Freres Lumber Co.



ALDER WANTED

Also Maple and Ash: Saw Logs Pulp Logs and Timber Deeds

Contact our Resource Group at these locations:

Coos Bay, OR: Ed G. (541) 404-3701
Eugene, OR: Dick W. (541) 206-4105
Tim T. (541) 231-4758
Garibaldi, OR: Lee A. (541) 290-9892
Salem, OR: Tim T. (541) 231-4758
Longview, WA: Steve A. (360) 430-0885
John A. (360) 807-7726
Centralia, WA: Jeremy M. (360) 807-7711
John A. (360) 807-7726

500 Building Materials

500 Building Materials

500 Building Materials

500 Building Materials

440 Business Opportunities

Pump Business For Sale: have had the business since 1977 in Tigard, OR. Time to retire and relax. Been a very good business. \$95,000 or terms. Call Rick 503-318-4946

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500 Building Materials

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470 Timber, Lumber

FREE Timber Thinning: Need 3"-6" logs. Silverton, OR. Contact: 503-873-6774

Oregon Black Walnut Lumber: kiln dried. Goby Walnut Products. Portland, OR. 503-477-6744

480 Fencing

4"-5", pressure treated, pointed, wood posts: \$3.75. Stays, \$0.50. Independence and Drewsey, OR. 503-838-3740, 503-383-6722



HILLCREST FENCING, INC.:
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