


**210 Auction Sales**



**90TH CLOVERDALE RAM SALE:**  
Saturday, May 7<sup>th</sup>, 2016, Citrus Fairgrounds in Cloverdale, CA. Meat sires, ewe sires, crossbred rams & white faced yearling ewes- Suffolks, Dorsets, Corriedales, Rambouillets, Shropshires, & Hampshire/Suffolk X-breds. 8:00AM- preview of rams & ewes, 11:30AM- Lamb BBQ, 1:00PM- Auction. For more information, contact Sierra Bruhn, Sale Manager, 707-696-9002 or Jim Lewers, President, 707-696-3555.

**240 Mobile & Manu. Homes**

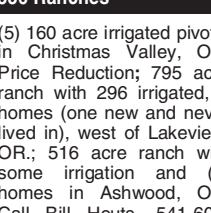


**1984 Blazer Modular Building:** 24'x60', former GE Capital mod. Updated roof, very well maintained. Includes blocking & tires. Must see. \$22,000. Woodburn, OR. 503-951-1188

**2004 11' x 35' Park Model Vacation Home:** In RV resort in Sun City, AZ. \$34,900. For sale or trade for RV of comparable value. 509-520-7664 or 541-969-6588.

**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.



**OXFORD IDAHO RANCH**  
This is a great place with 118 acres of irrigated, 100 acres that is a combination of pasture and great calving grounds. 3 bedrooms 2 bath home and a shop complete the package! Mark Beckstad Cornerstone Real Estate, Preston, ID. 208-221-1277

**1-800-882-6789**  
[www.capitalpress.com](http://www.capitalpress.com)

**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

**Farm Seller™ .com**  
AMERICA'S FARM AND RANCH DATABASE

**356 Ranches**

**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.*

**• HAY GROUND**  
**• CATTLE RANCHES**  
**• FARM GROUND**  
**• HORSE PROPERTIES**

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[www.jefflarkinrealty.com](http://www.jefflarkinrealty.com)

**356 Ranches**

**380 Farms**

**6100 ACRES GRASS CRANE, OREGON \$2,495,000**


**541-421-5300**  
[willburnranchbrokerage.net](http://willburnranchbrokerage.net)  
Willburn Ranch Brokerage

**1-800-882-6789**  
[www.capitalpress.com](http://www.capitalpress.com)

**380 Farms**

**356 Ranches**

**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.

380-17-3-4/#7

**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.


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

**Equipment Consignment Auction**

**AUCTION:**  
Saturday, April 30<sup>th</sup>, 9am. 2618 N. Beck Rd. Post Falls, ID. 83854. Preview is Friday, April 29<sup>th</sup>, 8am-4pm.

Farm equipment, farm and shop items, cars, trucks, ATVs, campers, snowmobiles, bikes, motorcycles, riding mowers, car lift, air compressors, bucket trucks, transit vans, line trucks, motorhomes, buses, trailers, estate and seized items from municipalities and more; shop items including all types of tools, including Snap-on, computers and misc items. Please visit: [www.ReinlandAuctions.net](http://www.ReinlandAuctions.net) for a complete list of auction items and terms of sale. Call now to consign your items for our next Consignment Auction. Phone: 208-457-9611 or E-mail: [info@ReinlandAuctions.net](mailto:info@ReinlandAuctions.net)

**270 Recreational Property**



**CABIN FREEMONT FOREST:** (638) acres in Freemont Forest with trout stream and cabin, surrounded by government land, 1 1/2 hours from Bend, OR. Absolute end-of-the-road private! Off the grid, but set up for convenience. **Warning:** Kids and grandkids won't let you ever sell it! \$699,900. See drone-video: go to YouTube...Nick Rinn...Get-Away Cabin On Trout Stream For Sale. Jack Rinn, Broker INVESTWEST Real Estate 541-480-7215

**Waterfowl & Pheasant Hunting Property:** 225 acres, Junction City, OR. 541-554-6822. See kahunt-club.com

**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** Flower Farm - **SOLD** Nampa Farm - **SOLD** Idaho - \$4Mil - **SOLD**

**Serious about selling?**



Call or email now... John Knipe - Farm & Ranch Broker (208) 345-3163 [john@knipeland.com](mailto:john@knipeland.com) [www.knipeland.com](http://www.knipeland.com)

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

**356 Ranches**

**HISTORIC RANCH FOR SALE:**  
Weed, CA 180 acres Ag Preserve (47 irrigated pasture, 133 timber), 2 ponds, 1,500 square foot house, 2 bedroom, 1.5 bath, historic barn, RV barn, trailer sites, Senior Water Rights. Deeded access. View of Mt. Shasta. Asking \$850,000. Contact Kelly Conner, 530 598 7172, [kelly@cot.net](mailto:kelly@cot.net)

**356 Ranches**

**TURN-KEY PRODUCTION**



**• 338.58 ACRES;** 321.5 acres irrig. w/1864 water rights.  
**• Newer state-of-the-art equipment** including 3 pumps, 5 pivots, 1 gun and mainline controlled remotely for maximum production with minimal labor.  
**• High yields of alfalfa, orchard grass and pasture.**  
**• Cascade Mtn views, near trophy fishing, hunting.** Located on Pacific Flyway for abundant waterfowl.  
**• Three newer metal bldgs for hay storage or enclosed shop plus block storage building.**  
**• Renovated home, attached garage, landscaped yard with in-ground sprinklers.**

**Hard to find at \$1,500,000**  
**Crater Lake Realty, Inc.**  
Linda L. Long, Broker  
541-891-5562  
Chiloquin, OR  
[linda@craterlakerealtyinc.com](mailto:linda@craterlakerealtyinc.com) • [craterlakerealtyinc.com](http://craterlakerealtyinc.com)

**356 Ranches**

**380 Farms**

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

**MASTRE FARM**  
806.48 deeded acres, 799.34 ac water rights. 616.5 ac currently in production by pivots. Planted in alfalfa, 5 irrigation wells, 1 domestic, 2271 sf, 4 bd, 2 1/2 bath home. Property can be split, house and 447.14 ac for \$1,425,000 or all for \$2,400,000 **Reduced to \$2,100,000**

**SANDHILL LANE FARM**  
640 acre farm located approx. 16 miles east of Burns 500 acres under pivots. Currently planted in approx. 60 ac. alfalfa, balance to be planted to triticale, 553+ ac permitted water rights. Updated MH with new water filtration system. **\$1,400,000 Reduced to \$1,200,000**

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)

**356 Ranches**

**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](http://agrilandsrealestate.com)

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

**AGRILANDS REAL ESTATE**  
Medical Springs, OR  
541-853-1212  
[agrilandsrealestate.com](http://agrilandsrealestate.com)

**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 more details. **\$430,000 SOLD**

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

**Columbia County, WA. 7,708.09 FSA ± Contiguous Acres.** Pasture & Forest. 2,288.94 ± FSA Cropland. 5,419.15 ± FSA 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)

**ON-LINE AUCTION:**  
Gresham auction this week. \$100 OBO. Vintage Ford 8N, mower, scrapper. [www.portlandmetroauctions.com](http://www.portlandmetroauctions.com)

**Buying or Selling Capital Press is here to help you!**  
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[www.capitalpress.com](http://www.capitalpress.com)

**WALLOWA COUNTY BROKERS**

**ENTERPRISE, OR**  
160 acres with remodeled farm house. Large metal shop with concrete floor, barn, grain bins. Upgrades include new flooring, plumbing, paint, and some siding. Terrific year around springs and ponds. Tillable farm ground with FSA 72 bushel proven yield. Apple, plum and walnut trees. Great deer, elk and bird hunting. MLS# 15547947 **\$348,000**

**IMNAHA, OR**  
465 acres with log 4 bedroom 3 bath home on the Imnaha River. 80 irrigated tillable acres. Great fishing and fabulous elk, deer and bird hunting. Corral, hay barn and several other out buildings. Borders National Forest on 2 sides. **PRICED \$849,000**

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

**380 Farms**

**DECKER'S DEALS!**

Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185  
email: [everett@johnlscott.com](mailto:everett@johnlscott.com)

*Lilacs are in full bloom in Monument, and the dry land wheat looks very good. I am ready for a 3 day soaking ran. The alfalfa is almost knee high.*

**A 60'x60' COMMERCIAL BUILDING ON A 4 ACRE LOT IN MONUMENT, OR.** There is 1100 square feet of living quarters: 2 bed - 1 bath in the building. The remainder of the building is open with overhead storage, overhead door and 220-440 power. Plumbed for air. City water & sewer. **Possible terms at \$155,000.**

**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](mailto:johnlscott.com/72612).

**ANOTHER \$1,400,000 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. Elk, mule deer, black bear, cougars, bobcats, eagles, chukars, and more. A very special property. **\$5,900,000. Now offered at \$4,500,000.** [johnlscott.com/60072](mailto:johnlscott.com/60072)

**Online or in print, we're happy when our customers are happy!**

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All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or any intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

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270-1-53-4/#13

**Terrebonne Ranch**



**NEW LISTING!**

**103 ACRES** with 60 acres of COI irrigation for hay and pasture fields. Farm ground is irrigated with wheel line, flood & gated pipe. Ranch Style Home is 1474 sf, 3 beds, 2.5 baths. Property: White Barn, corrals, 2 Livestock Barns set up for horses or cattle, 2 hay barns, Equipment storage pole barn & feed bunk. Home & Property are private and off the road. Cascade Mountain & Smith Rock views. **\$875,000**

**Cascade Sotheby's International Realty FARM & RANCH DIVISION**

**Pam Mayo-Phillips Brook Havens**

541-923-1376 • [www.desertvalleygroup.com](http://www.desertvalleygroup.com)  
650 SW Bond St., Ste. 100 • Bend, Oregon 97702

**380 Farms**

**Home for Sale**  
18680 SW Willamina Creek Rd  
*Small country acreage, with creek frontage, fantastic shop, great home!*

- 4.3 acres, some timber
- 3 bdrms, 2 baths
- Updated kitchen/baths
- 1500 sq. ft / 1 level
- Fantastic large shop
- Willamina Creek frontage
- MLS #16410164

**\$389,900**

Contact **Debbie Johnson**  
BELLA CASA REAL ESTATE GROUP  
C: 503-434-0570  
[debbie@robinsperformancegroup.com](mailto:debbie@robinsperformancegroup.com)



380-17-2-4/#7

**"Your ad worked wonders! Our wagon sold yesterday to a man who read the ad in Capital Press."**  
**Phil Hixson Blanchard, ID**

**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



**PHIPPS RANCH - UNITY, OR**  
3,957± deeded acres with 260 ± acres irrigated meadows and pasture land. 1,228± acres of well managed timber grazing land and 2,440± acres of range land with developed springs for livestock. Beautiful ranch property along the South Fork of the Burnt River bordering USFS land. Excellent summer grazing, hunting and recreation property. LOP tags for 4 deer, 4 elk & 1 antelope. **\$3,700,000**

**CLARK FARM - FRUITLAND, ID**  
37± deeded acres with 24 acres of water rights. Nice view property with productive farm land. Formerly used as a dairy. Tear-down improvements including older house and outbuildings. Replace to meet your needs. Includes equipment. **MOTIVATED SELLER! \$270,000**

**COUNTRY ACREAGES - CALDWELL, ID**  
2 nice view country acreages with approved building permits and water rights. Fully fenced leveled fields planted to alfalfa & grass mix. Irrigated with gated pipe. Parcels can be purchased together or separately to meet your needs. 9.9± acre parcel for **\$129,900.** 10.0± acre parcel for **\$93,900.**

**380 Farms**

**380 Farms**

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**380 Farms**

**"Just a line to let you know I have enjoyed reading Capital Press for the past 50 years. I read a lot of useful information, like finding the right piece of property to move out of the city to a country home."**  
**Emil Rexin Willamina, OR**

**SELLING RURAL PROPERTY?**  
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**354 Mini Ranchettes**

(31) Acres with Irrigation Rights: 3 Bedroom, 2 Bath Manufactured Home, on 5 tax lots, with three additional rental units, plus 4 metal shop buildings, fenced and crossfenced. \$850,000. Hermiston, OR. Contact Don Brewer, 541-215-0590, Universal Realty, MLS #16214484.

**355 Ranchettes**

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

**Mogensen Land**

Cell (208) 890-7172  
Office (208) 452-3744  
Fax (208) 888-1989  
Email [mike@mogensenland.com](mailto:mike@mogensenland.com)  
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**MIKE MOGENSEN REALTOR®**  
Farm and Ranch Specialist

215 - Auctions - Real Estate

COLUMBIA BASIN IRRIGATION PROJECT

**246+/- ACRES**  
**228+/- UNDER IRRIGATION**

**BLOCK 18 - U209 MESA, WA**

- 10% BUYER'S PREMIUM added to final bid to determine sale price.
- \$35,000 BIDDER DEPOSIT cashier's check made payable to Cascade Title - Kennewick.



**IRRIGATION & IMPROVEMENTS INFO ONLINE**  
**BookerAuction.Co**  
Merle Booker, Broker/Auctioneer

**PROPERTY LOCATION**  
3731 Astoria Road, 3470 Astoria Road - MESA, WA.  
3 miles north of Mesa, 1 mile west of HWY 17.

**AUCTION LOCATION**  
Thursday, May 26 - Registration opens 12pm @ Booker Auction Co.  
31 Eltopia West Road - Eltopia, WA.

**REAL ESTATE 26 THURSDAY 1PM MAY 2016 AUCTION**

[www.crowther.bookerauction.com](http://www.crowther.bookerauction.com) 509-297-9292