

380 Farms



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

Are you a lazy farmer? Push Button Farm: (50) Acre water rights, (90) total Acres. Pivotal, small house plus a bunkhouse and corals. Vale, OR. Richard Capron, TriCities Real Estate, 541-472-4075

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



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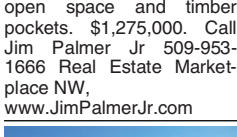
(30) Farmable Acres: fenced and cross-fenced, (5) large sized outbuildings, (1) house, 2 stories, 4 bedroom, 2 1/2 baths, 20' x50' in-ground swimming pool, approximately 3 miles west of 15 corridor, Exit 68. Winlock, WA. \$425,000 OBO. 360-520-3331



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



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



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.

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
Frank Dipola Realty 201 S. Tower St. Centralia, WA 98531 360-736-9561

385 Dairy Farms



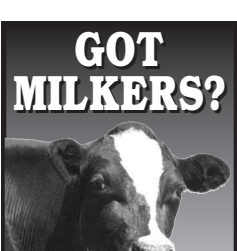
(60) Acre Dairy Farm: For Sale or Lease. (500) Cow permit and (300) young stock, confined animal per unit. Waste Management transferable and expandable. 8 on the side herringbone, \$485,000. Adrian, OR. 208-860-7998. ik-bridge0@gmail.com



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



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.

Capital Press
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PO Box 2048 Salem, OR 97308 (503) 364-4798 (800) 882-6789 Fax: (503) 364-2692 or (503) 370-4383 www.capitalpress.com 385-15-4-2/#13

385 Dairy Farms

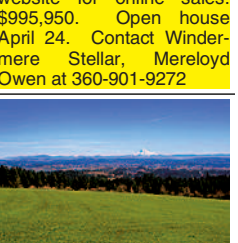


BUYING RURAL PROPERTY? Visit Today! www.farmseller.com
Marion County, OR. Dairy: 700 milk cows, 1,000 free stall loops, 10,000 gallon milk capacity, 79.6 acres, 3 homes, shop. Additional feed, supplies, herd, equipment available. \$1.2 million. Dave Wood, 503-983-1585, John Lee, 503-245-9090. Re/Max 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, Sea-Port Realty, Washington Broker, 253-640-2121. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664

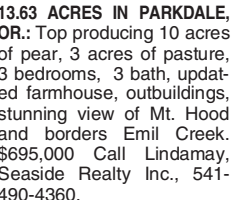
387 Orchard/Vineyard Properties
CHESTNUT ORCHARD 20.08 acres in Ridgefield, WA. with 10 acres in chestnuts. Gated estate, 3,462 sq foot Street of Dreams design home, 2 barns, all equipment necessary, garden maze for agritourism, website for online sales. \$995,950. Open house April 24. Contact Windermere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

(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 Lindamay, 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



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

387 Orchard/Vineyard Properties



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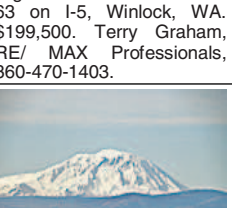
www.farmseller.com SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789

400 Land
(2) ACRE YAQUINA RIVERFRONT ELK CITY, OR Linn 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



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



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
Garibaldi, OR: Lee A. (541) 231-4758
Salem, OR: Tim T. (541) 231-4758
Longview, WA: Steve A. (360) 430-0885
Centralia, WA: Jeremy M. (360) 807-7711
John A. (360) 807-7726
John A. (360) 807-7726
470-14-5-2/#5

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

425 Pasture

Pasture For Lease: 36 miles East of Ashland Oregon, (80) spring pairs. 541-821-3778

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

Summer Pasture For Rent: 40 to 120 pair, May through September, Modoc County, Northeast CA. 530-294-1203

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 theater in Glens Ferry, ID. Approximately 5,800 sq. ft. Newer annex attached with beautiful dining area complete with commercial kitchen. Community events center! \$300,000. Dennis Laib, Broker, Three Island Real Estate. Cell: 208-599-0703. www.glennsferryre.com

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

IF YOU HAVE A BEEF - sell it in next week's Capital Press!

440 Business Opportunities

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

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

"Both Tractors SOLD! Thanks!" Jim Petersen • Gig Harbor, Wash. Sell yours too in Capital Press!

WE BUY LOGS
• Standing Timber • Land and Timber
Call for quotes. We can answer your questions.
ROSBORO, LLC
Larry, 541-556-7718
Springfield, OR 470-14-5-2/#5

470 Timber, Lumber

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DOUG FIR
WHITEWOOD
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TIMBER DEEDS
LAND & TIMBER

Freese Lumber Co., Inc.
Lyons, OR

TODD PARKER
503-859-2111
LYONS, OREGON 470-6-13-4/#7

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

Fence Installed With Hydraulic Post Driver: 503-393-5466
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New Zealand, non-climb horse, sheep & goat, field fence, barbed wire, deer and game fencing, rail fencing and gates. Serving Oregon & SW WA. CCB#93256



HILLCREST FENCING, INC.:
Celebrating 11 years of service in 2016! Installation of all types of fencing: deer, field, horse & chain link (as well as all stages of trellis system installation, removal and/or repair). CCB# 178444. Albany, OR. Matt Jones 541-760-1362, www.hillcrestfencing.com

480 Fencing

Fence Posts: Douglas Fir, Penta Power Pole Treated, round rail fencing. Tinker Toy Fence. Junction City, OR. For hours, 541-689-3726

MARVIN'S FENCING
Fence installed with hydraulic post driver. Any type of farm/ ranch fence. Serving Oregon. 503-628-6049 www.marvinsfencing.com CCB#140424

Need to Build a Woven Wire Fence? We can save you \$ on top quality Tough Strand, Fixed Knot fencing materials. McMinnville, OR. 1-800-653-2216

Valley Fence Inc: Specializing in Farm and Ranch fencing. Including, deer fence, vineyards, trellis posts, and decorative fences. Hydraulic driven post. Serving Oregon and Washington. For further details please call Kurt 541-207-2990, CCB# 204001 *****

NOTICE:
Oregon Construction Contractors Law
(ORS 701) requires that all businesses that advertise remodeling, repair, home improvement or new construction be licensed with the Construction Contractors Board. An active license means the contractor is bonded and insured. Verify a contractor's license and complaint history at **www.hirelicensedcontractor.com** 503-378-4621 480-1-53-1#13

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INCORPORATED
NORTH PLAINS & LONGVIEW
WANTED: Land & Timber, Standing Timber and Pulp Logs
Pacific Fibre Products, Inc. Office - (360) 571-7112
Rob Vance PAUL HADALLER (360) 355-2817 (360) 431-9661 470-15-13-4/#8

NORTHWEST HARDWOODS
ALDER WANTED
Also Maple and Ash: Saw Logs Pulp Logs and Timber Deeds
Contact our Resource Group at these locations:
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Garibaldi, OR: Lee A. (541) 231-4758
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470-14-5-2/#5

500 Building Materials

ROCKY MOUNTAIN STEEL

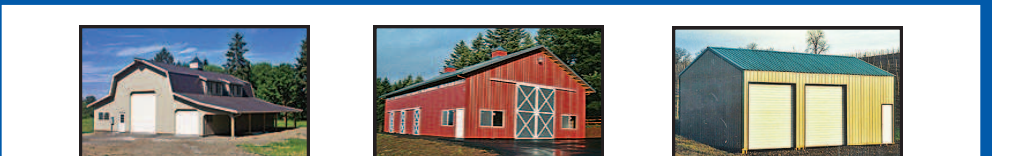
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17-4/#6

500 Building Materials



PARKER BUILDINGS INC.
QUALITY SINCE 1982
1-800-331-0155
503-981-0890

EAVE	10'	12'	14'	16'
24x36	\$4,791	\$5,277	\$5,650	\$6,063
30X36	\$5,566	\$6,028	\$6,516	\$6,996
30X48	\$6,630	\$7,191	\$7,685	\$8,422
36X36	\$6,259	\$6,744	\$7,216	\$7,851
36X48	\$7,433	\$8,027	\$8,554	\$9,399
40X48	\$8,431	\$9,003	\$9,661	\$10,449
40X60	\$9,755	\$10,363	\$11,051	\$11,982

Kit contains: (1) 3'x6'-8" Entry Door, (1) 11' wide slider door, Galvanized Roof, Painted Walls & Trim. These buildings have Engineered Plans & price is based on 25# Snow load, "B" Exposure.

14-7/#7

WWW.PARKERBUILDINGS.COM

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 patented 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, 1,770 ac of rangeland, and 256 +/- ac of pasture 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, 10 horse stalls. Grande Ronde River, Salmon 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 & wind turbines. 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 #CP02114**
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**

THE WHITNEY LAND COMPANY
541-278-4444
101 S.E. 3rd
P.O. Box 1614
Pendleton, OR 97801
www.whitneylandcompany.com

• 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, lig. 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 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**

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, 186.23 acres under current CRP contract, 100% enrolled 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 Willowa 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 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**

17-4/#6

380 Farms