

210 Auction Sales

CAPITAL PRESS LINE CLASSIFIEDS
Fast Results! Easy to Do!
CALL TOLL-FREE: 1-800-882-6789 OR ONLINE
24/7 365
www.capitalpress.com

ONLINE AUCTION
ALTURAS, CA
ANTIQUA AUCTION
 Downsizing 50 Year Collection of Unique Antiques & Collectibles!
JUNE 11 - 14, 2016



BidCal.com Online Auctions
BidCal, Inc.
530-345-0840
www.bidcal.com

AUCTION
 Ray Young Family Homestead
CULVER, OR
SAT., JUNE 25th, 2016
 Preview: 8 AM • Auction: 9:30 AM

- 2004 Chevy Duramax diesel truck (120K)
- Vintage Chevy 10 dually service truck
- Overabundance of tools • Firearms and pistols • Ammo • Container units • Forklifts
- Loaders • Honda generator • 4 Semi trailers • Scrap • Metal lathes • Metal break
- Several arc welders • 2 Wire feeds • Lawn tractor • Zero turn Cadet mower • Plasma cutter • Drill presses • 4 Air compressors
- Roller boxes • Computer equipment
- Loads of hand tools • Tool boxes • Chain hoists • Many vises • Electric winches • Work benches • Stainless steel stove, refrigerator, washer, dryer



Boyd's AUCTIONS
 360-521-6610
boydsauctions.com

Thousands of Tools

32nd ANNUAL West Kootenai School AUCTION
SATURDAY, JUNE 11th 9AM

Directions: From Eureka, Montana, go west on Hwy 37, Cross the Kooconus Bridge, then go 14 miles North to Andy Yoder's Auction Barn. Watch for the AUCTION signs

Cabins & Gazebos start at Noon
 28'x32' panel house with half loft and vinyl windows and cedar siding • 24'x32' panel house with 12' loft hand-hewn siding • 18' pavilion • 8' gazebo

Furniture, Tack & Plants
 Lots of cedar lawn furniture • hand peeled log furniture • wagon wheels • spring seats • log beds • log night stands • 2 wagon loads flowers • horse packing supplies, hand made knives, bear traps.

Quilts & Wall Hangings start at 10am
 Large number of hand stitched quilts, wall hangings, crafts & rugs, all sold INDOORS.

Only a partial listing. Will be selling with 3 Auction Rings. High quality finished furniture items sold under 50'x100' cover. COME EARLY, STAY LATE! Amish Ladies will have lunch available

Terms: Cash or Check in U.S. Funds. Nothing moved until paid for.
 Not responsible for accidents. Quality consignments welcome.
 Please call for info. **406-889-5638** or **406-889-5479** * PLENTY of FREE Parking & Camping
 There can be slight changes in listing by sale date.
 Ksanka Motel - (406) 297-3127 Riverstone Lodge - (406) 889-5400 Silverado - (406) 297-7777
 Sorry, we're unable to take credit cards

DON JOHNSON SALES, INC.
THE TRAILER PLACE
 Since 1977

CALL FOR SPRING SPECIALS!



Trails West 2015 20' STL Hotshot GN
 Stock-Enclosed Rear Gate w/full Swing, Tan, Drop Down Calf Gate, Load Light, Spare, Mats, Sort Gate in Center Gate, Escape Door #40530

Snake River 2016 20' STL Maverick GN
 Stock-Charcoal-Full Swing Rear Gate w/ Slider, Calf Gate, 48" Escape, Tack ORG, Mats, LED Lights, Center Gate w/walk thru, Spare #24937

Trails West 2016 20' STL Hotshot GN
 Stock, White, Sort Gate, Load Lights, Spare, Mats, Enclosed Rear Gate. #41884

Featherlite 2016 24' ALUM Stock GN
 8Wx7T, 48" Escape, 2 Center Gates, Spare, Load Lights, Black GN w/Stainless Nose. #42112

Trails West 2015 20' STL Hotshot
 Stock-Spare, Mats-Enclosed Rear Gate, Walk-Thru, Tan, Load Lights. #40529

1-800-831-0875
www.thetrailerplace.com
djsales@thetrailerplace.com
 900 S 9th Ave • Walla Walla, WA

210 Auction Sales



Kubota L4400: With low hours! Horse Ranch at auction. Details at GoBidToday.com. Grangeville, ID

270 Recreational Property



CABIN FREMONT FOREST:
 (638) acres in Fremont 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 Flinn...Get-Away Cabin On Trout Stream For Sale. Jack Flinn, Broker INVESTWEST Real Estate 541-480-7215

Real Knowledge. Real People. Real Results!


Capital Press
 The West's Ag Weekly



Matt McWilliams
 Ad Representative in Eastern Oregon & Southeast Washington
ADVERTISE TODAY!
(509) 520-8773
 FAX: 503-364-2692
 P.O. Box 3254
 Walla Walla, WA 99362
www.capitalpress.com

PUBLISHER'S NOTICE
 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.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination call HUD toll-free at 1-800-669-9777. The toll-free number for the hearing impaired is 1-800-927-9275.




270-1-53-4#13

320 Rentals, Leases

135 Acres Potato Ground For Lease: \$310/ Acre. Irrigated. Bonanza, OR. 541-810-2112

Warehouse Space for Rent:
 up to 40,000 sq.ft., high ceilings, big doors. North of Brooks, OR. 503-991-1515

350 Residential Property



(119) Acres, Ideal For Cattle, Poultry or Planting: hay, hazelnuts, berries, onions. (9) acres, water rights, (14) tiled acres. Farmhouse with four bedrooms, one bathroom, 2,136 square feet; the "new" dwelling was built in 1963 and is three bedrooms, one bathroom, 1,120 square feet; third home-site potential from measure 47 claim. 98'x60' livestock barn, 26'x19' shed and 24'x7'8" equipment shed, water frontage. Six parcels equals (119) acres, \$1,450,000. FMLS# 16348247, Grand Ronde, OR. Coldwell Banker Professional Group, 503-883-9473

353 Equestrian Properties

FIRST TIME ON MARKET!
 36+ acres north of High Bridge, Culver, OR. With 30 acres irrigated grass hay & pasture. Fenced, cross-fenced, corrals. 3000 sq barn/ shop. Custom-built southwestern style home, stunning views of Cascade Mountains & Smith Rock. Exterior features covered porch, patio & deck pool. \$799,000. Photos, more details and virtual tour: <http://tour.windermerecentraloregon.com/home/9NE-JMK>
 Bob Ahern, Broker, 541-420-3891; Dee Baker, Broker, 541-977-7756. Windermere Central Oregon Real Estate



Horse Trails Home
 2010 custom nearby on 4.64 acres, 4 bedroom, 2.5 bath, horse/ hay barn, fenced pasture. Home Warranty. 1467 Reuben Boise RD., Dallas, OR. Camille Stricklin, Real Estate Broker, Re/Max Intergity. 503-602-9996. CamilleS@RemaxAgent.com


353 Equestrian Properties



SELLING RURAL PROPERTY?
 • Ranches • Ranchettes
 • Land • Acreage
 • Horse Property • Pasture
THE LARGEST FARM WEBSITE IN THE WEST

Call or Visit Today!
 1-800-882-6789
www.farmseller.com

355 Ranchettes



CENTRAL OREGON LIVING
64 ACRE Working Ranchette:
 15 irrigated acres, fenced/cross fenced, one stall barn w/ attached tack room & 48'x24' hay barn. Several outbuildings, a greenhouse & a hobby/ guest house (has electricity). Interior has been upgraded to include granite countertops, hardwood floors & stainless appliances. Backs up to county land. Irrigation equipment included. \$524,500. MLS #201511172, Rachel McCullough, RE/MAX Land & Homes, Redmond, OR. 541-771-0670.

356 Ranches



Sportsmen's Ranch: British Columbia, 410 acres, mixture of hay, pasture, timber, private lake, ranch house; 5 bedroom, 2 bath, log lake house; 2 bedroom, plus cabin and outbuildings, turkey. Includes \$75,000+ in equipment, \$430,000 US, 360-463-0284


Government Mountain Ranch: 3,450 acres, a short distance from Walla Walla, WA. and Milton-Freewater, OR. at the entrance to the foothills of the Blue Mountains. Ranch includes 1920 historical cabin, bunk house, shop, barn and storage containers. Multiple tax parcels for future building sites. The natural habitat and big game management has been expertly nurtured and protected through knowledgeable ranch management. Lop tags allow for trophy class bulls, resident mule deer, bear, cougar and others. Direct access to the North Fork of Walla Walla River provides excellent fly fishing. Please call Greg Yeakel, Cascade Sotheby's International Realty. 541-408-7733, gregyeakel@gmail.com

TWO GREAT CATTLE PROPERTIES:
 478 acres, 310 acres irrigated with center pivots, large home, 5 bedroom, 3 bath, new shop, home updated and added onto in 2013, 2 new pivots in 2013, \$1,995,000. Summer pasture, 10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon. \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tomtpa7@gmail.com

Capital Press CLASSIFIEDS
 1-800-882-6789
www.capitalpress.com

KNIFE LAND COMPANY

Oregon Ranch...\$10,000,000
 Boise River Ranch...PENDING
 Hermiston Ranch. \$8,000,000
 Washington Ranch..PENDING
 Starbuck Ranch.....PENDING
 New Plymouth.....SOLD
 Nampa Farm.....SOLD
 Central ID Ranch. \$2,100,000
 ID Ranch (4 MIL).....SOLD
 ID Hunting Ranch..PENDING



John Knipe
 Ranch Broker
 (208) 345-3163
www.knipeland.com

WE HAVE CASH BUYERS!
 23-2#17

ID - OR - WA - NV - MT RANCHES

7 LAKES RANCH
 41,000+/- Acre ranch. Seller farms about 800± acres. About 2,000 ac are irrigated pasture. Ranch has lg permit. Rancher runs 800± AU under current mgmt. If hay converted to alfalfa - seller feels new owner can run 1,600 AU's or more. Several homes, barns, etc. Has large, private lake and controls irrig. water from 6 add'l. lakes. Incl. 550 head+ equip. \$10,000,000



Contact
 John Knipe - Ranch Broker
 (208) 345-3163
john@knipeland.com
www.knipeland.com

356 Ranches

GOT CLASSIFIEDS??? CALL
1-800-882-6789
 FAX 503-364-2692 • www.capitalpress.com

WALLOWA COUNTY BROKERS

ZUMWALT RD. - ENTERPRISE, OR
 160 acres of excellent hunting property on the breaks of Camp Creek. Tremendous amount of elk and deer. Buildable with year around springs and pond. Great Wallowa and Seven Devil Mountain View. Great spot for a private hunting cabin. MLS#10040730 \$159,900

E. DORRANCE LN. - JOSEPH, OR
 Awesome views of Wallowa mountains. Hardwood floors, slate in kitchen and bathrooms and covered porch. 78 irrigated acres fenced and cross fenced. Pasture your animals and raise your own hay. 5 stall shed row barn with tack room and automatic waterers. Water and electric at barn. Bring your animals and enjoy life in the beautiful Wallowa's. MLS#15389298 \$849,000

wallowacountybrokers.com
 Kirk Makin, Principal Broker (541) 398-0340
 Office (541) 432-3131 • (866) 977-3131
 404 N. Main, Joseph, Oregon 97846 23-4#6

Horsell Road Farm




Bend, OR • 474 Acres • \$3,495,000
 391 acres of COI irrigation water rights. New Country Home is 2879 sf, 3 bed, 2 bath. Farm: new Shop 40x60, Hay Barn 68x176, new irrigation system, 6 new pivots. Additional building site and Cascade Mountain Views.

www.horsellfarm-bendoregon.com

Cascade Sotheby's International Realty FARM & RANCH DIVISION
Pam Mayo-Phillips
Brook Havens
 Principal Brokers
541-923-1376 • www.desertvalleygroup.com
 650 SW Bond St., Ste. 100 • Bend, Oregon 97702 23-1#5

DECKER'S DEALS!



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

North Unit Irrigation District allocated an extra quarter foot of water for the year. Lots of Hay on the ground & all cattle are doing well. Just got through a very busy weekend.

10 BUILDABLE ACRES JUST SOUTH OF MADRAS.
 Completely flood irrigated, gentle slope and consists of two tax lots. \$150,000. www.johnscott.com/81723

62 ACRES WITH 51 ACRES OF CENTRAL OREGON IRRIGATION WATER RIGHTS. This property has an updated 2 story home with 4 bedrooms, 2 bathrooms plus a utility room. There is an older shop, a 30' x 80' hay shed-feeder barn, a 40' x 50' loafing shed and other livestock buildings. The land is all flood irrigated out of the main canal. Well located with easy access to Hwy. 97, Hwy. 20 and the Redmond Airport. **Motivated Seller at \$699,000.**

310 ACRES OF RANGELAND NEAR HAMPTON. Fenced & cross fenced with a hay & feeder barn plus 2 buildings with living quarters in each. Neither is permitted through the county. Private wells and very secluded. **Possible owner terms at \$395,000.** www.johnscott.com/

690 ACRE HAY FARM AT LAKEVIEW. 3 pivots irrigate 490 acres of Alfalfa & Timothy hay. **\$1,900,000.** www.johnscott.com/72612 23-4#5

TURN-KEY PRODUCTION



- **338.58 ACRES;** 321.5 acres irrig. with 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 • craterlakerealtyinc.com 23-2#5


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. **\$649,000**

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
 Cell (208) 890-7172
 Office (208) 452-3744
 Fax (208) 888-1989
 Email mike@mogensenland.com
 Web www.mogensenland.com



MIKE MOGENSEN
 REALTOR
 Farm and Ranch Specialist

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, 1-5 access, \$310,000. 503-362-3055

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

356 Ranches

LARGE PRICE REDUCTION on this 1696+ Acre Hay/ Cattle Ranch: in Monument, OR., good year round water, irrigated meadows, fenced, x-fenced, 1568s.f. home, outbuildings, great hunting area, new price \$899,500. Call Kathy Endicott, Eastern Oregon Realty, 541-620-2960

WANTED- RANCH:
 Ranch wanted from an owner who wants their land to remain a working ranch. Life estates negotiable. Any U.S. location. Call 707-499-5575 if interested.

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

541-421-5300
wilburnranchbrokerage.net
 Wilburn Ranch Brokerage 23-2#18

PRIME FARM GROUND WITH BUILDING PERMIT, MELBA, ID
 39 +/- irrigated acres, Improved farm ground fully irrigated with building site, beautiful views. \$220,000 MLS # 98616379 **CALL KRISTEN**

HOME SITE WITH DEVELOPMENT POTENTIAL, SOUTH NAMPA, ID
 Beautiful 60 +/- acres. Gorgeous panoramic views, great secluded location. Build the home of your dreams and horse setup on the dry parcel, have the lower irrigated land for income. \$640,000 MLS #98614411 **CALL MIKE**

HORSE PROPERTY WITH POTENTIAL, BOISE, ID
 4+ acres. Updated home, large shop, in-ground pool. Use as horse setup or develop the irrigated pasture. \$749,250 MLS #98616409 & 98616441 **CALL MIKE**



FARM BOY RESTAURANT, MIDDLETON, ID
 Well established turn-key restaurant that brings over 50 yrs of profitability, which makes it an attractive investment for a family or individual to enjoy the rewards of country living, community support, and strong business management. \$495,000 MLS#98622501 **CALL JULIA**

MIKE GABLE (208) 880-2669
JULIA JONES (208) 899-2114
KRISTEN TYSON (208) 800-8757
www.gablegroupidahoh.com 23-4#17

OREGON PROPERTIES

12764 West Side Road - LAKEVIEW, OR 58.82 deeded acres, 20 acres planted to rye, balance is volunteer rye. Perimeter fencing and stock water available. 5 bedroom, 3ba. home with 2,448 sq. ft. of first class living space and a detached garage. Vaulted ceilings and quality construction throughout. Newer metal shop with concrete floor and numerous outbuildings. **A MUST SEE!**
\$399,000

20915 HWY 140 - ADEL, OR 106.88 deeded acres in, two tax lots of Warner Valley farm ground. Nearly 60 acres of good soil and has 55.3 acres of water rights from Deep Creek. The perimeter is fenced and cross fenced, with stock water available. Multiple homesite locations with great access and power available. Great wintering area. 150 AUM's of BLM. **\$199,000**

Disaster Peak Cattle Ranch - McDERMITT, NV 3,345 deeded acres, located in Nevada and Oregon. 848.3 acres of water rights. 7,342 AUM's BLM permit. **\$5,750,000**

Albertson Ranch - LAKEVIEW, OR 880 deeded acres with 322.5 +/- acres of water rights, planted to alfalfa/ grass. 2 pivots 3 wheel lines. **\$1,450,000**

Dry Creek Ranch - LAKEVIEW, OR 697.74 deeded acres with 163.7 acres of water rights with 2 wheel lines. Nice improvements. **\$1,200,000**

CRANE, OR 80 deeded acres with 80 acres of water rights with a new well. **\$175,000**

Please call for more details!

Ken Thomas Real Estate LLC
 64347 Harney Ave. • Crane, OR 97732
www.kenthomasrealestate.com
 Call Ken Thomas or Dally Zander at 541-493-2776 23-2#16

HALL AND HALL
 Dedicated to Land and Landowners Since 1946

CIRCLE W RANCH SPRAY, OREGON
 Premier central Oregon cattle & sporting ranch with 4 miles of the John Day River 85 miles east of Prineville. The ranch encompasses 11,615± acres & offers excellent improvements, great views & total privacy. Offered at \$12,500,000

DAVIS LAND & LIVESTOCK IRONSIDE, OREGON
 In the same family for over 80 years, this ranch spreads across 32,700± contiguous, deeded acres & is highly regarded for its grazing resources, big game & upland bird hunting. Excellent access 1.5 hours from Boise. Offered at \$12,500,000

ALDER CREEK RANCH MACKAY, IDAHO
 Occupying its own mountain valley, these 817± acres feature an owner's residence, horse barn & outdoor arena, USFS boundary, irrigated pastures & hay fields, and 2.5± miles of a year-round trout stream. 65 miles from Sun Valley. Offered at \$2,450,000

208.622.4133 | T.JONES@HALLANDHALL.COM
 541.480.4818 | ROGER@DRYDENRANCHANDLAND.COM
 SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

Blue Mountain REALTORS



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

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

Columbia County, WA, 7,708.09 FSA ± Contiguous Acres. Pasture acreage: 2,288.94 ± FSA Cropland: 5,419.15 ± FSA Pasture acre. Excellent Water. **REDUCED \$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 23-2#15