

(5-100) Acres in Oregon Canby, OR.: buyer, quick close. Good and soils a plus. Randy at Sundance Realty. 503-334-7474. Licensed Oregon Broker.

152+- Acres For Sale: outside of Scio OR., (115) acres are farmable with water rights, additional (60) acres next door are under lease with water rights priced at \$350/ Acre annual-Irrigation pump station and buried main lines are in place. There is a 48' x 98' shop/ storage area along with a couple smaller buildings. There is also an older rental home on the property. Land priced at \$1,350,000. For more information call or email Mike 503-793-1936 or $\underline{\mathsf{mike} @ \mathsf{townsend} \mathsf{farm}} \mathsf{s.com}.$



20 Acre Farm: 22887 Sheffler Road, Elmira, OR. 3 bedrooms, 1.5 baths, 2,608 square feet. Two story farmhouse, organic farm with water rights! Barns and outbuildings. \$500,000. Gary Raze, RE/MAX Integrity 541-554-5825



35 Irrigated Acres: 2.600 sq.ft. home, 3 car garage, 125x65 shop, 65x45 shed acre pond with island. All built in 2005. PRICE RE-DUCED: \$550,000. Monroe, OR. Call for further details



Burns Oregon Farm: (560) acres, (130) acres water rights, (1) brand new Reinke pivot, (3) brand new pumps, planted in triticale and barley, (1) stock well, (2) outbuildings, \$675,000, possible owner carry. Dusty 541-413-0114



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WILLAMETTE VALLEY OREGON

• 37.64 Ac. House, Shop, Fenced, Lebanon. — \$365,000 • 61.58 Ac. House, Barn, Water Rights, Scio. — \$680,000

• 15.74 Ac. House 5,856 Sq. Ft. Buildings, Canby. — \$785,000 Call for confidential meeting to sell or buy.



AFFORDABLE SMALL ACREAGE

This property is approx. 12 miles from Burns OR on Hwy 78. 4.09 acres with an existing 661 sf concrete structure, 24 x 30 pole building, power is along hwy. There is also a well on the property. Being sold as-is. \$27,500

MOON RESERVOIR PROPERTY

202 acres w/ approx. 130 acres of Moon Reservoir on it. Small cabin, great location & good access, with good trout fishing out of reservoir. Perfect recreational piece of property - all ready to use. \$132,500

Curt Blackburn, Broker Nancy Gregg, Broker 541-589-1362 541-589-0025 707 Ponderosa Village • Burns, OR 97720 541-573-7206 • Fax: 541-573-5011 E-mail: jblackbn@centurytel.net

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IDAHO RANCHES & FARMS

10,500 ACRES - 10,504+/- deeded acres + BLM & State. 500 cow/calf or 1,000 head summer yearlings. Quality homes and improvements, equestrian facilities, feedlot, trout ponds, 7 miles of live stream, resident elk herd. Organic ranch potential, cash flow! \$10,500,000.

530 ACRES - Productive hay farm, pivot irrigated, plus grazing for 100+/- head. Beautiful 2,500 sq.ft. home, tranquil setting, river and mountain views. A Pride of Ownership Property! \$3,950,000.

424 ACRES - Combo cattle, row crop, pasture farm, Northside canal water, 5 pivots and hand lines, home, 42x64 shop, calving barn, Steel fencing, corrals. \$2,695,000.

394 ACRES – Unique property in quiet valley location suitable for youth, church, hunting, or guest ranch, includes special use permit. Two nice homes, plus 4,200 sq.ft. lodge/dormitory, horse barn, RV parking, live water. Property borders public land, 174+/- cultivated acres. \$2,900,000.

156 ACRES - 146+/- acres irrigated with pivot, gated pipe and hand lines. 2,979 sq.ft. home, various outbuildings and corrals. Buhl, ID \$1,400,000

77 ACRES - Mini Ranch/Farm, Row Crop & Pasture, 51+/- acres in crops. Well maintained 3 Bedroom/2 Bath country home, property has Barn, Corral & Shop. \$735,000.

SOLD- 217 ACRES - One of a Kind farm property with 1.4 miles of Big Wood River frontage, 115+/- cultivated acres, water rights and pivot. Custom-built 4,382 sq.ft. home in park-like setting, shop, barn and corrals. \$1,350,000.

www.rjrealty.com

1766 Addison Ave. E Twin Falls, Idaho

208-733-0404 Robert www.Farmseller.com Bob Jones, Broker,

208-308-6060 Mark Jones, Associate Broker, 208-308-3030

ww.capitalpress.com ColumbiaRiverProperties.com 541-296-1026 CRPLand@gmail.com Irrigated Wheat & Dryland Wheat Ranch Located in the Picturesque Dufur Valley ,460 Total Acres 639 Acs. Water Rights

380 Farms

(19.4) Acres, Dual Living: 5 bedroom, 2 bath, set up for sheep, cattle or horses, irrigation, outbuildings, \$585,000. Aumsville, OR. 503-749-2622



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Acreage

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www.farmseller.com ★Privacy ★ Land for Lease or Purchase: Multiple parcels ranging from 6 acres to 35 acres with water rights. Not many opportunities like this land with a Medford OR mailing address! Easy access to power, highways, city and mountains.

This property has the potento be the premier cannabis growing site in Jackson County, OR. One tenant preferred, multiple tenants considered.

Details: Zoned EFU in Medford, OR. Separate tax lot parcels. Water and in-frastructure responsibility of the tenants! Indoor and Outdoor potential.

Build you own Greenhous es. Very private!

Lease Terms: 2 years minimum lease. Proof of funds and operating experience will need to be verified. Please call for lease or pur-chase pricing. Medford, OR. Call 951-538-2425

WA ACREAGE 10 Acres Chehalis Panoramic View of Valley & Mountains. **\$40,000** 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**



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

(160) acres Lassen County, California: secluded 45 miles from nearest town, \$156,000, 775-217-0562

(80) ACRES OVERLOOKING QUINCY WA.: (80) acres for sale for \$80,000. Has gentle southern slope, possible to develop or farm, bordered by wildlife reserve on one side sell Call Curt Morris 509 787-3571 or cell 509-797-

152+- Acres For Sale: outside of Scio OR., (115) acres are farmable with wa ter rights, additional (60) acres next door are under lease with water rights priced at \$350/ Acre annually. Irrigation pump station and buried main lines are in place. There is a 48' x 98 shop/ storage area along with a couple smaller buildings. There is also an older rental home on the property and priced at \$1,350,000. For more information call or email Mike 503-793-1936 or mike@townsendfarms.com. 61 Acres Forest Land: located 4 miles south of Sprague River Road on the eastern slope of Bly Mountain, OR, Seasonal access on FS Road 5825. Bounded by Service on two Gently sloping to-ny. \$91,000 541-Forest sides. pography. 990-5350

Dufur, OR. (270) +/- Acres: power, water, trees, \$2000/ acre. Real Estate Services Inc. of OR & WA, 541-296-4029

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

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420 Acreage

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

425 Pasture

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60 pair from May 1 to Octoper 31, Willamette Valley OR. 541-561-3575

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Pasture- Raised Duck Egg Business For Sale: In mid Willamette Valley, OR. cludes huts, ducks, collection equipment, packaging, labeling, website, marketing, as well as existing acwith room counts. as demand outgrowth, weighs supply. Don't miss out on this business opportunity. Call for prospectus 970-623-1494

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Tim T. (541) 231-4758 Garibaldi, OR: Lee A. (541) 290-9892 (541) 231-4758 Salem, OR: Tim T. Longview, WA: Steve A. (360) 430-0885

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ASTERN OREG PROP

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

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

SPOKANE COUNTY, MEDICAL LAKE, WA - 500 acres 10

and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. \$4,500,000 #CP01316 GILLIAM COUNTY, ARLINGTON, Program total ac with 80 ac irrigate and 256 ac program and 26 incomeproducing wind turbines. 8 mi south of Arlington. **REDUCED** \$3,250,000 #CP00315

irrigated faring and Gordon Creek statis. through property. Great income and recreation potential. \$2,000,000 #CP01914 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 #CP01214 UMATILLA COUNTY, PENDLETON, OR - 1,508.17 total ac of which 1,494.52 ac are tillable soils containing expiring CRP contracts. Includes single story, well maintained residence

and older barn. REDUCED \$1,500,000 #CP00516 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 #CPO2714

BAKER COUNTY, HAINES, OR - 160 acres, 120 acres water rights. Home with life estate. \$640,000 #CP02215

MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. REDUCED \$550,000. #CP01915

THE WHITNEY LAND COMPANY Jim Whitney, CCIM/Owner/Principal Broker 541-278-4444

· Jim Whitney,

• Gary Jellum, Broker

Scott Coe, Broker

• Travis Bloomer, Broker

Todd Longgood, Owner/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

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. **REDUCED \$395,000 #CP02914** GILLIAM COUNTY, CONDON, OR - Columbia Plateau farm. Well cared for property. 80 ac, 40 crop, 2950 sf remodeled 4 bd., 2 bath home, shop, Ig. 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.

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 me site near Pendleton with power located near property. \$250.000 #CP00716

186.9 acres of land with 157.7 acres of CRP. Annual CRP

payment of \$10,992 with power and well located on the

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

Pendleton, OR 97801

101 S.E. 3rd

P.O.Box 1614

www.whitneylandcompany.com WASCO 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

miles SW of Ukiah. Premier hunting and recreation. Multiple creeks, springs and stock ponds. Adjacent US Forest Service and BLM. Well balanced and various timber species. \$12,960,000 #CP01015 WALLOWA COUNTY, ELGIN/TROY, OR - Grande Ronde

River frontage with great conservation easement potential. 6

UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous acres

tax lots, all with power available. End of county road with good big game elk and deer hunting and terrific steelhead fishing. Timber. Ranch home with private landing strip and hangar. \$2,900,000. #CP01811 MORROW COUNTY, LEXINGTON, OR - 337 ac equine facility which includes 65 ac irrigated lands. 261 ac CRP. 3.349

SF home, and complete horse facilities. Additional 225 ac

water rights. Turn-key operation. \$1,995,000 #CP00616 BAKER COUNTY, KEATING, OR - 262 acres. Nice home, additional living guarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. \$1,699,000 #CP00416

MORROW COUNTY, HEPPNER, OR -1,110.86 acre working ranch located in Eastern Oregon, on Rhea Creek, Rhea Creek runs through the middle of the property with irrigated bottom land and excellent water rights. Three homes and bunkhouse with rental income, working cattle, and sheep facilities on the property. \$1,450,000 #CP03215

GILLIAM COUNTY, CONDON, OR - 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. \$1,405,000

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 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, OT 1,526.30 total acres. Property consisting 1,5 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 **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 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**

BAKER COUNTY, BAKER CITY, OR - 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. **REDUCED \$599,000 #CP00115** 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

23-4/#6