### 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

**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

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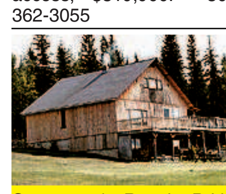
### 356 Ranches

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



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, turnkey. Includes $75,000+- in equipment, $430,000 US, 360-463-0284

### 356 Ranches

**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

### 356 Ranches

**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**
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## Paradise Valley, NV

**Farm/Inside Ranch. 950 acres. 750 acres w/r from two creeks. Same 750 acres has SUPPLEMENTAL underground w/r. Two good ag wells, 1 new Zim pivot. Good cattle improvements. Miles of underground mainline with risers tying creeks and wells together. Comfortable home, 2 shops and outbuildings.**

***ANOTHER PRICE REDUCTION***
**$2,250,000**

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## WALLOWA COUNTY BROKERS

**KINGSBURY LN. – ELGIN, OR**
Timbered, hunting and grazing 513 acre property located in Elgin, Oregon. Nice healthy stand of 2nd growth timber. Great elk, deer and turkey hunting. Beautiful setting staged by larges ponds and green meadows. There is good access to the property. The property also has cattle corrals. MLS #16040481
**$619,000**

**PARSON LN. – ELGIN, OR**
Gorgeous Grande Ronde River front property on 247+ acres in Elgin Oregon. Timbered areas, non-irrigated crop land and grazing land. Great access. The river frontage is very private. Great hunting and fishing. MLS #16432678 **$349,000**

**wallowacountybrokers.com**
**Kirk Makin, Principal Broker (541) 398-0340**
**Office (541) 432-3131 • (866) 977-3131**
**404 N. Main, Joseph, Oregon 97846** 24-2/#6

## River Ranch

**$5,500,000**

Cascade Mountain Views from 560 acres, 461 acres Free Water Rights. The ranch is on the Crooked River has a rich history in crop production and was once home to Governor Tom McCall. Updated 6167 sf 4-bd, 4-ba home, Indoor Arena 100x300, 2 barns, 30 stalls, 2 shops, feedlot, corrals, scales and additional homes in the heart of Central OR.
**http://www.tommccallriverranch-centraloregon.com/**

Cascade Sotheby's International Realty | Farm & Ranch Division
**Pam Mayo-Phillips**
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24-7/#5

## 163.87-acre AMAZING
## RANCH IN SOUTHERN OREGON

- WATER, pasture land, 120 irrig. acres w/wheel lines gravity & hand lines, water rights $500 per year, gravel pit, pond.
- 60'x60' feeder & storage barn, 60'x30' metal shop w/11' doors, detached 35'x24' garage, 68'x21' machine shed, 32'x14' RV storage, dog kennels & chicken coop.
- Two home-sites, 3 tax lots, panoramic views, and privacy.
- Main house: 2007 built mftd home w/3 bedrooms, office, 2.5 baths, huge open kitchen, and many great features. 2nd home is not habitable & is in need of major repair. Landowner gets 2 elk cow tags per year.

Listing #2959691

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24-4/#5

## DECKER'S DEALS!

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

*Busy, busy. Haying, cattle work and irrigation. Then a new great granddaughter. Very exciting! See everybody at the Sister's Rodeo this weekend.*

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

**690 ACRE HAY FARM AT LAKEVIEW.** 3 pivots irrigate 490 acres of Alfalfa & Timothy hay. **$1,900,000. www.johnlscott.com/72612**
24-2/#5

## MT SHASTA VIEW! IRRIGATION WELL!

- **Private 167 acres.** BLM lands close!
- 108 irrigated acres are excellent soils for alfalfa, grain & pasture; has been in spuds.
- 2 pivots, 5 wheel lines, new variable speed 100 hp pump and boles.
- Balanced for cattle and hay rotations.
- Pole barn, livestock barn, corrals, fenced and cross-fenced. Garage/shop.
- Livestock handling equipment included.
- Gorgeous 3-bedroom, 2-bath 2700+ sq ft mftd home: high ceilings, huge kitchen, grand master suite.
- Views every direction, decking on 3 sides, beautiful landscaping and garden.
- MLS 83573

**$795,000**
**Crater Lake Realty, Inc.**
**Linda L. Long, Broker**
**541-891-5562**
**Chiloquin, OR**
linda@craterlakerealtyinc.com • craterlakerealtyinc.com
24-7/#5

### 380 Farms

110 Acre Farm

(110) Acres: Property has county roads on (3) sides, some timber, mostly posture, graveled area for tree landing/ shipping. Great views of Cascade Mountains and Mt. Hood, OR. Seasonal creek, approximately (90) acres in pasture and balance in timber. One mile South from Molalla City center, $599,000. RMLS #15048476. Call Ed Stafford, for more information 503-829-8500, OREL#200202015

(155) Acre Certified Organic: Alfalfa or potato farm: 135 irrigated, 3 bedroom home, 800 ton hay barn, shop and machine shed. $575,000. $95,000 down, balance 25 years at 5% interest. See pictures at farmbooks.org. Bonanza, OR. 541-810-2112

### 380 Farms

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 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. Land priced at $1,350,000. For more information call or email Mike 503-793-1936 or mike@townsendfarms.com.

**WA ACREAGE**
**10 Acres Chehalis**
Panoramic View of Valley & Mountains. **$40,000**
**75 Acres Chehalis**
Land & Merch. Timber & Growing Timber **$250,000**
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Close to Lakes, Meadow/ Wooded, View. **$55,000**
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2345 +/- acres, 2 irrigation wells, 2 stock wells (1 solar) border Malheur National Wildlife Refuge. 349 acres of flood water rights & 800 acres of permitted water rights from wells. Half a mile of Silver Creek runs through property. ***$1,450,000***

**120 AC IN SUNSET VALLEY**
Here is your place to relax after a hard day's work. Good location just few miles from Burns. 2 bd cabin, outbuildings, nestled on a north sloping hillside with a great view of Sunset Valley. ***$150,000***

**Curt Blackburn,** ***Broker*** **541-589-0025**
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**www.Jettblackburn.com**
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## Blue Mountain REALTORS

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**REDUCED**

**Columbia County, WA. 7,708.09 FSA ± Contiguous Acres** [illegible]: 2,288.94 ± FSA Cropl[illegible] FSA Pasture ac. Excellent Water & Fencing **$4,800,000**
**5 Miles North of Clyde, WA.** 2,424.6 Total FSA Acres, 2,260.96 Acres CRP (2,132.12 acres CRP expires 9/30/21 & 128.84 acres CRP expires 9/30/20) Asking **$2,543,580**.
**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**
24-4/#6

### 380 Farms

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

IRRIGATED FARM FOR SALE

**35 Irrigated Acres:** 2,600 sq.ft. home, 3 car garage, 125x65 shop, 65x45 shed, 4 acre pond with island. All built in 2005. **PRICE REDUCED:** $550,000. Monroe, OR. Call for further details 541-321-9088

FARM FOR SALE

**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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### 387 Orchard/Vineyard Properties

★★★★★★★★★★★★
**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. Cascade views, custom- built 3 bedroom, 2 bath home, well, barns and machine shop. South Salem Hills, OR., $1.5 million. Ken Marshall, Vintage Realty Northwest.
541-754-7314
★★★★★★★★★★★★

### 387 Orchard/Vineyard Properties

120 +/- acre development ranch in Canyon County, Idaho's A.V.A. 9-10 exquisite view lots. Ground and surface water rights. Perfect orchard or grape ranch. $2,400,000. 208-412-6300

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1,960 +/- acres with 6 deep irrigation wells. Wells, soils and location combine to make this land suitable for redevelopment to orchards typical to Tehama County.
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24-2/#18
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### 390 Timber Property

(77) Acres of Prime Timber, Gaston, OR: 1031 Exchange, call for details, 503-806-0332

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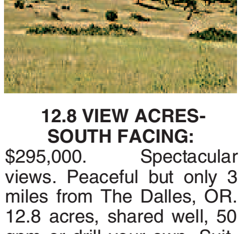
### 400 Land

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



**12.8 VIEW ACRES-SOUTH FACING:**
$295,000. Spectacular views. Peaceful but only 3 miles from The Dalles, OR. 12.8 acres, shared well, 50 gpm or drill your own. Suitable for sheep, horses, vineyard. Some fruit trees on property. Call for details. Windermere GTRE, 541-980-9104. Ruby Mason, 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 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. Land priced at $1,350,000. For more information call or email Mike 503-793-1936 or mike@townsendfarms.com.

**COLUMBIA RIVER PROPERTIES**
**ColumbiaRiverProperties.com**
**541-296-1026 CRPLand@gmail.com**

24-4/#6

### 380 Farms

### 380 Farms

### 380 Farms

### 380 Farms

### 380 Farms

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**101 S.E. 3rd**
**P.O.Box 1614**
**Pendleton, OR 97801**
www.whitneylandcompany.com

### 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 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 and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. **$4,500,000 #CP01316**

**PENDING**
**GILLIAM COUNTY**, [illegible] total ac with 80 ac irrigated [illegible] ac of rangeland, and 256 ac [illegible] CRP. Home, shop, corrals and 26 income-producing wind turbines. 8 mi south of Arlington. **REDUCED $3,250,000 #CP00315**

**PENDING**
**UNION COUNTY**, ELGIN, OR [illegible]. 185 ac. of irrigated farm[illegible] horse stalls. Grande Ronde [illegible] and Gordon Creek running 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**

**UMATILLA COUNTY,** HERMISTON, OR – 29 total acres. 17 acre pivot with well-established alfalfa stand. 10 acre grass pasture blend with solid set sprinkler system. Stanfield Irrigation district water right. Remodeled manufactured home, 30'x60' shop. Located just minutes from future site of the new fairgrounds/equestrian facility. **$585,000 #01616**

**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**

**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. **REDUCED $480,000 #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, lg. 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. 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**

**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**

**UMATILLA COUNTY**, UKIAH, OR - 16,200 contiguous acres 7 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**

**MALHEUR COUNTY,** BROGAN, OR – 10,677 acres. Native grasses and sagebrush hills. Higher elevation brush and timber. Malheur Reservoir, springs, creeks, and ponds. Two residences with outbuildings. Hayfield. BLM allotments. Excellent big game hunting. Offered separately or in combination with neighboring 6,686 acre ranch. **$4,540,000 #01016**

**MALHEUR COUNTY,** BROGAN, OR - Baker County/Malheur County, OR – 8,811 acres. Spring, summer, fall grazing. BLM allotment. Perennial grasses, sagebrush, and timber. Contiguous pastures. Excellent hunting opportunity. Offered separately or in combination with contiguous 10,677 acres. **$3,970,000 #01116**

**WALLOWA COUNTY**, ELGIN/TROY, OR – Grande Ronde River frontage with great conservation easement potential. 6 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 quarters, 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 nearby. **$1,290,000**

**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**

**SOLD**
**GILLIAM COUNTY**, [illegible] 1,526.30 total acres. Property consisting [illegible] range, 186.23 acres under current CRP contract, and 278.88 currently 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 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**

**GRANT COUNTY,** BATES, OR – 241 acres. Likely buildable. Powerline present. Irrigated meadow with mature timber. Grazing: 30 pair for 6 months. **$525,000 #01416**

**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**
24-4/#6