

356 Ranches

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

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.

380 Farms



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

110 Acre Farm

(110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, 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

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) out-buildings, \$675,000, possible owner carry. Dusty 541-413-0114

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380 Farms

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380 Farms

(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 farm-books.org. Bonanza, OR. 541-810-2112 SAVINGS ARE HOT! at Capital Press 1-800-882-6789 www.capitalpress.com

380 Farms

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

390 Timber Property

(77) Acres of Prime Timber, Gaston, OR: 1031 Exchange, call for details, 503-806-0332 400 Land (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, BLM on other side. Need to sell. Call Curt Morris, 509-787-3571 or cell 509-797-3400.

440 Business Opportunities

(45) Unit Mini Storage Business with office on Highway 101 in Florence, OR. \$30,000, serious inquiries only please. 541-999-1011

440 Business Opportunities

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470 Timber, Lumber

(77) Acres of Prime Timber, Gaston, OR: 1031 Exchange, call for details, 503-806-0332 FREE Timber Thinning: Need 3"-6" logs. Silverton, OR. Contact: 503-873-6774 CAPITAL PRESS CLASSIFIEDS GET RESULTS! Buying Logs & Timber DOUG FIR WHITEWOOD STANDING TIMBER TIMBER DEEDS LAND & TIMBER Jere's Lumber Co., Inc. Lyons, OR TODD PARKER 503-859-2111 LYONS, OREGON

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

SANDHILL LANE FARM 640 acres 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 \$1,200,000 MASTRE FARM 806.48 deeded acres, 799.34 ac water rights. 616.5 ac currently in production with pivots. 320 ac timothy, 135 ac alfalfa, 161.5 ac triticale. 5 irrigation wells, 1 domestic, 2271 sf, 4 bd, 2 1/2 bath home. Property can be split, house and 447.14 ac for \$1,625,000 or all for \$2,700,000 REDUCED \$2,100,000 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 www.Jettblackburn.com

Farm Seller

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Farm Seller

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. Dufur, OR. (270) +/- Acres: power, water, trees, \$2000/acre. Real Estate Services Inc. of OR & WA, 541-296-4029 420 Acreage Exclusive Premium Hilltop Location: waterlines in, electricity 700', roads 200', abundant water supply plus irrigation well, 150 GPM. Size negotiable. Homedale, ID. 208-989-6442, 208-337-2282. Keep Trying. Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055 www.farmseller.com SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789

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Farm Seller

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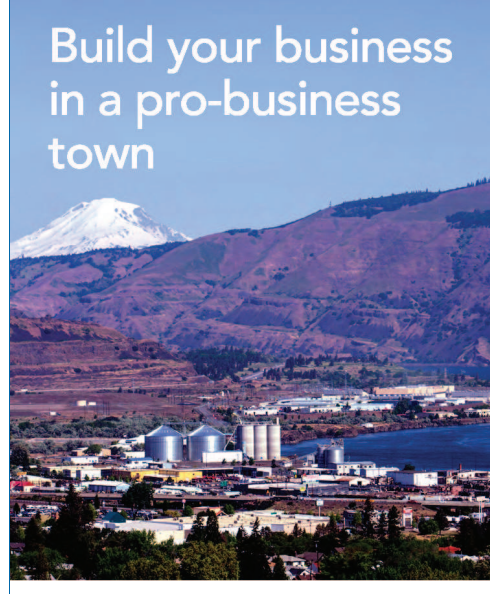
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80 ACRES YAKIMA VALLEY: Wapato Irrigation, additional BIA rental in area. Currently in corn, wheat, hay and pasture. 509-961-9406 Exclusive Premium Hilltop Location: waterlines in, electricity 700', roads 200', abundant water supply plus irrigation well, 150 GPM. Size negotiable. Homedale, ID. 208-989-6442, 208-337-2282. Keep Trying. Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055 www.farmseller.com SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789



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Farm Seller

BUYING RURAL PROPERTY? Visit Today! www.farmseller.com

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(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.hirealicensedcontractor.com 503-378-4621

470 Timber, Lumber

PACIFIC NORTHWEST PROPERTIES

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 planted 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 GILLIAM COUNTY, ARLINGTON, OR - 3,550 ± total ac with 80 ac irrigated in alfalfa and rangeland, and 256 ac of dryland crop and 26 income-producing wind turbines. 8 mi south of Arlington. REDUCED \$3,250,000 #CP00315 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 #CP02714 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. Main home, 30'x60' shop. Located just minutes from future site of the new fairgrounds/equestrian facility. \$585,000 #CP01616 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

THE WHITNEY LAND COMPANY

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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 #CP01016 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 #CP01116 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, 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 of range, 186.23 acres under current CRP contract. 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 #CP01416 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