

320 Rentals, Leases

FOR RENT: Steel barn, 125'x250', 32' to eaves, 4000 ton capacity. Flickrall, OR. 503-623-6922

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'x78' equipment shed, water frontage. Six parcels equals 119 acres. \$1,450,000. RMLS# 16348247, Grand Ronde, OR. Coldwell Banker Professional Group, 503-883-9473

353 Equestrian Properties



Horse Trails Nearby 2010 custom home 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 Integrity, 503-602-9996. CamilleS@RemaxAgent.com



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354 Mini Ranchettes

2.1 Acres Horse Pasture: late model manufactured home, Siskiyou County, CA. \$150,000, owner may carry. Call for details 530-459-3246.

355 Ranchettes

Beautiful Property: Douglas County, OR. 11+ acres, replacement home ready, utilities in, shop full of tools, 2-car garage, greenhouse, fruit trees, farm/forest zoning. \$259,000. 716-983-6222

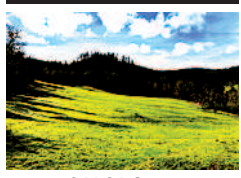
356 Ranches



CABIN
FREMONT FOREST: (638) acres with trout stream and cabin, surrounded by government land, 1 1/2 hours from Bend, OR. 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 Rinn...Get-Away Cabin On Trout Stream For Sale. Jack Rinn, Broker INVESTWEST Real Estate 541-480-7215

"BEST FARM PAPER AROUND!" Gerald Stanton - Granite Falls, Wash. Subscribe! Call 1-800-882-6789

356 Ranches



644.64 Acres Timber/Cattle/Hay: Located in Douglas County, OR this ranch is currently being managed for sustainable harvest of timber, cattle and hay. Very productive land with substantial sustainable income. 2004, 4 bedroom, 2 bath manufactured home, shop, barns, fenced and crossfenced. Additional home site with approved address. Excellent road systems. Abundant wildlife and water, flat to gently rolling terrain with good soils, very little rocky ground. Very private, one of a kind ranch. Won't last long. Only \$2,500/acre = \$1,611,600 cash. Serious, qualified buyers only. 541-290-6172



350 Acre Cattle Ranch in Yelm, WA: 300 acres in grassland reserve. 250 head of Angus cattle. Plenty of pasture and hay grown on property. 30 acre lake, 3 wells with water rights. Super on-site herdsman/property manager. Cattle, equipment and 5 farm houses for sale, \$2.1 million. djrogers4@hotmail.com 360-742-2400

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NEW LISTING!
Prineville Equestrian Facility
\$995,000 • 7.9 acres • Custom Home
2265 sf, 3-bed, 2.5-bath home overlooking the Crooked River Valley minutes from town. Covered arena, 2 round pens, 2 barns, tack room, barn office, 2 wells, and pipe corrals for livestock. MLS 201605439

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• Private paradise just minutes to Klamath Falls, OR
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356 Ranches



225 Acres for Lease or Sale: Planted in Triticale, irrigated, stock pond water, \$35/ animal unit/ month. Sprague River, OR. 541-533-2364

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

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

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.

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. www.wildroseranchbc.wix.com/contact

380 Farms



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GREAT LOCATION
Lots of potential! Located approximately 7-1/2 miles west of Burns. 790+ acres, 389.94 acres water rights so property could be developed into a nice farm. Borders Hwy 20 and BLM for lots of recreation. 2 LOP tags. Rolling hillsides with great views of Sage Hen Valley.
\$1,372,690 - Woodruff

NATIVE MEADOW PASTURE
640 acres with 620 ac flood irrigation. Perimeter fenced. 1-1/2 acre stock pond, Stock well is approximately 102 degrees. Great pasture, plus haying possibilities. Located close to Burns.
\$1,088,000 - White

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

OREGON RANCHES

COTTONWOOD CREEK: Approximately 4,100 deeded acres - private BLM - rated @ 500 AU's - high end improvements - EXCELLENT (FREE) IRRIGATION WATER - elk, mule deer, antelope, upland game birds, fishing - a rare find - **\$5,285,000**

SX RANCH: Approximately 665 deeded acres - 300 irrigated/sub-irrigated hay & pasture - great starter, hobby or retirement opportunity - 12 miles to town & schools - **\$1,250,000**

THORN CREEK: Approximately 4,070 deeded acres plus 80 acres landlocked BLM - 160 acre water right - free water - lifestyle investment including new home and outbuildings in 2014 - 200 hd. seasonal grazing - diversified wildlife, fishing & outdoor recreation - owner/agent - **\$4,000,000**

NANCE RHEA CREEK RANCH: Approximately 785 deeded acres - 32 acres water right - currently running 45-50 cow/calf pairs for 8 month grazing and purchasing winter feed - fenced and X fenced - \$4,750 annual CRP payment, 7 years remaining - high end 3 BR mfg. home, shop, barn, bunkhouse, feedlot and working corrals - shows excellent care and management - **\$665,000**

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Columbia County, WA. 7,708.09 FSA ± Contiguous Acres. Reduced to \$2,888.94 ± FSA Crop/acre. Pasture area \$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



Johnson Creek Ranch
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\$2,100,000 • 650+ acres
Excellent cattle and hay ranch with 215+ acres of irrigation!

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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.
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ELGIN FARM (OR)
Approximately 328 deeded acres, 270 irrigated, 43 dry farm, FREE WATER. 8 tower Valley Pivot, 4-wheel lines, average 17" to 22" precipitation. No improvements. Only 1 mile to town and schools. Great location for investment and/or lifestyle creation. **\$900,000**
SELLER FINANCE - 1/3 DOWN PAYMENT

PACIFIC NORTHWEST 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 #CP00715**

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 - 19.43 total ac with 80 ac irrigated, 256 ac of range, shop, corrals 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, 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**

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**

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

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**

POLK COUNTY, SHERIDAN AREA, OR - Bargain priced. 86+/- acres of potentially buildable rural acreage. Small stream, 51 acres previously farmed, has raised Christmas trees, oak trees, nice setting. **\$270,000 #CP01516**

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, FOSSILKINZUA, OR - 39.670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **\$31,500,000 #CP00815**

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**

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 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 Grand 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**