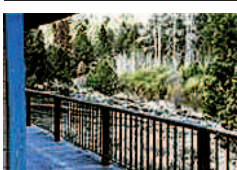


270 Recreational Property



**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



**RUSTIC FISHING RESORT:**  
 In the shadow of Mount Rainier. Features dock fishing along with row boats and pontoon boats for group fishing. Cabins and RV spaces too. Includes 2.24 acres, tackle, bait and snack shop along with all equipment for \$650,000. Owner contract with \$250,000 down. Mineral Lake Resort, WA. Call Larry Bergstrom, Crescent Realty, 253-380-8953.

**IT'S A SMALL WORLD FOLKS!**

A student in Vancouver, BC bought my Leyland 272 tractor to ship to his dad in South Africa! His dad already had one and wanted another, so he purchased the one I listed in Capital Press.  
 Tony Windermere  
 Nut Grove  
 Chilliwack, BC

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320 Rentals, Leases

**50,000 SQ.FT. COVERED STORAGE:**  
 Dallas, Oregon. 50,000 square feet with 30 foot indoor clearance. Building was a lumber drying shed, but ideal for storage. Payment terms flexible. 503-781-8570 BHSmith@NWDemolition.com

**A picture says a 1,000 words**



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**800-882-6789**  
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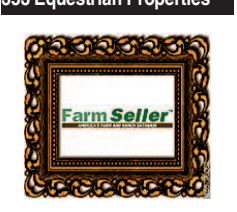
350 Residential Property



**ALBANY CORVALLIS**  
 541-924-5616 541-757-1781  
**CAPTIVATING VIEWS!**

12252 Jefferson 99E Hwy SE  
 \$365,000 • Jefferson  
 Updated 5 bed, 3 bath 3,312 sq.ft. ± home. Gorgeous inside & out!  
 Listed by Erik Atkinson, Broker  
 541-207-5059 • MLS#703492

353 Equestrian Properties



**SELLING RURAL PROPERTY?**  
 • Ranches • Ranchettes  
 • Land • Acreage  
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**THE LARGEST FARM WEBSITE IN THE WEST**  
 \*\*\*\*\*  
**Call or Visit Today!**  
 1-800-882-6789  
 www.farmseller.com

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, greenhouses, fruit trees, farm/forest zoning, \$259,000. 716-983-6222

356 Ranches

**Paradise Valley, NV**

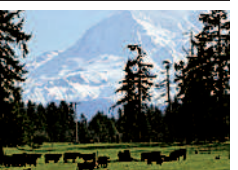
**Farm/Inside Ranch. 950 acres. 750 acres w/r from two creeks. Same 750 acres has SUPPLEMENTAL underground w/r. Two good ag wells, 1 new Zim pivot. Good cattle improvements. Miles of underground mainline with risers tying creeks and wells together. Comfortable home, 2 shops and outbuildings. Includes \$250,000 worth of equipment. (according to seller).**

**ANOTHER PRICE REDUCTION**  
**\$1,900,000**

Call Kim @ RE/MAX Traditions  
 (775) 745-9056



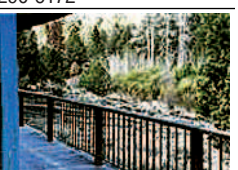
356 Ranches



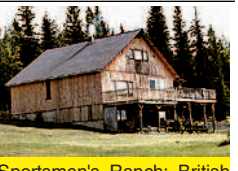
**350 Acre Cattle Ranch in Yelm, WA:** 300 acres in grassland reserve. 250 head of Angus cattle. Plenty of pasture and hay grown on property. 30 acre lake, 3 wells with water rights. Super on-site herdsman/property manager. Cattle, equipment and 5 farm houses for sale, \$2.1 million. djrogers4@hotmail.com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



**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



**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



**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. www.wildroserranchbc.wix.com/contact**

**BEST SELLERS...**  
 ...Sold everything in the herd but a couple of old bulls.  
 Kester Ranch, Cottage Grove, OR  
 Call 1-800-882-6789 and sell too!

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

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**Mill Creek Acreage**

**Prineville, OR**  
 Secluded building sites overlooking Mill Creek in the pine trees. 193.94 acres with 44 acres of Mill Creek water rights. Approx. 45 minutes to Redmond airport and 15 minutes to Prineville. Recreational Lifestyle property has approx. 1 mile of creek frontage and borders national forest. **\$625,000**

**Cascade Sotheby's International Realty**  
**FARM & RANCH DIVISION**  
**Pam Mayo-Phillips**  
**Brook Havens**  
 Principal Brokers  
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**IRRIGATION**

**• 2 HOMES • 89.75 ACRES**



- Borders Lost River & BLM, 39 irrigated acres in spring wheat with enviable Poe Valley Imp District water
- 2,464 sq. ft. two story home, 3-bdr/2-bth, office, craft room, decks, hot tub, attached 2-car garage, beautifully landscaped with private setting in the trees
- PLUS immaculate 2-bdr/2-bth mftd guest home
- 3+ bay & 2-bay enclosed metal shop/garage buildings
- Located between Bonanza and Klamath Falls.

**All for \$585,000 Equipment list at private treaty.**

**Crater Lake Realty, Inc.**

Linda L. Long, Broker  
 541-891-5562  
 Chiloquin, OR  
 linda@craterlakerealtyinc.com • craterlakerealtyinc.com

**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.gablegroupidaho.com

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

**SAVINGS ARE HOT!**  
 at Capital Press  
 1-800-882-6789  
 www.capitalpress.com

356 Ranches



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

**Looking forward to a safe & happy 4th of July weekend. Second cutting of Alfalfa is in progress and Blue Grass Harvest has started. County fairs are getting close.**

**\$500,000 PRICE REDUCTION. LET'S GET THIS PROPERTY SOLD!** 8,736 acres with deer, elk, chukar & more. 3 miles of Bakeoven Creek plus BLM acreage. Many miles of RV trails and roads. Excellent fences and roads. 2400 sq ft manufactured home built in 1970, another older home, a 40' x 100' shop, several good corrals and feeder barns. **Motivated seller at \$4,000,000.** I saw 8 big bulls the last time I was on this property. **www.johnlscott.com/60072**

**LOOKING FOR SUMMER GRAZING.** Presently in Alfalfa, Alfalfa-Timothy and Timothy. 690 acres. Irrigation Rights with 3 pivots & flood irrigation. Perimeter fenced. 2 manufactured homes, a nice shop and a steel hay shed. **\$1,900,000**

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

**\$74,000 PRICE REDUCTION! 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. 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 \$625,000.** 27-1#15

**Classifieds 1-800-882-6789**

**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 mlke@mogensenland.com  
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 REALTOR  
 Farm and Ranch Specialist  
 27-4#17

356 Ranches



**110 Acre Farm**

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

**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**

**GLENOMA**

Lewis Co, WA  
**SELF-SUFFICIENT MINI-FARM**  
 Income Property, or Private Hideaway. It's all here: home, rental, pastures, outbldgs on 5 acres. **\$317,500**  
 www.conceptrealty.net  
 360-497-7400

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 By advertising with Capital Press, I get more calls than any other type of ad.

This is the best bang for the buck I have ever used!  
**Billy Hendrix**  
 Pacific Coast  
 Handlers

**SANDY, OREGON**

Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives!  
**\$649,000**

**Marie Teune**

Principal Broker  
 Cell 503-680-6227  
 Office 503-826-9000  
 marieteune@johnlscott.com  
**John L. Scott**  
 REAL ESTATE  
 www.marieteune.johnlscott.com  
 27-1#8

380 Farms

**AgriLands Real Estate**

**Jack Horton, Principal Broker**  
 Cell: 208-830-9210  
 1270 Hillcrest Dr., Vale, OR 97918  
**Rae H. Anderson, Broker**  
 Cell: 208-761-9553  
 www.agrilandsrealestate.com

**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**

380 Farms

**Columbia River Properties**

541-296-1026 CRPLand@gmail.com

**Irrigated Wheat & Dryland Wheat Ranch**

Located in the Picturesque Dufur Valley  
**1,460 Total Acres**  
**639 Acs. Water Rights**

380 Farms

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**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 #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 feedback panel. Deer and bird hunting. Broker owned. **\$4,500,000 #CP01316**

**GILLIAM COUNTY, ARLINGTON, OR - 3,659.43 total ac** with 80 ac irrigated, 1,576 ac of rangeland, 183 ac of irrigated, and 256 ac of CRP. 183 ac of rangeland, 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