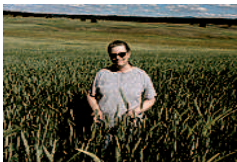
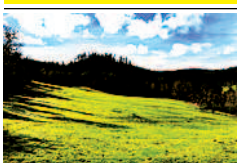


356 Ranches

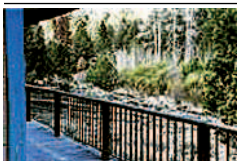


225 Acres for Lease or Sale: Planted in Triticale, irrigated, stock pond water, \$35/ animal unit/ month. Sprague River, OR. 541-533-2364



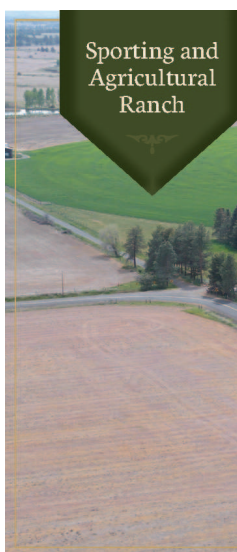
644.64 Acres

**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

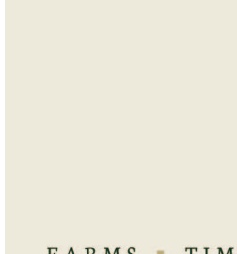


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391 acres of COI irrigation water rights. New Country Home is 2879 sf, 3 bed, 2 bath. Farm: new Shop 40x60, Hay Barn 68x176, new irrigation system, 6 new pivots. Additional building site and Cascade Mountain Views.

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**\$500,000 PRICE REDUCTION. LET'S GET THIS PROPERTY SOLD!** 8,736 acres with deer, elk, chukar and 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 2007, 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.

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. Superb on-site herdsman/property manager. Cattle, equipment and 5 farm houses for sale, \$2.1 million. djrogers4@hotmail.com 360-742-2400

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

**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

**Private & Secluded 320 Acre Setting in Northern Grant County:** Perfect horse or small cattle operation, fenced & cross fenced, 90 acre pasture, 1300 sq.ft. Juniper log home, covered riding arena with 8 stables, barn with 4 stables, shop with walk in cooler, 200+ GPM well, spring with cistern, garden, orchard, bunkhouse vacation rental, quiet country living, see to appreciate. \$825,000. RMLS #16417585, Duke Warner Realty, Dayville, OR 541-987-2363 www.rmls.com ddwr@ortelco.net



**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.wildroseranchbc.wix.com/contact

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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  
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Expansive legacy ranching operation encompassing 52,445± deeded acres and 100,000± acres of grazing allotments in southeastern Oregon. Capacity for 1,525 cows and producing hay on 1,500± acres. Offered at \$20,000,000

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Reputation cattle operation featuring 3,605± deeded acres, winter and summer grazing allotments, a 60± acre lake, Snake River frontage, and a complete set of residential and ranch improvements in a private canyon setting. Offered at \$5,000,000

**BEAR MOUNTAIN RANCH CLYDE, IDAHO**  
1,845± deeded acres joining national forest and BLM. Excellent hunting and seasonal grazing. Located in one of Idaho's most scenic mountain valleys two hours from Sun Valley and Idaho Falls. Offered at \$640,000

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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!** 2,288.94 ± FSA Cropland, 549.15 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.**

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- 61.58 Ac. House, Barn, Water Rights, Scio. — \$680,000
- 56.04 Ac. Organic Dairy, Jefferson. — \$895,000

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1,460 Total Acres  
639 Acs. Water Rights

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• 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 - Partially buildable lot of 1.5 acres on the Blue Mountain.** Located adjacent to a County road. Home 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 #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

**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

**GILLIAM COUNTY, CONDON, OR - 30 total acres.** Property consisting of 30 total 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 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 - 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

**MORROW COUNTY, BOARDMAN, OR - 3.2 acres of irrigated pasture with home, corrals, and horse barn.** Hard to find property. \$215,000. #CP01816

**BAKER COUNTY, OXBOW, OR - 160 acres hunters paradise** surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. \$160,000 #CP01916

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

**GILLIAM COUNTY, ARLINGTON, OR - 3,659.43 total ac** with 80 ac irrigated, 1,500 ac of alfalfa, 183 ac of rangeland, and 256 ac of CRP. 11 wells 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

**BAKER COUNTY, OXBOW, OR - 160 acres hunters paradise** surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. \$160,000 #CP01916