

270 Recreational Property

160 Acres: Includes 5 acres of water rights. (4 acre feet per acre of water rights/ 20 acre feet of water). Land is in Buena Vista Valley, 3 miles from historic Unionville, 47 miles southwest of Winnemucca, NV. Mountain views, lots of open space, good climate for garden. Great for family and animals, \$150,000 OBO. 775-293-7166, wmac@gbis.com

In the Blue Mountains: 10 acres, out of Walla Walla and Milton-Freewater, OR, with timber, creek and springs, primitive road access, locked gate access, \$67,000. Call evenings 541-938-6347

Must See! Beautiful 100 Acres: Grazing, barn, fencing, well, phone and three-fourths in marketable timber, \$187,000. Okinagan County, WA. 360-765-3280

1120 ACRES OF PRIME HUNTING PROPERTY! Borders public ground, cabin, springs, creek, fenced, good access behind locked gates, 800 acre tax lot and 1/3 interest in adjoining (3) 320 acre tax lots giving buyer access to 1760 acres for hunting, \$868,000. RMLS #16586701 Duke Warner Realty, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

POST, OREGON: 10 acres, drilled well, septic and power. Nice pole barn style cabin with covered parking, \$139,000. Call Steve at 503-936-7159.

BEST SELLERS "...Had great results and will definitely use Capital Press again." Len St. Claire, Horseshoe Loop, Lebanon, OR Call 1-800-882-6789 to advertise.

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270-1-53-4#13

356 Ranches

HOG CREEK RANCH Southern Oregon's finest summer grazing country. 1,252 deeded acres, private and secluded. 3 creeks irrigate approx 750 acres. Strong native grasses Summers approx 500 pair. USFS permit for 235 head, 6/1-10/15. Livestock barn, corrals, chutes, scales. Fenced, cross-fenced w/barbed wire. Rustic cabin with 2 bedrooms and a loft. Surrounded by USFS timbered ridges. Price Reduced to \$2.1 Million + MLS#81292 Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chiloquin, OR linda@craterlakerealtyinc.com • craterlakerealtyinc.com

270 Recreational Property

Rustic, Private, 2 Acre Site with House: and five outbuildings, on city water, fenced for animals, Eastern Oregon, partial trade plus cash, \$55,000. Shaniko, OR. 541-571-6126

320 Rentals, Leases

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

Warehouse Space for Rent up to 40,000 sq.ft., high ceilings, big doors. North of Brooks, OR. 503-991-1515

353 Equestrian Properties



91.83 Acre Horse And Cattle Property: Lakeview, OR. Sub irrigated meadows, good soil, 3201 square foot Spanish style, 2 bed, 3 bath home. Horse barn. One of the most gorgeous home settings and horse properties in the Lakeview Area. \$450,000. MLS#3005846. Favell-Utley Corporation 541-947-2161.



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

354 Mini Ranchettes

10 Acres, Indoor Arena, has 35 Stalls: incredible view, 30 minutes to Portland, buildable, \$459,000. Also for sale, 56 acres, with mobile but buildable, \$525,000. Mulino, OR 503-568-3291

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

POST, OREGON: 10 acres, drilled well, septic and power. Nice pole barn style cabin with covered parking, \$139,000. Call Steve at 503-936-7159.

356 Ranches

River Ranch 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/ Pam Mayo-Phillips Brook Havens Principal Brokers 541-923-1376 • www.desertvalleygroup.com 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

GOT CLASSIFIEDS??? CALL 1-800-882-6789 FAX 503-364-2692 • www.capitalpress.com

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

Jefferson Co. Fair is July 27-30, Deschutes Co. Fair is August 3-7 & Crook Co. Fair is August 10-13th. Lots of cattle and hay trucks on the road as well as lots of vacationers.

LOOKING FOR WINTER FEED. NO CATTLE ON THIS PROPERTY IN 2016. 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 cattle guards. 2400 sq ft manufactured home built in 2007, another older home, a 40' x 100' shop, and 2 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

313 ACRES OF NATIVE RANGE LAND NORTH OF HAMPTON. 4 domestic wells, a large Pole Barn with living quarters, a hay-stock barn and other storage shed. Fenced and Cross Fenced. \$395,000

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.

Pristine • Secluded • Timber



- 119.15+/- ACRES with 24+ acres irrigated from large producing spring
• 1,350 MBF fresh cruise last logged in 1950's
• 3680 sq. ft. custom 2-story home. 1890's cabin; Measure 49 home site
• Blacksmiths shop, bunk house, horse barn, hay barns, equipment shed
• Elk, deer, bear, upland fowl, and turkey. Just minutes from the Roger River and world class salmon and steelhead fishing. Just a stone's throw to Lost Creek Reservoir on the Rogue River.
• List of equipment and historical collection of antiques included

\$2,400,000 Visit our website for photos & more information. www.cascaderealestate-oregon.com CASCADE REAL ESTATE EAGLE POINT, OREGON Stan Deupree, Principal Broker Licensed in the State of Oregon 541-840-6218 • deuprees@yahoo.com

356 Ranches

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



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. Ask for drone-video link, call Jack Rinn, Broker INVEST West 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; turkey. Includes \$75,000+ in equipment, \$430,000 US, 360-463-0284, www.wildroseranchbc.wix.com/contact

380 Farms

39 Acres, Water Rights, Great Farmland Many Different Uses: orchard, crops, pasture, and more. Pristine, custom single level, 3800 S.F. home, 3 bedroom, 3 bath, 4+ garage, view and privacy. 20' x 40' barn/ shop, 1200 S.F. utility building with garage, fenced, and cross-fenced. \$699,000. Turner, OR. WVMLS #706113 Coldwell Banker, Steven Tandy, 503-580-1483

380 Farms

85 ACRES WORKING FARM/RANCH 85 acres. Approximately 70 acres in pasture, balance in wooded pasture. Year round grazing with spring water for livestock. Early 1900's farm house remodeled and lived in but needs TLC, 3 barns & corrals, good well. Excellent location one hour west of Portland on Hwy 30. Borders Hwy 30 with 1 1/2 acres of Columbia River frontage. Excellent soils, winter duck and goose hunting. \$450,000. Craig at 360-431-5599



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. 541-413-0114



BUYING RURAL PROPERTY? • Ranches • Ranchettes • Land • Acreage • Horse Property • Pasture Visit Today! www.farmseller.com



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

To Sell a Little, To Sell a Lot... Classified Line Ads 1-800-882-6789 www.capitalpress.com

380 Farms

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(507) Acres: (30) acres water rights, fenced & cross fenced. Richardson Gap Road, Lebanon, OR. \$1,878,000. Bill Hehman, Oregon Broker, Sundance Realty 503-580-8664.

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON GREAT LOCATION Lots of potential! Located approximately 7-1/2 miles west of Burns. 790+ acres, 389.94 acre 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



SIERRA DEL RIO RANCH MURPHY, IDAHO Reputation 550± head 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

GWIN SPRINGS RANCH GOODING, IDAHO Encompassing its own red rock canyon one hour from Sun Valley, this 560± acre ranch is surrounded by federal lands and features impeccable improvements, spring-fed ponds, hay fields, diverse wildlife, and complete privacy. Reduced to \$1,950,000

BEAR MOUNTAIN RANCH CLYDE, IDAHO Joining national forest and BLM lands, this 1,845± acre ranch is located in one of Idaho's most scenic mountain valleys two hours from Sun Valley and Idaho Falls. Features extensive grasslands supporting wildlife and seasonal grazing. Offered at \$640,000

208.622.4133 | T.JONES@HALLANDHALL.COM 541.480.4818 | ROGER@DRYDENRANCHANDLAND.COM SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

IDAHO RANCHES & FARMS

10,500 ACRES - 10,504+/- deeded acres + BLM & State. 500 cow/calf or 1,000 head summer yearlings. Quality homes and improvements, equestrian facilities, feedlot, trout ponds, 7 miles of live stream, resident elk herd. Organic ranch potential, cash flow! \$10,500,000.

530 ACRES - Productive hay farm, pivot irrigated, plus grazing for 100+/- head. Beautiful 2,500 sq.ft. home, tranquil setting, river and mountain views. A Pride of Ownership Property! \$3,950,000.

424 ACRES - Combo cattle, row crop, pasture farm, Northside canal water, 5 pivots and hand lines, home, 42x64 shop, calving barn, Steel fencing, corrals. \$2,695,000.

156 ACRES - 146+/- acres irrigated with pivot, gated pipe and hand lines. 2,979 sq.ft. home, various outbuildings and corrals. Buhl, ID \$1,400,000

www.rjrealty.com 1766 Addison Ave. E Twin Falls, Idaho 208-733-0404 www.Farmseller.com Jones Realty Bob Jones, Broker, 208-308-6060 Mark Jones, Associate Broker, 208-308-3030

380 Farms

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. REDUCED \$3,200,000 #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 - 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 149.52 ac are tillable soils containing exploring 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. Stanchfield 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 upland birds. Recreational opportunities include deer, elk, and sheep. 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

THE WHITNEY LAND COMPANY

541-278-4444 101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com

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 #CP02116 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 - 517.31 acres located on Big Butter Creek. Pivots & wheel lines cover the 82 acres of irrigated fields. Beautiful home, arena, horse barn, shop, and hay barns. Deer, upland birds are abundant. Big Butter creek flows through the property. A rare Butter Creek Ranch property. \$1,595,000 #CP01716 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 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, which 40 ac. tillable soil. Mobile home, shop, apt., 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 mine and opal. Income potential with BP transmission and rock mine. \$239,000. #CP01714 MORROW COUNTY, HEPPNER, OR - 1,110.86 acre irrigated pasture with 100+/- head of cattle to find property. \$2,150,000 #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