


270 Recreational Property

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270-1-53-4#13

270 Recreational Property

Prineville, OR. 160 Acres: Spectacular views, marketable Ponderosa. 2,680 square foot Marlette, decks, patio, huge shop, LOP tags, springs, all solar. Property created for privacy and efficiency. Possible owner finance with large down, \$725,000. 541-788-4877

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

Exceptional Scio, Oregon: 1,962 square foot home, 3 bed, 2 bath on 8 acres. 1,800 square foot heated shop, 3,360 square foot barn and pasture. Landscaping included. \$2,000/ month plus deposit. 3H Management Group, 503-873-3592 www.eh4rent.com

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

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. Ask for drone-video link, call Jack Rinn, Broker INVEST-west Real Estate 541-480-7215

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. \$775,000. RMLS #16417585, Duke Wamer Realty, Dayville, OR 541-987-2363 www.rmls.com ddwr@ortelco.net

356 Ranches

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



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

TWO GREAT CATTLE PROPERTIES: 478 acres, 310 acres irrigated with center pivots, large home, 5 bedroom, 3 bath, new shop, home updated and added onto in 2013, 2 new pivots in 2013, \$1,890,000. Summer pasture, 10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon. \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tompat7@gmail.com

DECKER'S DEALS!



Contact **Everett Decker**, agent at **John L. Scott-Redmond, OR** 541-480-8185 email: everett@johnlscott.com

Getting ready for Labor Day Weekend. Several fires around so need to be careful. Garlic harvest is going well and new plantings of Carrot Seed are in progress. Fall must be close.

690 ACRES WITH LOTS OF FALL OR WINTER FEED. Irrigated with 3 pivots in Lakeview. Fenced, a nice shop & 2 manufactured homes. Possible owner terms at **\$1,900,000.**

LOOKING FOR WINTER FEED. NO CATTLE ON THIS PROPERTY IN 2016. 8,736 acres with deer, elk, chukar, bears & more. 3 miles of Bakeoven Creek plus BLM acreage. Many miles of RV trails and roads. Excellent fences, corrals and cattle guards. 2400 sq ft manufactured home built in 2007, another older home, a 40' x 100' shop, and 2 feeder barns. 3 sets of nice corrals. **\$4,000,000.** 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 sheds. Fenced and Cross Fenced. **\$395,000.** 35-1/#5

380 Farms

CERTIFIED ORGANIC FARM WALLA WALLA VALLEY, WA



- 177.58 Total FSA Acres
- Certified Organic Forever
- Surface and Ground Water Rights
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Blue Mountain REALTORS
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www.BlueMountainRealtors.com 35-2/#6

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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.

Farm Seller

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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.
- \$2.1 Million • MLS#81292

Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com 35-1/#5

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 79.20 +/- deeded acres with water rights. Nice home, 1000 sq ft manufactured shop building with machine shop, 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 mike@mogensenland.com Web www.mogensenland.com
A Division of SILVERHAWK REALTY Licensed in Idaho & Oregon 35-2/#17 MIKE MOGENSEN REALTOR Farm and Ranch Specialist

380 Farms

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

COPELAND RD PARCEL
Great starter place to pasture a few head of cattle. 110 acres, 76+ ac flood irrigated Pasture. Cinder block 3 bd house, shop. Great location and access in Harper, OR. **\$295,000**

LITTLE VALLEY RD
230.74 ac with approx 90 acres pivot irrigated. 124 ac native pasture. Couple year round springs feed into a pond. 2 bd house, 4 bay machine shed. Compact operation located in Harper, OR. **\$575,000**

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 35-1/#6

OREGON FARMS & RANCHES

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**

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**

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
For Complete Brochures: agrilandsrealestate.com

Jack Horton 208-830-9210
Rae H. Anderson 208-761-9553
AGRILANDS REAL ESTATE
Medical Springs, OR
541-853-1212
agrilandsrealestate.com 380-33-4-1/#17

356 Ranches

Prineville Equestrian Facility



97 acres • Custom Home

NEW PRICE!!! \$895,000

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

Pam Mayo-Phillips Brook Havens
Principal Brokers
541-923-1376 • www.desertvalleygroup.com
650 SW Bond St., Ste. 100 • Bend, Oregon 97702 35-2/#5

380 Farms

HARNEY COUNTY, OR PROPERTIES

- HUNTING and RECREATION GROUND, 640 acres of pine timber, mahogany, juniper and open sage. Excellent Elk and Deer area, in the Malheur unit, Small cabin and springs. N. of Burns, **\$528,000**
- 119 acres between Diamond and Princeton, on paved Lava Springs Rd. Power nearby. **\$65,000**
- 160 acres N. of Burns off Skull Creek Rd in the Silvies hunting unit, juniper and mahogany **\$108,000**
- 5 acres with 3 bdr, 2 bath home and shop on the hill above Burns **\$239,500**
- 20 acres with a 3 bdr. 2 bath home and room for your animals **\$175,000**
- 40 acres in two tax lots with 3 bdr 2 bath home, hay/equipment shed, corrals and stock pens **\$165,000**
- 809 acres with 807 acres of water rights needs to be developed into hay/ barley **\$479,000 make an offer**

United Country Real Estate Clemens Real Estate
Tim Clemens - Principal Broker
Cell: (541) 589-1214 • Office: (541) 573-2621
Hines, OR
View More Listings At:
www.burns-or-real-estate.com 35-1/#6

380 Farms

HALL AND HALL
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MCEWEN RANCH & CATTLE COMPANY RIVERSIDE, OREGON
Expansive legacy ranching operation encompassing 52,445± deeded acres and approximately 100,000 acres of BLM grazing allotments in southeastern Oregon. Capacity for 1,525 cows and producing hay on 1,500± acres. Offered at \$20,000,000

ULLMAN RANCH IRONSIDE, OREGON
Ullman Ranch is a meticulously maintained cattle ranch in eastern Oregon. Encompassing 4,596± deeded acres along with 354± acres of water rights, three quality homes and first-rate cattle handling facilities. Offered at \$5,200,000

SIERRA DEL RIO RANCH MURPHY, IDAHO
500-head 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 35-1/#14

208.622.4133 | TJONES@HALLANDHALL.COM
541.480.4818 | ROGER@DRYDENRANCHLAND.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
Bob Jones, Broker, 208-308-6060
Mark Jones, Associate Broker, 208-308-3030 35-1/#16

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 platted 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 contracted until 2020, 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 irrigating 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**

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/ BAKER COUNTY, IRONSIDE, OR - 6,860 contiguous acres, excellent water including over 30 springs, superior hunting opportunity, corrals with truck access and separate holding pasture, currently runs 300 head for 6 months. **\$4,300,000 #CP02116**

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 - 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**

Jim Whitney, CCIM/Owner/Principal Broker
Todd Longgood, Owner/Broker
Gary Jellum, Broker
Timothy "Scott" Coe, Broker
Travis Bloomer, Broker
Blake Knowles, Broker

UMATILLA COUNTY, PENDLETON, OR - Development potential in 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 - Buildable lot of residential acreage. The Blue Mountain Ranch is adjacent to a County road. Power. Past uses include wheat production. **\$150,000 #CP02515**

RANCH PROPERTIES

WHEELER COUNTY, FOSSIL/KINZUA, OR - 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **REDUCED \$28,000,000 #CP02815**

WASCO COUNTY, CLARNO, OR - 47,120+/- acres. 29,279+/- 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. **REDUCED \$19,750,000 #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**

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**

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**

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 - 1,398.12 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 - Custom built home with 3,226 sq ft. 4 bdr. 2.5 bath. Water rights from Hermiton Reservoir. Property is just close to town a private driveway, covered balcony and complete office/working area. Outside city limits. Irrigated pastures fenced for livestock. Extensive landscaping with UGS. Broker owned. **\$595,000.00 #CP02016**

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, HEPPNER, OR - 1,110.86 ac irrigated pasture with 172 ac of CRP. **\$1,450,000 #CP03215**

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** 35-4/#6