

270 Recreational Property

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. \$818,000. RMLS #16586701 Duke Warner Realty, Dayville, OR. 541-987-2363 www.rmls.com/ddwr@ortelco.net



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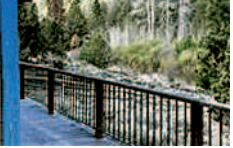
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270 Recreational Property

\$320,000
YOU COULD LIVE HERE YEAR ROUND. 10 miles west of La Grande, OR. on the south face of Mt. Emily. 412.75 total acres. Critical wildlife winter range. Robb Hill Road is year around accessible. Benches with incredible hunting! Springs. Unique! RMLS# 15247824. Garton and Associates. Call Kal 541-969-7358



638 ACRES, HUNTING/ FISHING CABIN, FREMONT FOREST: 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 INVESTWEST Real Estate 541-480-7215

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.

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

PUBLISHER'S NOTICE
All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or any intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.
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280 Recreational Rentals
Hunting: Ducks/ Geese/ Fowl: Private land, premier location available, Kent/ Auburn WA. 253-656-2293 Boscvitt19601960@yahoo.com

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 2nd horse barn, paddock 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

350 Residential Property
Retire at the Coast on your own Mini Farm: zoned agriculture, bring horse, cow, chickens, etc., raise your own organic vegetables and create a Farm Stand. A home and 10 acres plus 5 stall barn. New septic system, excellent water. \$157,000. 11304 Sandridge Road, Long Beach, WA 98631 Call Owner, 360-244-1653

353 Equestrian Properties



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THE LARGEST FARM WEBSITE IN THE WEST

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355 Ranchettes

48+ ACRE RANCH: in Paradise Valley, NV for sale by owner. Water rights, 39.36 acres (157.44 AFA) Irrigation system, 50 HP motor, 450 GPM pump. 2- Wheel lines, various handlines both U/G, and O/G mainlines. 40 acres of meadow-grass. Supported 40 plus mother cows 9 months of year. 3 bedroom, 3 bath, 1860 S.F. home with attached carport. 528 S.F. garage/ shop. Nice set of livestock corrals. (48 lot subdivision map is in place for this property) Unique location offering something for everyone. Right out the back door, fishing, hunting, horseback riding, atvs and more. Asking \$599,000. Call 208-830-0241 or email rgavica@gmail.com

356 Ranches

\$3,200,000 GOVERNMENT MOUNTAIN, OR. RANCH.
6% per year timber growth! 3450 total acres bordering the national forest. 4 miles of river front. Incredible recreation. Lodge, bunkhouse, barn, and two storage containers included. Six tax lots. Elk, Moose, Wolves, Deer, Bear & Grouse frequent the property. RMLS# 9015707. Garton and Associates. Call Kal at 541-969-7358.

Line Classifieds Call Toll-Free 1-800-882-6789
FAX: (503) 370-4383
www.capitalpress.com

356 Ranches

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

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

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, \$1,795,000. **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: tomtpa7@gmail.com

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. \$755,000. RMLS #16417585, Duke Warner Realty, Dayville, OR 541-987-2363 www.rmls.com/ddwr@ortelco.net

Ranch for Sale: Scenic Canyon (2000 Acres +/-) Ranch, Lamona, WA., 750 acres irrigated, premium loamy soil, water rights, well, cross fenced, shops, barns, 2 homes, improved roads provide easy access to all parts of ranch, \$7,500,000. 375+ acres dry land wheat, 900+ acres pasture and grazing land for crop, equestrian, livestock. Moses Lake Realty Group, Anna Lyamin-Conklin, broker, annalyamin@gmail.com 509-989-7687

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356 Ranches

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.

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97 acres • Custom Home • \$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

Cascade Sotheby's International Realty FARM & RANCH DIVISION
Pam Mayo-Phillips Brook Havens
Principal Brokers
541-923-1376 • www.desertvalleygroup.com
650 SV Bond St., Ste. 100 • Bend, Oregon 97702



\$1,400,000
Located on the East side of the valley with views of Mt. Emily, the Grande Ronde Valley and a backdrop of Mt. Harris and Mt. Fanny. 233 acres m/l with pivot irrigation, 2423 s.f., custom built, 3 BR, 2- 1/2 bath home with vaulted ceilings, barn, hay building, shop and lots of outbuildings. Also, an additional caretaker or hired help home on the property.

RANCH-N-HOME REALTY
Phillip Burling • John Collins
Principal Brokers
541-963-5450 • www.ranchnhome.com
1526 Jefferson Ave, La Grande, OR 97850

WEISER, ID - Brick building with 2928 sq. ft. of retail space in front and loads of storage in the back. Total sq. ft.= 17,700. Concrete floors. Used to be a lumber yard. **\$79,900**

VALE, OR - Here is an investment property that makes sense!! 144 acres of irrigated farm ground all under a Zimmatic pivot. Leased for the 2016 growing season. Tenant has corn planted under it this year..... **\$795,000**

VALE, OR - Great piece of property! 143 acres of irrigated farm ground under a Zimmatic full circle pivot. Leased for the 2016 growing season. Tenant has corn and hay planted this year. 2 new pumps included. 1-15hp and 1-20hp..... **\$895,000**

ONTARIO, OR - Nice commercial bldg. Brick construction on large paved lot. 4000 sq. ft. main level with office spaces. 3916 sq. st. below grade. All finished. Great location!..... **\$775,000**

WESTFALL, OR - FREE WATER for irrigation on this ranch! Runs 600 mother cows. 430 on the private BLM permit running from April 1- Oct. 31. Cows rotate over into 8 fenced pastures. All contiguous. Headquarters is located approx. 1 mile from Westfall, Or. This is where the 400 irrigated acres lay. Good soil. In hay and pasture at this time. The owners calve out in Feb. and wean in Nov. of each yr. Avg. wean weight at 500lbs. Great hunting ranch also. Qualifies for 4 deer, 4 Elk LOP tags..... **\$4,900,000**

ONTARIO, OR - River Front property with 20 acres! First time on the market. This property has it all.. 4 bd., 4 ba. house. Hardwood floors. Large rooms. 2 master suite areas. Central vac. 4 car garage. Underground sprinklers in yard. 4800 sq.ft. Shop w/living quarters. Concrete floor, all insulated and finished walls. 2-14 ft. doors on ends. Bath w/shower. Property has 13 acres of Owyhee irrigation. Buried mainline set up for sprinklers..... **\$999,900**

Nancy Anthony, Broker Global Realty Northwest-OR
smallant_99@yahoo.com
156 SE 1st Ave Suite #2, Ontario, OR
541-889-2040 office • 541-881-9399 cell

JETT BLACKBURN
Real Estate, Inc.
EASTERN OREGON

GREAT LOCATION
Lots of potential! Located approx. 7-1/2 miles west of Burns. 790+ acres, 389.94 ac 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**

NATIVE MEADOW PASTURE
640 acres with 620 ac flood irrigation. Perimeter fenced. 1-1/2 ac stock pond, stock well is approx. 102 degrees. Great pasture, plus having possibilities. Located Close to Burns. **\$1,088,000**

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

MT SHASTA VIEW! IRRIGATION WELL!

Private 167 acres. BLM lands close!
• 108 irrigated acres are excellent soils for alfalfa, grain & pasture; has been in spuds.
• 2 pivots, 5 wheel lines, new variable speed 100 hp pump and bores.
• Balanced for cattle and hay rotations.
• Pole barn, livestock barn, corrals, fenced and cross-fenced. Garage/shop.
• Livestock handling equipment included.
• Gorgeous 3-bedroom, 2-bath 2700+ sq ft mftd home: high ceilings, huge kitchen, grand master suite.
• Views every direction, decking on 3 sides, beautiful landscaping and garden.
• MLS 86927

HUGE PRICE REDUCTION TO \$750,000!
MOTIVATED SELLER!
Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

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

Robert Jones Realty
Bob Jones, Broker,
208-308-6060
Mark Jones,
Associate Broker,
208-308-3030

ALC ACCREDITED LAND CONSULTANT
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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 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 expiring CRP contracts. Includes single story, well maintained residence and older barn. **REDUCED \$1,500,000 #CP00516**

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

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

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

REALTOR **SINGLE-PROPERTY SPECIALIST**

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**

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 - 150.64 buildable lot of recreational property. Located in the Blue Mountains. Zoned for residential use. 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, 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 - Custom built home with 3,226 sq ft, 4 bdrm, 2.5 bath on 4.91 acres. Water rights from Hermiston Irrigation Dist. Private and secluded yet close to town and schools. Includes shop with enclosed balcony and complete office/living 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 261 ac CRP. **\$1,450,000**

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**