

356 Ranches

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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 Kai at 541-969-7358.

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

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: tomtpt2@gmail.com

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40-1/#5

STONEYBROOK RANCH

Powell Butte, OR • \$1,495,000
Ranch is 79 acres with 60+/- acres of water rights for hay and grazing livestock. 8 stall barn with 50x108 bay, 3 bay shop. Custom home is 5066 sf, 4 beds, 3.5 bath, open floorplan. Private setting with beautiful landscaping and Cascade Mountain views. www.stoneybrookranch-powellbutteoregon.com



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

40-1/#5

PASTURE RANCH

• Located along 3/4 mile of Lost River in Henley area.
• 240 acres, approximately 195 acres irrigated with estimated stocking rate of 300 yearlings.
• Perfect for horses or purebred operation.
• Fenced, cross-fenced, corrals, scale, livestock/hay barn and shop.
• Pumps, mainline, 5 guns, lots of equipment included.
• 3 bedroom home overlooking the river valley.
• Abundance of waterfowl, cranes and birds of prey.
• Wooded butte with beautiful building sites.
• MLS# 86024
NOW REDUCED TO \$850,000!
Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

40-1/#5

356 Ranches

154 Acres on Pine Creek in Pine Valley: 30 miles south of Carlin, Nevada. Approximately 40 acres sub irrigated off of Pine Creek, \$154,000, \$2200 down, \$1100/month. 775-296-1870

356 Ranches

POST, OREGON:
10 acres, drilled well, septic and power. Nice pole barn style cabin with covered parking, \$139,000. Westland Realty, 503-630-3233, call Steve at 503-936-7159.

JETT BLACKBURN
Real Estate, Inc.
EASTERN OREGON

40 ACRES NEAR CRANE, OR
Large home, 3 bd, 3 bth, enclosed breezeway to dble car garage w/ lean-to. Livestock shelters, wonderful setting, great views of surrounding valley & mountains. **\$210,000**

120 ACRES IN SUNSET VALLEY
Here is your place to relax after a hard day's work. Good location just few miles from Burns. 2 bd cabin, outbuildings, nestled on a north sloping hillside with a great view of Sunset Valley. **\$150,000**

ONLY 14 MILES FROM BURNS, OR
35 acres w/ 1836 sf stick built home with some updates. Outbuildings for gardening & storage. Shop/kennel. Adjacent property also for sale w/ well & power. **\$169,000**

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

40-1/#6

DECKER'S DEALS!
Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185
email: everettd@johnlscott.com
Rifle hunters are out in force. Quite a few deer around. Irrigation season ends Oct. 8. Wickiup Reservoir is still about 10 percent full so we need a good winter.

NEW LISTING IN MADRAS. 70 Acres with 67 acres of water rights and wheel lines. Seeded to grass hay with a 12,480 Sq Ft hay shed-barn. Gently sloping. Only 4 miles from Madras. Good tenant in place for 2016 crop year. **\$388,000.**

LOTS OF DEER, ELK & SOME BEAR ON THIS PROPERTY. Excellent roads, fences, and the improvements are all in good condition. Only 6 miles from the Deschutes River. About 1,100 acres of Dry Crop Land-most in CRP; also 100 plus acres of CREP. Potential wind income. Modest improvements, but good pasture which has not been grazed in 2016. 8,736 acres plus BLM. **\$4,000,000. www.johnlscott.com/60072**

10 ACRES OF BUILDABLE LAND JUST SOUTH OF MADRAS. Fully flood irrigated. 2 tax lots. Gently sloping with good views. City water in the street. **\$150,000. www.johnlscott.com/81723**

LOOKING TO BE A DEVELOPER? 4.22 Acres in Redmond City Limits. Zoned R-4. The property includes a 1784 square foot home with 4 bedrooms & 2 bathrooms as well as a stock barn-hay shed and 2-plus acres of Central Oregon Irrigation District water rights. **\$520,000.**

40-7/#5

PHIPPS RANCH - UNITY, OR
3,957± deeded acres with 260± acres irrigated meadows & pasture and 1,228± acres of timber grazing land. Beautiful ranch adjacent to USFS land with excellent big game hunting. Nice shop, garage & hay shed. Build to suit home. LOP tags 4 deer, 4 elk & 1 antelope. **\$3,700,000**

MINING PROPERTIES - BAKER COUNTY, OR
741.5± total acres included in 5 mining parcels located in historic gold mining areas of Baker County, OR. Maxwell Mine located in Elkhorn Mountains west of Baker City. White Swan, Virtue Extension & St. Paul Mines located in Virtue Flat SE of Baker City. Burke Ranch Placer Mine located on Burnt River SW of Baker City. Available as individual parcels or combined 5 parcels. **\$4,847,200**

HOSHAW RANCH - ONTARIO, OR
149.97± deeded acres with 104± acres irrigated. Nice view property overlooking the Treasure Valley. Three pivots on good soil currently planted to pasture. Excellent pipe & cable corral. Beautiful upgraded country style home 3,618± SF with basement, 3 bedrooms, 3 bathrooms & large 3 car garage. **\$1,200,000**

Mogensen Land
Cell (208) 890-7172
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MIKE MOGENSEN
REALTOR
Farm and Ranch Specialist

380 Farms

380 Farms

356 Ranches

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

380 Farms

(31) Acre Farm: with barn, well, water rights, septic already in, Stayton, OR. Build your dream house, water frontage, borders North Santiam river. For more information go to www.stay-tonproperty.com

(507) Acres: (30) acres water rights, fenced & cross fenced. Richardson Gap Road, Lebanon, OR. \$1,778,000. Bill Hekman, Oregon Broker, Sundance Realty 503-580-8664.

136 ACRE FARM:
IMMEDIATE PROFIT POTENTIAL
Beautiful 2010 3+ bedroom 21/2 bath, 2,230 square foot home with unmatched views. Incredible horse set-up, multiple newer outbuildings, and about 1/2 mile of Birch Creek with excellent hunting. Two new center pivots on the west side of the creek and approximately 112 acres of water rights in total, 45 acres under circles. Potential for variety of crops. Only a few minutes from Pendleton, OR. RMLS 16323674 \$819,000. Garton and Associates. Call Kai at 541-969-7358



14 Acres: water rites, irrigation well, domestic well. 9 out buildings, 2 are heated, 2 barns. 3800 sq.ft. home-full basement included. Big fenced yard, asphalt circular driveway, great for 25 head cows or horses year-round with irrigation, \$950,000. Farm Ground available also for sale. Eastern Washington. 509-721-0869

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380 Farms

79 Acre Farm With 75.4 Acre Water Rights: irrigated with a pivot and a few hand-lines. Older manufactured home, barn, \$395,000. Madras, OR. 541-815-8187

80.2 ACRES WORKING FARM/ RANCH:
80.2 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. Located at 69700 Wilbur Rd. Rainier, OR. \$450,000. Craig at 360-431-5599

84 Acres
Rolling Silverton hills farm land in the beautiful Victor Point, OR. area. Approximately 70 acres of grass seed is currently in production. Property is suitable for grass seed, hay, grain, Christmas trees, orchard/ hazelnuts & grapes. Small year-round creek runs through the timber area. Very small park like setting with Oak & fir trees on the side of the property off Lewis Cemetery Rd. MLS# 709880 \$675,000. Greg Kuschnick 503-930-8002



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Eastern Washington Farm-ground For Sale: in the Columbia Basin Irrigation District. Level 60 Acres under circles, excellent soil, will grow all crops, several good home-sites. Cal Randy at 509-760-3113

356 Ranches

356 Ranches

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380 Farms

380 Farms

HALL AND HALL
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LITTLE WILLOW CREEK RANCH
PAYETTE, IDAHO
Winter unit for year-round ranching operation consisting of 12,900± deeded acres 65 miles NW of Boise. Over 500 irrigated acres with three miles of Little Willow Creek. Outstanding pheasant hunting plus elk and deer. Offered at \$9,500,000

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

LOOKOUT MOUNTAIN RANCH
DURKEE, OREGON
4,525± acres located on the north slope of Big Lookout Mountain, 35 minutes from I-84 and 35 minutes from Baker City. Excellent summer grazing and big game hunting. Year-round creeks plus stands of fir and aspen. Offered at \$2,125,000

208.622.4133 | TJONES@HALLANDHALL.COM
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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

40-2/#14

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



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. The Blue Mountains National Forest 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**

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. **REDUCED \$1,600,000 #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 - 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 deeded for livestock. Extensive landscaping with UGS. Broker owned. **\$595,000.00 #CP02016**</