

### McKay Road Ranch

**106.5 Ac • 43 Ac irrigation • \$1,900,000**  
Spectacular Cascade Mountain & valley views from private hilltop estate. Custom Home is 4456sf, 2 bed, 2.5 bath, outdoor swimming pool, beautiful landscaped yard and gardens. Shop, barn, outdoor arena, greenhouse and additional building site.  
www.mckayroadranch-prinevilleoregon.com

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

### Real Estate Outback

**99283 – MONUMENT – PRICE REDUCED –**  
Ranch Style custom home, 2500 sq. ft., on 28 +/- ac., irrigation rights, oak, tile & carpet flrs, granite countertops & hickory cabinets, 3/3, wood & electric heat. Must see! ....  
.....**\$369,500**

**99318 – MONUMENT RANCH –** Riverfront property, 85.63 irrigated ac., remodeled 2/2, 2181 sq. ft., daylight basement, shop, barn, machine shed, hay cover and other outbuildings, underground mainlines & wheel lines. MUST SEE! .....**\$575,000**

**99317 – SPRAY – REDUCED –** 2 Story 2900 sq. ft., 3/2.5, open flr plan, large kitchen, stamped patio, decks, attached 2 car garage, 37'x72' shop with 2 car garage, ofc space, bath & storage, all on 6.55 ac., with views of the John Day River. ....**\$398,842**

"Your rural property specialist"  
Cheryl Jenison  
ABR, BROKER, GRI, SRES  
205 Pine Street  
Spray, OR 97874  
Phone (541) 468-3113  
Licensed in the state of Oregon  
www.realestateoutback.com

### 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

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

**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.

**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

**Spectacular Ranch Retreat:** Seasonal hunting, fishing, horseback riding and cattle ranching on 395 acres with large irrigated meadow. Two custom homes, corrals, barns, garages/ shops and all year creek. 200 ton hay annually. Located in Southern Oregon's Lake County, Crooked Creek Valley. Loveless Creek irrigates meadows and flows through the corrals and past the front yard of the main house. \$1,500,000. MLS#3005617 Arrow Realty 1 Randy Utley 541-219-2305.

**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 county, Eastern Oregon, \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tomtpa7@gmail.com

### 380 Farms

**WOW!**  
**DON'T MISS THIS ONE!**

**170 plus acres:** near Molalla, OR. Large 4,000 square foot 6 bedroom 3 bath fixer. Bring your elbow grease and imagination to bring this once grand property back to its glory days. Outbuildings include: Mother-in-law cottage, large 2 bay truck shop, machine shed, two big barns and a gazebo with fireplace. 3 large ponds, a small 12 tree apple orchard and RC air strip add to the amenities. \$1,200,000. MLS#16606148 Ed Stafford, RE/MAX HomeSource Office 503-829-8500, Cell 503-708-0981.

**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

### 380 Farms

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

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

**Find Your Largest Source:** www.jackcoelwaterdowsing.com. Over 11,000 locations, last 40 years. Top of all search engines worldwide. Matthew 7:7. Williams, CA. 800-787-2128

Irrigated Farm for Sale: 194 acres deeded, 240 acres long term lease, all pivot irrigated, 4500 head feed lot. Harrah, WA. 509-728-4495

**MINI-FARM/ RANCH/ ORCHARD:**  
2.89 acre rural mini-farm located in central Willamette Valley minutes from Corvallis- Albany, Oregon. 1.5 acres pasture, barn with 10 ton hayloft, greenhouses, sheds, chicken house/ coup, 30 fruit trees, large garden, berries, grapes on drip irrigation included with 1249 sq. ft. ranch style house. Raise your own food, supplement your income, grow high value crop. Endless possibilities, \$350,000. Greg 541-926-6112

**WE ARE SELLING THE FARM:**  
It's a very unique, highly diversified, 4.76 acre lot located in god's country in the great Northwest. We would not be able to afford the space in this newspaper to give you all of the information. Diversified? Yes, we sell thousands of bouquets each year and weddings, along with other special events. Fresh produce (retail and wholesale), dahlia tubers (retail and wholesale), 1000+ hanging baskets each year, plus a beautiful 16-year-old renovated home with 2,300 sq. ft. New roof, outside and inside paint, bamboo floors, granite counter tops. This comes with all equipment and client list. Well, hopefully this is enough information to excite you to call us 360-417-6710 or 360-461-2209. If no answer, please leave us a message!  
**For all of this? \$599,000**

### 385 Dairy Farms

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**DAIRY FARM HEYBURN, IDAHO**  
Fully operational milk parlor, freestall barn, corrals, alfalfa acreage under wheel lines, 999 animal unit, CAFO permit. Also includes a state certified Livestock Truck Washing Facility, with a good cash income stream. Reduced, \$1,300,000.  
**Mike Atchley, Realtor Western Hills Realty 208-431-4856. IMLS#98616361.**

**387 Orchard/Vineyard Properties**  
\$599,000 Eola Hills  
Gorgeous Wine Country property in the Eola Hills: 5 acres, 2242 square foot, single level home, 3 bedrooms, 2.5 bath. Valley and Mountain views. Surrounded by wineries. Plant your own vineyard on already cleared land. Shop, solar panels, large deck, courtyard and paved driveway. Amity, OR. Call Tonya House, Willamette West Realtors, 503-435-9936

80 acres, Molalla, OR.: 50 acres may be suitable for Hazelnuts. Build your dream home while you live in the manufactured home, panoramic views, \$616,000. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

**"Both Tractors SOLD! Thanks!"**  
Jim Petersen • Gig Harbor, Wash.  
Sell yours too in Capital Press!

### 390 Timber Property

232 Acres Commercial Timberland: includes Merch timber, leased Christmas tree farm, pond, (4) large livestock barns. Albany, OR. Area, \$850,000. Remax Integrity, Mick Cates, 541-914-2605, 541-345-8100

**Selling Rural Property**  
www.farmseller.com  
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1-800-882-6789

### 420 Acreage

**110 Acres**  
(110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, graveled area for tree landing/ shipping. Great views of Cascade Mountains and Mt. Hood, OR. Seasonal creek, approximately (90) acres in pasture and balance in timber. One mile South from Molalla City center, \$550,000. RMLS #15048476, Call Ed Stafford, for more information 503-829-8500, OREL#20020215

1062 Continuous Acres: Remarkable south slope with elevations from 200 – 650 feet, possibilities of vineyard and winery. Two homes on property, 9 tax lots, surrounded by vineyards on three sides, approximately 500 acres of productive farm land. Possible lot line adjustments. McMinnville, OR. Call Hal Sheldon, John L. Scott Real Estate. 971-237-2434

**Motivated Seller Price Reduced (165) Acres:** Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055  
www.farmseller.com  
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1-800-882-6789

### 425 Pasture

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Pasture 5000/ +/- Acres: Alfalfa hay, grass, and stubble mix, fenced perimeter. Available November 15<sup>th</sup> 2016, exit by February 28<sup>th</sup> 2017. Renter to pay water pumping costs. J.T. Ranch, Lander County Nevada, 40 miles south Battle Mountain Hwy 305. Travis 303-916-1844 tjhaymaker@msn.com

### 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 Nancy Gregg, Broker  
541-589-0025 541-589-1362  
707 Ponderosa Village • Burns, OR 97720  
541-573-7206 • Fax: 541-573-5011  
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www.Jettblackburn.com

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10 Acres Chehalis Panoramic View of Valley & Mountains. \$40,000  
75 Acres Chehalis Land & Merch. Timber & Growing Timber \$250,000  
9.45 Acres Onaska Close to Lakes, Meadow/ Wooded, View. \$55,000  
Frank Dipola Realty 201 S. Tower St. Centralia, WA 98531 360-736-9561

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**385 Dairy Farms**  
840 Cow Dairy in Western Washington: approved for substantial expansion. 320 acres, and 400 acres rented ground, all sub-irrigated, double 10 Herringbone parlor, 3 homes, \$5.3 million. Contact Curt Christopherson, Seaport Realty, Washington Broker, 253-640-2121. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

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**380 Commercial Property**  
430 Commercial Property

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### DECKER'S DEALS!

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

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### ColumbiaRiverProperties.com

PROPERTIES 541-296-1026 CRPLand@gmail.com

**Irrigated Wheat & Dryland Wheat Ranch**  
Located in the Picturesque Dufur Valley  
1,460 Total Acres  
639 Acs. Water Rights

### 47.38 ACRE FARM PROPERTY

with 40 acres Water Rights from 2 wells located on property, NE Salem, OR. 2776 SF Colonial-style home with beautiful gardens, outside covered patio and 60'x67' shop building. Soils conducive to Nursery Stock or Hazelnuts. Beautiful property with easy access to I-5. **\$995,000**

More Info and More Properties at  
www.westernoregonfarmsandranches.com  
Peggy Kernan  
HORSEPOWER REAL ESTATE  
503-931-9751

### ENUMCLAW SALES PAVILION

Fully operational Auction house in Western Washington town of Enumclaw, just outside Seattle. Landmark location since 1938. Continue as current businesses or bring your new plans.

- 6.23 Acres - Zoned Commercial
- Auction House - 2 Sales Rings, Offices, Storage
- Stock Yard - Feed Sheds, Pens, Scales, Squeeze Chutes
- Hay Barns, Feed Barns, Lots of Roofs and Concrete
- Restaurant - Efficient Line Kitchen
- Residential House - Rented
- 2 Leased Office Buildings - Leased
- 3 Employee Apartments - Rented

MLS# 1019592  
**\$2,000,000**

**John L. Scott REAL ESTATE**  
ENUMCLAW • 360-825-2806

Nancy VanDeen 253-350-6837  
nvandeend@johnlscott.com  
Jonathan Bye 206-400-7586  
transactions@jonbye.com

# 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

**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. **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 rhea 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 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** acre irrigated pasture v. **\$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**

### PENDING

**MORROW COUNTY, HEPPNER, OR - 1,110.86** acre irrigated pasture v. **\$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**