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EASTERN OREGON

40 ACRES NEAR CRANE, OR
Large home, 3 bd, 3 bath, 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

BLACK DRAKE RANCH

420 PRIVATE ACRES with miles of 2 year-round streams. Native wild redband and brown trout are attracted by prolific insect hatches, thrilling for the fly fishing enthusiast!

The uniquely one-of-a-kind Ranch House sits on a rock point overlooking the stream step pools, Gearhart Mtn, pine timber, meadows and sage. Its features include full view windows, Southern pine beam ceiling, hickory, granite, historic barn wood, rock fireplace, wrap around deck & 3-car garage.

In addition, the Fish Camp log cabin, bunk house and 3/2 MF home are tucked in the pines next to a waterfall and 75 acre pasture.

Made the cover of "Northwest Fly Fishing" magazine, May/June 2012!

\$1,760,000

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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. 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, priced at \$1,400,000. Ranch-N-Home Realty, Phillip Burling, John Collins principal brokers. www.ranchnhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

356 Ranches

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.

A picture says a 1,000 words



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

356 Ranches



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

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

Beautiful Fall weather. Good time to come by and take a farm tour. I'm good for pie, ice cream and coffee, etc. The country looks good.

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 farm tenant in place for 2016 crop year. **\$388,000.**

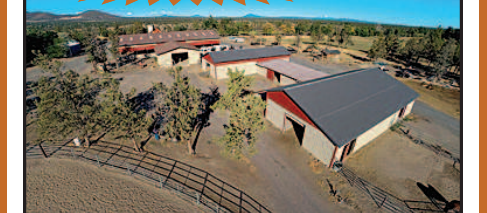
LOTS OF DEER, ELK & SOME BEAR ON THIS PROPERTY. Excellent roads, fences, and the improvements are all in good condition. Only 6 miles from the Deschutes River. About 1,100 acres of Dry Crop Land-most in CRP; also 100 plus acres of CREP. Potential wind income. Modest improvements, but good pasture which 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.**

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.**

CENTRAL OREGON RANCHES

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Cline Falls Ranch - Horse Property
156.67 acres, irrigated pasture, covered arena, hay storage, multiple barns, cozy farmhouse.

Beautiful Farm in Culver, Oregon
77.4 acres w/73.70 irrig. Hwy frontage, 2 Homes, 3 outbuildings. Rolling to flat farmland.

Productive Farmland, N. of Madras
39.1 acres w/38.80 acres of flood irrigation. Income producing Ag land, mountain views.

Central Oregon Farm Ground
40 to 800 acres. Call for details.
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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. Built 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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Fax (208) 888-1989
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Web www.mogensenland.com
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380 Farms

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
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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**

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

OREGON RANCHES

SX RANCH: Lakeview, Oregon. One of the most picturesque ranches in Southern Oregon. Consisting of 665 deeded acres, of which approximately 322 acres are irrigated and sub irrigated crop and pasture land. Attractive custom built home privately situated at the base of the mountain about one half mile from the highway entrance. Crooked Creek, running through the property provides irrigation water rights. Good deer habitat and hunting. - **\$1,200,000**

NANCE - RHEA CREEK RANCH: Heppner, Oregon. 785 deeded acres with approximately one half mile of Rhea Creek- Sr Creek water rights for approximately 33 acres - gravity flood and sprinkle irrigated - 113 acres in CRP generating annual income. The balance of deeded land is productive native range. Elevations range from 1,952' to 2,580'. Attractive home, barn calving shed, corrals and small feed lot. Mule deer, chukar, & quail. Great opportunity to purchase a well maintained ranch on Rhea Creek - **\$665,000**

For Complete Brochures: agrilandsrealestate.com

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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**

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 ac. 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 working ranch located in Eastern Oregon. 261 ac. of irrigated land and 849 ac. of dryland. Includes 225 ac. of 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**

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**

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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**