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59417 CP1  
 Bob Smith  
 1047 Loyola Ave NE  
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**380 Farms**  
  
 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, asphalted 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

**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.

**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. RL#S# 709880 \$675,000. Greg Kuschnick 503-930-8002

**AWESOME VIEWS OF VALLEY BUTTES OF THE GODS:** great site on paved road, underground irrigation mainline, good sandy clay loam, gentle slope to water fowl area. Best suited for equestrian center, home site or family farm. Owner financing with 20% down on a 4%, 30 year note, due in 5 years. Sprague River, OR. 541-533-2364.

**WA ACREAGE**  
**10 Acres Chehalis** Panoramic View of Valley & Mountains. **\$40,000**  
**75 Acres Chehalis** Land & Merch. Timber & Growing Timber **\$250,000**  
**9.45 Acres Onalaska** Close to Lakes, Meadow/Wooded, View. **\$55,000**  
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**WA ACREAGE**  
**10 Acres Chehalis** Panoramic View of Valley & Mountains. **\$40,000**  
**75 Acres Chehalis** Land & Merch. Timber & Growing Timber **\$250,000**  
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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

**Baker City, OR. Farm**  
 200 Acres under pivot, \$3500/ acre, \$700,000. 38 acres, sprinkler, \$2500/ acre, \$95,000. 88 acres dry included. 326 total acres, \$795,000. 541-519-3789

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**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

**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 Christopher, Seaport Realty, Washington Broker, 253-640-2121. Bill Hekman, Oregon Broker, Sundance Realty, 503-580-8664.

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**112 ACRES of TIMBER GROUND**  
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 troywelch@windermere.com  
 1165 Pearl St., Eugene, OR 43-4#5

**387 Orchard/Vineyard Properties**  
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**\$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

**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

**SHY 20 ACRE TIMBER/ HOMESTEAD:**  
 16.79 acres of beautiful SW Washington timber + 3 acre manufactured homestead, off-grid ready. Chicken coop, 2 car garage with shop and lean-tos, shooting range, orchard, wood stove with acres of fuel, fenced garden and yard. Timber plan = low taxes. Fiber optic internet, well and septic, \$349,500. 360-623-0270. MLS# 1037948.

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**420 Acreage**  
  
 (110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, grveled 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#200202015

**Motivated Seller Price Reduced (165) Acres:** Douglas County Oregon, new well, septic approved, I-5 access \$310,000. 503-362-3055  
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 troywelch@windermere.com  
 1165 Pearl St., Eugene, OR 43-4#5

**430 Commercial Property**  
**Meat Processing Plant with Home:** Processing Center, built 1995, 6579 +/- square feet. Building, extensive meat cutting inventory, hanging storage for 40+ head of beef, hog storage; steel holding pens, runways all on 14.62 +/- acres. MODULAR HOME: 2028 square foot 3 bed, 2 bath, electric, wood and monitor heat; bonus room, 24' open garage, 24x36 shop and 16x12 pump house. Lake County, OR. \$665,000. MLS#3005865 Favell-Utley Corporation 541-947-2161.

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