

First time offer, Lincoln County WA, family estate ranch for lease. Ranch consists of 2000 +/- acres which includes 700 acres of irrigation (600 under pivots currently in 2 yr-old Alfalfa, 100 under wheel/hand lines (Alfalfa/pasture)), 220 dry land farm ground, 1100 pasture/grazing land, barn, 2 shops, and 2 houses. Contact Brian Dano or Vicki Heimark at Dano Law Firm, 509-765-9285

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

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

Willamette Valley, OR. 63 Acre Ranch, private setting with magnificent views nice 3 bedroom, 2 bath home, two feeder barns, machine shop, good well, high quality vineyard ground, 30+/- plantable acres, \$895,000. Ken Marshall, 541-754-7314, Broker **Vintage Realty Northwest**

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380 Farms

356 Ranches

MANN CREEK RANCH, WEISER, ID
2,370.21+/- deeded acres of outstanding winter and spring range land. Includes 640+/- acres State & 125+/- acres BLM land fenced in with deeded land. Lessee runs 300 cows for 6 months, November 1 to April 30, feeds hay and calves out on the ranch. Excellent water supply from springs and 2 wells; 1 solar. Excellent deer & elk hunting on Brent Mountain located on the property. Convenient location with access on Mann Creek Road NE of Weiser, ID. **\$2,845,000**

HOSHAU RANCH, ONTARIO, OR
149.97 +/- deeded acres with 104+/- acres water rights. Productive soil currently planted to pasture. Three pivots and nice pipe & cable corrals. Nice upgraded country style home. **\$1,200,000**

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HARNEY ROAD RANCH
518 + acres w/ 2 year old Pierce Pivot irrigating approx 125 acres. 5 separate fenced pastures, good stock water, 185 ac seeded pasture, 203 ac native pasture. 260 ac water rights. 4 bd, 2 bth MH, hay barns, shop, working corrals with scales. Great cattle setup close to town. **\$720,000**

LAWEN PASTURE PIVOTS
450 deeded ac with 2 Pivots irrigating approx. 250 acres & some smaller pasture fields irrigated by hand lines. This place would work great for irrigated pasture. There is a good set of corrals, calving barn, hay shed & 1600 sq.ft. 3 bd, 2 bth MH with detached garage. **Priced to sell at \$750,000**

BUCHANAN PIVOTS
387 acres in construction. 2 New Pierce Pivots, one installed and planted, second pivot to be installed spring 2017. All pumps & panels new. Great hwy access. **\$1,000,000**

Curt Blackburn, Broker 541-589-0025
Nancy Gregg, Broker 541-589-1362
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46-2#16

356 Ranches 356 Ranches

INSHALLAH RANCH
Grant County, Oregon

• **25,000 Acre Ranch**
• 12,000 deeded acres. Two USFS grazing permits
• All deeded ground contiguous, no state or BLM intermixed
• Top quality cattle and well known big game hunting ranch
• 5 houses, first class improvements and private location between Burns and John Day
• Well watered: 50+ springs, numerous creeks, 564 acres water rights. All free water
• Trophy hunting ranch, 6 LOP's for elk and deer
• Elk in the 350-400 class, Mule deer in the 170-200 class
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380 Farms

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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. **\$2,595,000.**

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**

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46-4#16

380 Farms

120 ACRES IRRIGATED HAY FARM
120 acres, 116 irrigated, all planted to Timothy Hay. 2 houses, shop, 500 ton hay barn, 6 wheel lines. Cascade Mountain views quiet location. \$790,000. Culver, OR. Call 541-480-9484
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.

750 Acres Farm in NW Oregon for Lease: Over 400 acres may be certified organic. CAFO Permit for 850 heifers with accommodation freestalls and lock-ups. Two loafing sheds, one commodity and loafing shed combo, two hay barns, three silage pits, workshop, and four houses. Great opportunity for Goose and Duck hunting lease. Could be great organic heifer raising facility or organic beef grazing facility. Could be used for organic crops or organic vegetables. Please call 503-880-5566 or 503-475-7299.

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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
LOST PEAKS RANCH CHILLY, IDAHO
This 731± acre inholding ranch is completely private and surrounded by public lands 35 miles northeast of Sun Valley with direct access to some of the state's best big game hunting. Includes irrigated pasture and a BLM permit. Offered at \$2,200,000
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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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THANKSGIVING Advertising-Deadlines

Because of Thanksgiving holiday, our ad deadlines for the November 25th, 2016 issue must move ahead to:
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46-4#13

PACIFIC NORTHWEST PROPERTIES

FARMS
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 TO \$2,500,000 #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. 100+/- acres irrigated with water rights, with 100+/- acres of dryland crop. 100+/- homes, and shop. 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**
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**

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• Todd Longgood, Owner/Broker
• Gary Jellum, Broker
• Timothy "Scott" Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker
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 - Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to 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 the Rhea Creek runs through the middle of the property. Irrigated bottom land and excellent water. 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, HERFORD, 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. Walm 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**
BAKER COUNTY, BAKER, OR - 554 acres, 6 miles from Baker City. New pivots covering 100 acres. Well provides full season water. 3 bed, 1 bath, 1,230 sq ft home, barn, heated water troughs. **\$670,000.00 #CP00116**
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, ECHO, OR - 186.9 acres of irrigated pasture with home, shop, and barn. Hard to find property. **\$215,000. SOLD**
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**

46-2#16