

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.

Capital Press CLASSIFIEDS
1-800-882-6789
www.capitalpress.com

380 Farms

WA ACREAGE
10 Acres Chehalis
Panoramic View of Valley & Mountains. **\$400,000**
75 Acres Chehalis
Land & Merch. Timber & Growing Timber **\$250,000**
9.45 Acres Onalaska
Close to Lakes, Meadow/Wooded, View. **\$55,000**
Frank Dipola Realty
201 S. Tower St.
Centralia, WA 98531
360-736-9561

AG Investment Brokers LAND

AG Real Estate Specialists
FALL RIVER VALLEY IRRIGATED FARMLAND
240 AC laser leveled, established timothy grass for excellent in-demand equine hay. Flood irrigated using 2015 drilled well, 150 HP turbine w/VFD panel, 2,000 GPM, buried 15" PVC mainlines. 1/2 mi. (W) of McArthur, CA in farming area growing hay, mint, seed garlic, wild rice, pasture.

NEW LISTING
\$2,280,000.
530.529.4400
AGLANDBROKERS.COM
BRE #01707128

380 Farms

125 ACRE PIVOT:
160 Acre Central Oregon farm, 1200 gpm well, priority date 1977, currently in orchardgrass. 2400 sq.ft. custom built home, attached garage, 3 bedrooms, 3 bath, hot tub. Shop, machine shed, barn, 2 hay barns. Fruit trees, garden space. Private setting, mountain views, \$2,190,000. 541-977-2036 (after 6 pm), jvgrasshay125@gmail.com

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.

Awesome Views of Valley Butte of the Gods: 80 to 400 acres. 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.

380 Farms

BEST SELLERS ...
...Sold everything in the herd but a couple of old bulls.
Kester Ranch, Cottage Grove, OR
Call 1-800-882-6789 and sell too!

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

AgriLands Real Estate
Farms, Ranches, Timber & Recreation Properties
Jack Horton - Broker 208-830-9210
73723 Telocast Lane, Baker City, OR 97814
Rae H. Anderson - Broker 208-761-9553
agrilandsrealestate.com

Your Farm & Land Specialist

840 Dairy Cow Farm in Western Washington, Curt Christopherson, Sea-Port Realty, WA broker 253-640-2121... \$5.3 Million

80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....\$616,000
(507) Acres: (30) acres water rights, fenced & crossfenced Richardson Gap Road, Lebanon, OR.\$1,728,000

(72) Acre Hazelnut Site: Buildable site with well & septic, shop, views. Aumsville, OR.\$735,000

(49) Acre Vineyard Site: South Salem Hills, Willamette Valley AVA,\$808,500

Turnkey Organic Dairy, Chehalis, WA. Approved for 250 cows, 2 homes. Curt Christopherson, Sea-Port Realty, WA broker 253-640-2121.....\$1.5 Million



Bill Hekman
Oregon Broker
Sundance Realty
503-580-8664
wehjr2@gmail.com

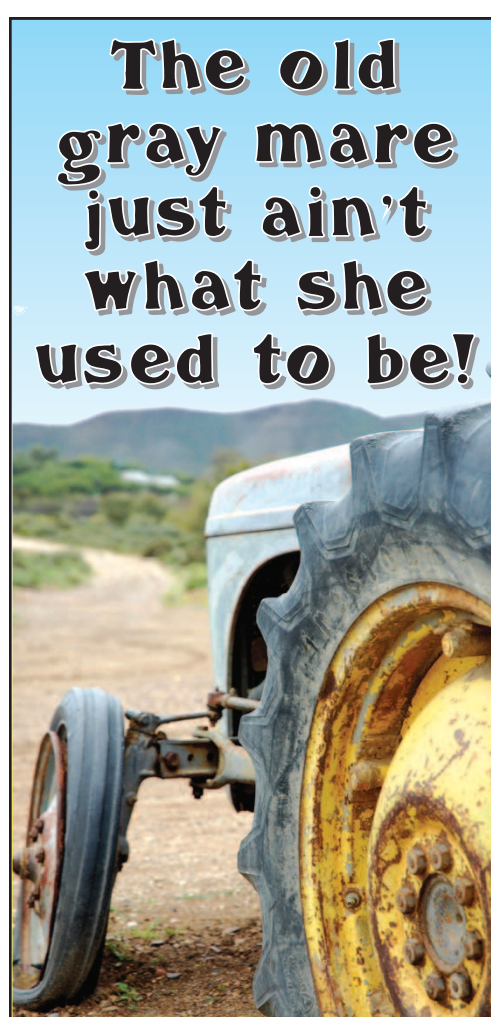


SANDY, OREGON

Stunning & majestic panoramic views of Mt. Hood & the Sandy River Valley including Badger Creek area, Hunchback Mt., Wildcat Mt., & Squaw Mt! 80 Acres with approximately 40 acres recently cleared! Endless possibilities! Build your dream home and surround it with pastures and farmland. Maybe you prefer agricultural use, Christmas trees, nursery, or home business! Privacy galore! Only 5 miles from Sandy for shopping & convenience. Call for buyer incentives!

\$649,000
Marie Teune
Principal Broker
Cell 503-680-6227
Office 503-826-9000
marieteune@johnscott.com
John L. Scott
REAL ESTATE
www.marieteune.johnscott.com

47-4/#8



Find what you need

Class 130
Tires, Wheels
Class 1480
Farm Equip. Parts
Class 1560
Tractors
Class 1600
Farm Equipment
Capital Press
The West's Ag Weekly
1-800-882-6789
www.capitalpress.com

THANKSGIVING Advertising-Deadlines

Because of Thanksgiving holiday, our ad deadlines for the **November 25th, 2016 issue** must move ahead to:

Classified Display Ads
DEADLINE TUES., NOV. 22nd @ 10AM

Classified Line Ads
DEADLINE TUES., NOV. 22nd @ Noon

Capital Press
The West's Ag Weekly
1-800-882-6789
www.capitalpress.com

47-7/#13

380 Farms

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, house and barn, \$795,000. 541-519-3789



BUYING RURAL PROPERTY?
• Ranches • Ranchettes
• Land • Acreage
• Horse Property • Pasture
Visit Today!
www.farmseller.com



LONE PINE FARMS
Here is your chance to own a staple of the Willamette Valley, OR farming community. Land, Business, and Inventory included in this purchase. 60 acres of pristine farmland as well as Market Place and Event Center areas. Special Use Permit with County allows multiple different Event Center activities. Don't miss this rare chance to purchase an iconic Brand, Business, and Piece of Oregon Farmground! Brent Cole, Remax Integrity, 541-302-4880, brentcole@remax.net

385 Dairy Farms



BUYING RURAL PROPERTY?
Visit Today!
www.farmseller.com



BUYING RURAL PROPERTY?
Visit Today!
www.farmseller.com

387 Orchard/Vineyard Properties

Blueberries: 21 Acres, Southern Michigan. Nice home, barn, good water supply, excellent, grape growing site. Blueberries produce income for yearly mortgage payments. 517-547-5799



BUYING RURAL PROPERTY?
• Ranches • Ranchettes
• Land • Acreage
• Horse Property • Pasture
Visit Today!
www.farmseller.com

430 Commercial Property

387 Orchard/Vineyard Properties

Leading National Mail Order Fruit Tree Nursery/ Garden Center For Sale in Western Washington: Email: ecobenj@gmail.com

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



www.farmseller.com
SELLING RURAL PROPERTY?
Call or Visit Today!
1-800-882-6789

400 Land

160 Acres: with spring and road way. Located between Goldendale and Yakima on tribal land \$120,000. Land area #124, tract #1354, section 35, township 007.00N, range 019.00E 541-379-2285.

420 Acreage



(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#200202015



119 acres in Grand Ronde, OR. 9 acres with 90+ year old water rights. 14 tiled acres. Four bedroom farmhouse with 2,136 square feet. Bungalow with three bedrooms is 1,120 square feet. Third potential home-site from Measure 47 claim. 98x60 livestock barn, 26x19 shed and 24x78 equipment shed. Water frontage. Six parcels: 119 acres for \$989,000. For more info look up RMLS# 16348247 or call (503) 883-9473.

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, 1-5 access \$310,000. 503-362-3055

430 Commercial Property

420 Acreage

www.farmseller.com
SELLING RURAL PROPERTY?
Call or Visit Today!
1-800-882-6789

425 Pasture



160 Acres Plus 5 Acres of Water Rights: (equals 20 acre feet of water). Water may be used for pasture, orchard or garden. Growing season at least 120 days. Power available. County gravel road frontage. Located in Buena Vista Valley, Pershing County, Nevada. Picturesque views of the beautiful Humboldt Mountains. 4300' elevation, 18 miles from I 80, 17 miles paved, 46 miles from Winnemucca, NV, 89445, \$125,000. Cell, 775-293-7166. Email, wmack@gbis.com

BUYING RURAL PROPERTY?
Visit Today!
www.farmseller.com

440 Business Opportunities

Leading National Mail Order Fruit Tree Nursery/ Garden Center For Sale in Western Washington: Email: ecobenj@gmail.com

Small Business Liquidation

Everything Must Go!
Everything needed to set up a small digital copy/ print shop. Production and self-service copiers, Canon wide format, bindery equipment and supplies, Polar 76 EM 30" programmable cutter. (Equipment and Supplies only). Portland, OR. Send inquiries to: SNORA1030@hotmail.com

470 Timber, Lumber

TOEPPER LOGGING, INC.
Timber Harvesting, Slash Piling, Reforestation: high quality forest and land management services. Certified professional logger. Over 50 years in the timber industry. Stayton, OR. 503-769-5505

WE BUY LOGS

• Standing Timber
• Land and Timber
Call for quotes.
We can answer your questions.
ROSBORO, LLC
Larry, 541-556-7718
Springfield, OR
470-45-4-2/#5

Buying Logs & Timber
DOUG FIR
WHITEWOOD
STANDING TIMBER
TIMBER DEEDS
LAND & TIMBER

Frederic Lumber Co., Inc.
Lyons, OR

TODD PARKER
503-859-2111
LYONS, OREGON

470-45-13-1/#7

Buying Logs & Timber
DOUG FIR
WHITEWOOD
STANDING TIMBER
TIMBER DEEDS
LAND & TIMBER

Frederic Lumber Co., Inc.
Lyons, OR

TODD PARKER
503-859-2111
LYONS, OREGON

470-45-13-1/#7

430 Commercial Property

430 Commercial Property

430 Commercial Property

ENUMCLAW SALES PAVILION

Fully operational Auction house in Western Washington town of Enumclaw, just outside of 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@johnscott.com
Jonathan Bye 206-400-7586
transactions@jonbye.com

380 Farms

380 Farms

380 Farms

PACIFIC NORTHWEST PROPERTIES

THE WHITNEY LAND COMPANY

• **Jim Whitney, CCIM/Owner/Principal Broker** **541-278-4444** **101 S.E. 3rd**
• **Todd Longgood, Owner/Broker** **P.O.Box 1614**
• **Gary Jellum, Broker** **Pendleton, OR 97801**
• **Timothy "Scott" Coe, Broker**
• **Travis Bloomer, Broker**
• **Blake Knowles, Broker**
www.whitneylandcompany.com

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 - 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**

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**

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**

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**

47-1/#6