

356 Ranches

356 Ranches

OREGON RANCH

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
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Jack Horton - Broker
208-830-9210
73723 Telocaset Lane,
Baker City, OR. 97814

Rae H. Anderson - Broker
208-761-9553
agrilandsrealestate.com

380 Farms

380 Farms

380 Farms

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



14 Acres: water rights, irrigation well, domestic well. 9 out buildings, 2 are heated, 2 barns. 3800 square foot home, full basement included. Big fenced yard, asphalt circular driveway, great for 25 head cows or horses, year-round with irrigation, \$850,000. Optional 168 acres of pasture ground to lease. Farm Ground available also for sale. Eastern Washington. 509-721-0869

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

84.5 Acres 7 Miles West of Burns, Oregon: with approximately ¾ mile highway 20 frontage, 45 acres alfalfa and orchard grass, 30 acres orchard grass, two shallow lift irrigational wells and three wheel lines. There is a potential home site with a domestic well pump house and barn. This is a good water area for both quality and quantity. Broker owned. Denise Christensen Real Estate 541-589-2743, 541-589-2068



Farm/ Ranch For Sale By Owner: Eastern Washington, 560 total acres. 385 Acres of dry farm land plus 175 acres fenced pasture. Spokane County 160 acres. Lincoln County 400 acres. Joined parcels. Approximately 11 acres of pine trees, old farm house, partially collapsed large barn, 1 out building, good functioning well, Century Link telephone, Avista electricity, on paved road. Great potential for development. \$1,250,000. 509-990-3310 bcederblom@gmail.com

380 Farms

380 Farms

380 Farms

Christmas Tree Farm/ Investment Property For Sale Longview, WA: 8 Acre choose and cut Christmas Tree Farm, close in to the town of Longview, WA. Approximately 8,000 trees on the farm, with a good gravel road system. 1 Acre lot with a 1,500 square foot rental house on it. Large pole barn, and newer 24x36 shop/ sales office. Fully fenced with 3 gates onto SR-4 \$300,000. Mark 360-430-9875

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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385 Dairy Farms

400 Land

420 Acreage

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For Lease: 182 Acre organic dairy farm. Old buildings, old parlor, good pasture, irrigation rights. Scio, OR. 541-990-0272

387 Orchard/Vineyard Properties
120 +/- acre development ranch in Canyon County, Idaho's A.V.A. 9-10 exquisite view lots. Ground and surface water rights. Perfect orchard or grape ranch. \$2,500,000. 208-412-6300

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

390 Timber Property
104 Acres Timberland: Merchantable timber, dwelling approval by Washington County, cruise available. Close to Portland and Hillsboro \$1,100,000. John Eskew, Windermere West 503-349-7031

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

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

Farm Seller
AMERICA'S FARM AND RANCH DATABASE

470 Timber, Lumber

DECKER'S DEALS!



Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185
email: everettd@johnlscott.com

Mt. Bachelor is open, Hoodoo is opening this weekend. Lots of snow and now I'm having to feed. Should have gone to Hawaii when I could have.

NEW LISTING IN CULVER. 76.9 Acres with a pivot. 2002 Zimmatic pivot with 9 towers. 75.4 Acres of water rights. A 1980 manufactured home, a barn & garage. **\$375,000**

DEER, ELK, BEAR AND MORE ON THIS 8736 ACRE RANCH. Located 6 miles east of Maupin with CRP, CREP and Conservation Stewardship Program Income. (Income totals approximately \$70,000.00 in 2016.) Bakeoven Creek, 2 wells and several springs supply water to the property. 5 sets of corrals, 2 homes and other miscellaneous buildings. Elevation from 1400 feet to 2100 feet. **\$4,000,000 Johnlscott.com/60072**

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**

50-1/#5

Farm/ Ranch For Sale By Owner



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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.

HORSELL ROAD FARM, Bend, OR. is 2 years young & boasts 474 contiguous acres with 392 acres of irrigation, 6 pivot lines, 2 pumping stations, 68' x 176' hay barn, 40' x 60' shop with two 24' equipment sheds. Home was custom built with 4 beds, 2 baths, 2879 square feet, master on the main with large walk-in closet, walk in tile shower, slab granite counters throughout, large pantry, breakfast island, mud room, laundry room, office, covered patio perfect for entertaining, over sized garage with shop area, heat pump with AC & much more! John Ropp, Principal Broker/ Owner, The Broker Network, 541-771-6564



50-1/#1

H H HALL and HALL

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DAVIS LAND AND LIVESTOCK IRONSIDE, OREGON

In the same family for over 80 years, this ranch spreads across 32,700± contiguous, deeded acres and is highly regarded for its grazing resources, big game and upland bird hunting. Excellent access 1.5 hours from Boise. Offered at \$12,500,000

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 125-head BLM permit. Offered at \$2,200,000

208.622.4133 | TJONES@HALLANDHALL.COM
541.480.4818 | ROGER@DRYDENRANCHANDLAND.COM

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

50-2/#14

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**

HOSHAW 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**



Mogensen Land
Cell (208) 890-7172
Office (208) 452-3744
Fax (208) 888-1989
Email mike@mogensenland.com
Web www.mogensenland.com



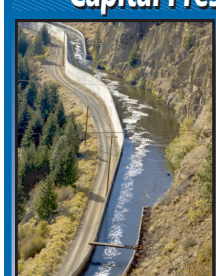
MIKE MOGENSEN
REALTOR
Farm and Ranch Specialist

50-4/#1

WATER

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380-50-4-1/#13

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**

852 ACRES - 250+/- cow/calf operation. 515 +/- irrigated pasture, 5 pivots, 397+/- BLM-AUMS, 337+/- acres of crested wheat and native grasses. Richfield, ID. Ranch with Home **\$2,625,000**

www.rjrealty.com

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Twin Falls, Idaho
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www.Farmseller.com

Robert Jones Realty
Bob Jones, Broker,
208-308-6060
Mark Jones,
Associate Broker,
208-308-3030



50-1/#16

CREATE AN OPPORTUNITY to transform these 19 ACRES

- 5 government built Historic Buildings in EXCELLENT CONDITION, ready for transformation to a new use.
- Built for the World War II Tule Unit Internment Camps which is now in area of consideration for a National Historic Site upgrade of \$11.7 million!
- 3 building of 60'x100', two more 90'x150' in excellent condition with controlled propane heating, AC units, venting and used recently for potato storage and processing with offices, shipping docks, rail head, excellent well with additional water available, shop with rolling stock & equipment.
- Small rural town with good interstate and air access.

MOTIVATED SELLERS!
Put on your thinking caps at **\$1,050,000.**
In cooperation with Action Realty, Klamath Falls, Oregon.

Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
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50-2/#5

BUYING 6" and UP Alder and Maple Saw Logs, Standing Timber



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Brian Karnes 253-208-9120

50-1/#8

NORTHWEST HARDWOODS

ALDER WANTED

Also Maple and Ash: Saw Logs Pulp Logs and Timber Deeds

Contact our Resource Group at these locations:

Coos Bay, OR:	Ed G.	(541) 404-3701
Eugene, OR:	Dick W.	(541) 206-4105
	Tim T.	(541) 231-4758
Garibaldi, OR:	Lee A.	(541) 290-9892
Salem, OR:	Tim T.	(541) 231-4758
Longview, WA:	Steve A.	(360) 430-0885
	John A.	(360) 807-7726
Centralia, WA:	Jeremy M.	(360) 807-7711
	John A.	(360) 807-7726

470-49-5-4/#5

380 Farms

380 Farms

PACIFIC NORTHWEST PROPERTIES

THE WHITNEY LAND COMPANY 541-278-4444

101 S.E. 3rd P.O.Box 1614 Pendleton, OR 97801 www.whitneylandcompany.com

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**

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**

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**

UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 acre timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$3,445,000 #CP02514**

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**

• Jim Whitney, CCIM/Owner/Principal Broker
• Todd Longgood, Owner/Broker
• Gary Jellum, Broker
• Timothy "Scott" Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker
• Christopher Stuvland, Broker

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**

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, 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**

MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & wheel lines cover the 50 acres of irrigated fields. Big shop, pool, and hay barns. **REDUCED \$1,595,000 #CP01716**

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**

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. **\$1,335,430 #CP02716**

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. **\$934,440 #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. **\$700,491 #CP02616**

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 #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 - 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**

BAKER COUNTY, HAINES, OR - 88.98 acres nestled at the base of the Elkhorn Mountains. This picturesque property has a large main house, several outbuildings, hay/livestock barn and cattle working facility. The remainder of the property is a beautiful irrigated grass pasture which has been used for hay production and livestock grazing. **\$575,000 #CP03116**

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**

UNION COUNTY, UNION, OR - 325.97 +/- acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi. south of Union. **\$499,000 #CP02614**

UMATILLA COUNTY, PILOT ROCK, OR - 405.64 deeded acres with 47 acres tillable and 67 +/- acres with water rights, with 2 homes, and shop. 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 - 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. **\$385,979 #CP02516**

UMATILLA COUNTY, MILTON-FREEWATER, OR - 16.93 acres with 14.5 acres fenced and cross fenced in pasture. Ranch style 1,392 sq. ft. home. Outbuildings include double car garage/ cook house, machine shed and shop. Course Creek runs through property. **\$380,000 #CP03106**

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**

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**

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**

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**

50-2/#6