#### 20 CapitalPress.com 356 Ranches 356 Ranches



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

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CLARK FARM - FRUITLAND, ID

#### 380 Farms

356 Ranches

BEST SELLERS

...Sold everything in the herd but a couple of old bulls.

ester Ranch, Cottage Grove, OR

Motivated Seller Price Re-

duced (165) Acres: Dou-glas County Oregon, new



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

#### DON'T MISS THIS ONE!

170 Plus Acres: near Mo-Ialla, OR. Large 4,000 square foot 6 bedroom 3 bath fixer. Bring your elbow grease and imagination to bring this once grand prop-erty back to its glory days. Outbuildings include: Moth-er-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 Of-fice 503-829-8500, Cell 503-708-0981.

84.5 Acres 7 Miles West of Burns, Oregon: with approx-imately <sup>3</sup>/<sub>4</sub> 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, 541-89-2068



Vallev and Awesome Sprague River Views: 400 -) acres all 80/ acre subidable. 156 Acre of water rights, 4 solar wells, underground main line, wheel-lines, 3/2, 1600 sq.ft. manu-factured home, 200 ton pole barn, nursery barn, 6 bay, large equipment shed and shop. Private stocked fishing lake. Owner carry 20% down on a 4% note, over 30 years but due in 5. Asking \$998.000. Will conside rade. Sprague River, OR 41-533-2364

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

Christmas Tree Farm/ Investment Property For Sale Longview, WA: 8 Acre choose and cut Christ-mas 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



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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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541

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old parlor, good pasture, irri-gation rights. Scio, OR. 541-990-0272 380 Farms 380 Farms

380-



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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

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WHFFLER 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. 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, sagebrush hills and timber. Springs, creeks, and ponds. Two residences/outbuildings. Hayfield. BLM allotments. Excellent big game hunting. \$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. \$3,970,000 #CP01116

UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 contiguous acres timber parcel inside a larger 9,560 acre grazing area w/ additional 2,400 grazing acres negotiable for lease from seller. Ponds and springs. LOP tags for deer and elk. \$3,445,000. #CP02514

GILLIAM COUNTY, ARLINGTON, OR - 1,271+/- of dryland crop, 732 ac. in CRP, pasture and 10 wind turbines, 88 ac. currently seeded to wheat, 444 ac. of range.

#### \$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

- AND COMPA • Jim Whitney, Jim Whitney, CCIM/Owner/Principal Broker 541-278-4444
- Todd Longgood, Owner/Broker
- Gary Jellum, Broker
- Timothy "Scott" Coe, Broker
- Travis Bloomer, Broker
- Blake Knowles, Broker
- Christopher Stuvland, Broker

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 2 acres of hop, and irrigated 🕯 D tter creek hav barns ligh broperty. A rare Butter Creek flows th Ranch property. **\$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, seasonal creeks and springs, elk and mule deer. \$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 UNION COUNTY, UNION, OR - 325.97 +/- acres. Timber springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. REDUCED \$899,000 #CP00714

BENTON COUNTY, KENNEWICK, WA - 6.29 aces with an indoor arena, horse barn, shop, with a new 2,254 square foot home, built in 2009 with too many amenities to list. A must see! \$750,000 #CP02916

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

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

BAKER COUNTY, BAKER CITY, 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. 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. \$585,000 #CP01616

BAKER COUNTY, HAINES, OR - 88.98 ac. nestled at the base of the Elkhorn Mountains. Main house, several outbuildings, hay/livestock barn and cattle working facility. Irrigated grass pasture. \$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

UMATILLA COUNTY, WESTON, OR - Investment opportunity. 102± forested acres off of Hwy. 204 south of Walla Walla, 65 acres are zoned FR (Forest Residential) which allows for the development of 5 acre tracts. Power to the property and a good well. Lots of wildlife. May be suitable for a conservation easement. WMU 54. \$525,000. #CP02416

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, 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. Couse 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, power and well located on the property. The balance of the property is range pasture. **\$295,000 #CP03515** 

UNION COUNTY, UNION, OR - Secluded buildable 80± acres near Tollgate and the Spout Springs Ski Resort. Mixed timbered and open parcel on the breaks of Lookingglass Creek. Forest Road access is seasonal. Bordered on 2 sides by Umatilla National Forest. Great view property. WMU 56. \$290,000. #CP02316

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