


**356 Ranches**



**8,800 Acre Cattle Ranch:** located just north of Roosevelt Wa. This ranch is blessed with gorgeous views and abundant wild life. Primarily range land some cropland and CRP \$1,740,000. Call Lowell Ash 509-413-6233 email: lowell@clarkjennings.com


**356 Ranches**

**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!

**356 Ranches**

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

**380 Farms**



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

**380 Farms**

**Northwest Farm Brokers - Farms & Dairies**  
 Dave Wood 503-983-1585 • John Lee 503-245-9090  
 Principal Brokers, RE/MAX  
 Advantage Plus Farm/Dairy Division  
 www.oregonfarmbroker.com • www.oregon-ag.com  
**WILLAMETTE VALLEY OREGON**  
 • 55.69 Ac. House, Shop, Dallas. — \$610,000  
 • 56.04 Ac. Organic Dairy, Jefferson. — \$900,000  
 • 116 Ac. Dairy, Marion County. — \$1,800,000  
 • 304 Ac. Organic Farm, Marion County. — \$3,950,000  
 Seller Lease-Back Possible  
 Call for confidential meeting to sell or buy.

**380 Farms**



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 • Ranches • Ranchettes  
 • Land • Acreage  
 • Horse Property • Pasture  
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**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: ecobenj@gmail.com

**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: tompa7@gmail.com

**KNIPE LAND COMPANY**



**1,700± AU RANCH**  
 2,000± acres irri. pasture. 830± acres irrig. hay. 5,285± acres deeded. 41,000±/- acres total. Water from 7 res. Includes 550± head & equip. \$10,000,000  
 John Knipe 208-345-3163  
 www.knipeland.com 356-51-2-4#17

**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.

**Classifieds 1-800-882-6789**

**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  
**Frank Dipola Realty** 201 S. Tower St. Centralia, WA 98531 360-736-9561

**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, Windemere West 503-349-7031

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

**STONEBROOK RANCH**



**Powell Butte, OR • \$1,495,000**  
 Ranch is 79 acres with 60+/- acres of water rights for hay and grazing livestock. 8 stall barn with 50x108 bay, 3 bay shop. Custom home is 5066 sf, 4 beds, 3.5 bath, open floorplan. Private setting with beautiful landscaping and Cascade Mountain views. www.stoneybrookranch-powellbutteoregon.com

**84.5 Acres 7 Miles West of Bums, Oregon:** with approximately 3/4 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

**WATER**  
 The #1 Issue in the West!

Capital Press Ag Weekly will focus on this most crucial resource in an award-winning special section.

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**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

**Capital Press delivers buyers... 13,598 plan to buy livestock equipment or supplies in the next 12 months.**

**Pam Mayo-Phillips**  
**Brook Havens**  
 Principal Brokers  
 541-923-1376 • www.desertvalleygroup.com  
 650 SW Bond St., Ste. 100 • Bend, Oregon 97702

**Awesome Valley and Sprague River Views:** 400 (+) acres all 80/ acre subdividable. 156 Acre of water rights, 4 solar wells, underground main line, wheel lines, 3/2, 1600 sq.ft. manufactured 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 consider trade. Sprague River, OR. 541-533-2364

**Publishes Feb. 3, 2017**

**385 Dairy Farms**



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**Selling Rural Property**

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**IRRIGATION WELL WATER! FROM 3 SECURE WELLS**



- 140 acre pivot, 14 wheel lines, variable speed pump.
- Productive soils for grains, potatoes, alfalfa and specialty crops.
- Immaculate 376.7 acre CERTIFIED ORGANIC FARM!
- Stately 2154 sq ft home, mature landscaping; beautiful valley and mountain views.
- Two hay barns, equipment shed, grain bins, shop, storage, garages and 35,714 sq. ft. potato shed
- Peaceful rural area, this is farming heaven! \$2.25 million.

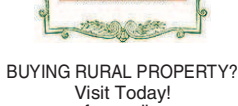
**Crater Lake Realty, Inc.**  
 Linda L. Long, Broker  
 541-891-5562  
 Chiloquin, OR  
 linda@craterlakerealtyinc.com • craterlakerealtyinc.com

**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

This section will provide valuable background and an insightful look at the current water situation with a forecast of what may happen in the future.

Reach our print and online readers by advertising in this special section.  
 Ad space deadline is Jan. 6, 2017  
**Capital Press**  
 The West's Ag Weekly  
 CONTACT YOUR CAPITAL PRESS MEDIA CONSULTANT TODAY!  
 Or Call 800-882-6789  
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**100 Acres PRIME LAND:** Half way between Seattle/ Portland, Oregon. 40 Arable, 20 Hardwood, 40 re-production Fir. Good access to I-5. 360-864-2867

**FRAZIER FARM - PAYETTE, ID**  
 15+/- deeded acres with 13.5+/- irrigated acres. Nice, clean small farm with silt loam soils capable of growing row crops and fruit. Solid home 2,080+/- SF including full basement, 3 bedrooms & 2 bathrooms. Newly new 24' X 24' shop building with concrete floor, metal roof & siding. Several mature fruit trees and shade trees. Convenient location close to commercial services. \$290,000

**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

**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**

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**160 Acres Grazing Land:** 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.

**CLARK FARM - FRUITLAND, ID**  
 37+/- deeded acres with 24+/- irrigated acres. Productive farm land planted to alfalfa. Fixer-upper property with a view of distant mountains. Older livable home that could be renovated or replaced. Former dairy outbuildings mostly in tear-down condition. Excellent water quality from domestic well that produces 25 gallons per minute. **MOTIVATED SELLER! \$225,000**

**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

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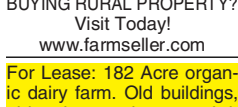
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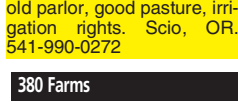
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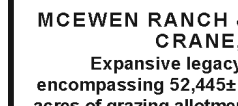
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