

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

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

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

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

385 Dairy Farms

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440 Business Opportunities

\$\$\$
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470 Timber, Lumber

Oregon Black Walnut Lumber: kiln dried. We also buy logs. Goby Walnut Products. Portland, OR. 503-477-6744

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: tompat7@gmail.com

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

Blue Mountain REALTORS
 Walla Walla Valley Farm & Ranch Professionals

Water Rights for Sale
\$1,216,000

- 1200 gallons per minute (2.67 cubic feet per second)
- 380 acre-foot per year from the Tucannon River
- Priority Date: 1895

For additional information, please contact:
Blaine Bickelhaupt • 509-520-5280 • Dayton, WA blaine@bluemountainrealtors.com
Mark Grant • 509-520-1906 • Walla Walla, WA mark.grant@heritagelandgroup.com

Check out all our farm listings at bluemountainrealtors.com

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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

Business For Sale: Cafe, Post Office in Central Oregon \$375,000. 541-576-2754

480 Fencing

FENCE INSTALLATION: Fence installed with hydraulic post driver. New Zealand, non-climb sheep & goat, woven wire, barbed wire, deer, and rail fencing. Serving Oregon since 1993. Licensed, Bonded & Insured CCB#93256. Salem, OR. 503-859-2804 www.statewidefence.net

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356 Ranches

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Your Farm & Land Specialist

840-Cow Dairy 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..... **PENDING \$615,000**

(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..... **PRICE REDUCED \$699,000**

(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**

390 Timber Property

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

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

Don't Miss This One!

HEAVY TRUCK SALVAGE YARD
 Prime location: Heavy Truck Salvage Yard for sale in Northern Utah. Included in the sale will be 7+ acres of Prime Commercial land, 3 large shops, shop tools, plus all current inventory. Contact Brock McCormick 801-388-3754 for any questions.

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

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

39.09 ACRES Bare land parcel located on Harney Rd. east of Burns, OR. **\$25,000**

119.09 ACRES Bare land located on Narrows Princeton County Rd., possible terms. **\$100,000**

20 ACRES Located 1/2 mile off of paved road. Fenced and has a well. **\$21,600**

15.05 ACRES Bare land located in the Princeton area, along Hwy. 78. **\$10,500**

Curt Blackburn, Broker 541-589-0025 Nancy Gregg, Broker 541-589-1362
 707 Ponderosa Village • Burns, OR 97720
 541-573-7206 • Fax: 541-573-5011
 E-mail: jblackbn@centurytel.net
 www.Jettblackburn.com

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

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

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400 Land

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

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.

WE BUY LOGS

- Standing Timber
- Land and Timber

Call for quotes. We can answer your questions.

ROSBORO, LLC
 Larry, 541-556-7718
 Springfield, OR 470-49-5-4#5

Buying Logs & Timber

DOUG FIR WHITEWOOD STANDING TIMBER
 TIMBER DEEDS LAND & TIMBER

Frederick Lumber Co., Inc.
 Lyons, OR 470-49-5-4#5

DECKER'S DEALS!

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

Looking forward to a good 2017. Lots of snow in the mountains. Wickiup Reservoir is filling well. Cattle prices are going up. Several farm buyers looking for property.

70 ACRES WITH 67 ACRES SEED TO GRASS HAY. Wheel line irrigation. Good quality land with gentle slope and 12,480 square foot hay shed with asphalt & concrete floor. Only 4 miles from Madras. Gated Entry. Possible owner terms at \$388,000

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 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**

Line Classifieds Call Toll-Free 1-800-882-6789
 FAX: (503) 370-4383
 www.capitalpress.com

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

385 Dairy Farms

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425 Pasture

Horse Pasture For Rent: 9 acres, barn, tackroom, hay loft, cross fencing, water and electric free. Northeast Salem, OR. 503-363-9920

470 Timber, Lumber

BUYING LOGS

Standing Timber
Land and Timber

Call for quotes. We can answer your questions.

ROSBORO, LLC
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 Springfield, OR 470-49-5-4#5

NOTICE: Oregon Construction Contractors Law (ORS 701) requires that all businesses that advertise remodeling, repair, home improvement or new construction be licensed with the Construction Contractors Board. An active license means the contractor is bonded and insured.

Verify a contractor's license and complaint history at www.hirelicensedcontractor.com 503-378-4621 480-1-53-1#13

IRRIGATION WELL IN PRODUCTIVE, SECURE WATER BASIN

• 454.38 acre farm with good soils, in private valley setting.
 • 278.98 acres irrigated with 121 acres in new gravity flow system and 117 acres sprinkled alfalfa.
 • Balance of ground is treed ridge for building site and protected feed ground, deer and other wildlife.
 • 110'x60' steel hay barn; 100 hp pump with boosters.
 • Fenced & cross-fenced for cattle & hay crops.
 • Sale subject to sellers 1031 exchange on replacement property.

Priced at \$1,115,000

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 Chiloquin, OR
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385 Dairy Farms

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400 Land

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

385 Dairy Farms

Farm Seller
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425 Pasture

Horse Pasture For Rent: 9 acres, barn, tackroom, hay loft, cross fencing, water and electric free. Northeast Salem, OR. 503-363-9920

470 Timber, Lumber

BUYING LOGS

Standing Timber
Land and Timber

Call for quotes. We can answer your questions.

ROSBORO, LLC
 Larry, 541-556-7718
 Springfield, OR 470-49-5-4#5

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

CASCADE HARDWOOD
 Chehalis, WA
 Darrell Alvord 360-431-0421 WA • OR
 Ken Jones 360-520-6491 WA • OR
 Brian Karnes 253-208-9120

380 Farms

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. 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**

THE WHITNEY LAND COMPANY
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 • 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 #CP06116**

MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & wheel line irrigation. 12 acres of irrigated alfalfa, shop, and hay barns. Big Butter creek flows through property. A rare Butter Creek 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 springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. **REDUCED \$899,000 #CP00714**

BENTON COUNTY, KENNEWICK, WA - 6.29 acres 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**

ATTENTION FARMERS!

McMinnville Water and Light (MW&L) is seeking proposals from farmers interested in a multi-year farm land lease for 26.5 acres of farmland located next to the MW&L facility at 855 NE Marsh Lane, McMinnville, OR 97128.

If interested please contact McMinnville Water & Light's Purchasing Manager Chad Hudson at (503) 472-0221 or by email at cch@mc-power.com. Proposals must be received by January 10, 2017 at 2:00 PM PST.

380 Farms

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

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PACIFIC NORTHWEST PROPERTIES

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. County 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, SHEPHERD, OR - Gain priced. 86+/- acres. Well raised Christmas trees, small stream, 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**