

**Auction Sales Co. ONLINE ONLY AUCTION**  
**Jan. 30th - Feb. 3rd, 9AM**

**Cabinet Manufacturer Liquidation**  
 Biesse Rover CNC Machine & CNC vacuum pump, Striebig panel saw, LCM dust collection system, Powermatic jointer, Powermatic shaper, Holzher edgebander, and all other equipment & tools used in cabinet making!

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**UNRESERVED ONLINE AUCTION**  
**WEDNESDAY, JANUARY 18, 2017**

**505 ITEMS SELLING!** 2010 Case IH 8120 Combine; 2008 John Deere 8430 MFWD Tractor; 2006 John Deere 4720 Self Propelled Sprayer; 2001 Miller - Nitro 200HT Self-Propelled Sprayer; 2007 John Deere 9660 STS Combine; 2001 John Deere 8410 MFWD Tractor; Caterpillar 12F Motor Grader; 2006 Bestway Field Pro III 1200 Gallon Pull-Type Sprayer; 2008 John Deere 620i Gator; 2011 J&M 1151-22D Grain Cart; 1997 Peterbilt 378 Truck Tractor; 2008 Ford F350 XL Super Duty 4x4 Pickup with Snow Blade and Sander; 2000 Ford F250 Super Duty Pickup; 2011 Kenworth Feed Truck With Roto-Mix Box; 1995 John Deere 8300 MFWD Tractor; 2002 Clark C25C Forklift; Combine Headers (4) - Tractors (9) - Trailers (17) - Trucks/Pickups (13) - Planters (4) - ATVs/UTVs (1) - Disk (2) - Balers (2) - Blades (2) - Plus Much More!

SCAN THIS QR CODE TO VIEW THIS AUCTION ON YOUR PHONE OR TABLET!

**Time to sell your equipment!**  
**Call Today! 1-800-937-3558**

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**320 Rentals, Leases**  
**Cattle Ranch:** 240 acres, fenced and cross fenced, chutes and water, hay ground and feeder ground with barns. For lease or rent. Scio, OR. 503-394-3861

**Food Processing/Seed Cleaning Warehouse space for rent.** Set up for food processing. Could be used for seed cleaning. Up to 40,000 square feet, high ceilings, big doors. North of Brooks, OR. 503-991-1515

**356 Ranches**  
**141 ACRE RANCH, GEOTHERMAL**  
 New Meadows, ID. Irrigated pastures, hot water pond, merchantable timber, gravel, artesian wells, cold and hot. Priority water rights, concrete block shop. Donna Cave 208-315-2888 Silvercreek Realty Group

**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, 1-5 access, \$310,000. 503-362-3055

**KNIFE LAND COMPANY**

**1,700 HEAD CATTLE RANCH**  
 2,000± acres irrig. 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



**Culver Farm • \$445,000**  
 Property is 21.14 acres with a well maintained 2 bedroom, 1 bath home. Property includes: 19 acres water rights for hay, 3 bay shop with concrete floors, barn, storage building, fenced. Mt. Jefferson and Mt. Hood views, minutes from Haystack Reservoir. MLS 201611274.

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

**PASTURE WANTED**  
 Need to RENT Pasture for 65 pair plus yearlings. Eastern Oregon or Western Idaho. Zach 208-871-3827

**Don't Miss This One!**

**353 Equestrian Properties**



**72+ ACRE PRIME FLEX AG PROPERTY**  
 Gorgeous Willamette Valley, OR, property with large outbuildings. Lovely 4 bedroom/3 bath home. 4 separate fields fenced and gated. Currently used for hay, roughly 80-90 ton. Could be great for horse boarding, cattle, hogs, or BandB. Contact Jennifer Radcliffe 541-554-4454  
 www.RadcliffeRE.com

**39 Acres in Central Oregon**  
 Beautiful horse property 6 miles north of Bend, OR. zoned EFU with 30 acres of irrigation rights, perimeter fenced and crossed fenced. 6 pastures, corrals and shelters. 3010 square foot single level home; 2 story barn with stalls; 25 ton covered hay storage; 36x48 shop; RV Pad; 4 bay garage with full upstairs office, bath & rec room. Tons of storage. 7 miles to airport. 6 miles to Costco & St Charles. Incredible investment potential, \$1,199,000 Heather Chesbro, Broker. Windermere Central Oregon Real Estate. 503-807-3874

**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

**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: tomtpa7@gmail.com

**Farm Seller**

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**206± ACRES IN 3 PARCELS**

ATHEY RD: 6 MILES SOUTH OF OTHELLO, WA

**NOMINAL OPENING BID: \$5,000/ACRE**

**Parcel 1:** 43.69± Acres  
 30± acres under 1970's (est) Lockwood pivot tract. Timber, numerous water sources, recreation paradise.

**Parcel 2:** 96.93± Acres  
 74.8± acres under 2000 (est) Valley pivot. A small walnut orchard planted in the northeast corner.

**Parcel 3:** 65.84± Acres  
 54.5± acres under 2014 Valley pivot. Cropping history is identical on all three circles 2016: Beans & 2014-2011: Alfalfa

The farm is comprised of three contiguous parcels. Soils are comprised primarily of Royal fine loamy sand, Scootleney loam and Wiehl fine sandy loam. The farm has a nice southerly slope and is suitable for row crops and permanent crops.

**ONLINE AUCTION: JANUARY 31, 2PM**

**Musser Bros. INC.**  
 AUCTIONS AND REAL ESTATE  
 509.416.6060  
 mbauction.com

**HAVE PROPERTY FOR SALE? LOOKING TO BUY SOME?**

Put your property in front of people that are ready to buy.

**FarmSeller.com** is America's farm and ranch database.

**FarmSeller.com**  
 800-882-6789

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**DECKER'S DEALS!**

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

Feeding cheap hay to cheap cattle in 2 feet of snow isn't as much fun as it used to be. Anyway, cattle are coming up and it looks like irrigation water will be adequate.

**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 CRP. If water rights, A 1980 manufacturer 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

**JETT BLACKBURN Real Estate, Inc. EASTERN OREGON**

**40 ACRES NEAR CRANE** Large home, 3 bedroom, 3 bath, enclosed breezeway to double car garage with lean-to. Livestock shelters, wonderful setting, great views of surrounding valley and mountains. \$210,000

**120 ACRES IN SUNSET VALLEY**  
 Here is your place to relax after a hard days work. Good location just a few miles from Burns. 2 bedroom cabin, outbuildings, nestled on a north sloping hillside with a great view of Sunset Valley. \$150,000

**ONLY 14 MILES FROM BURNS**  
 35 acres with 1836 sf stick built home with some updates. Outbuildings for gardening and storage. Shop/kennel. Adjacent property also for sale with well and power. \$169,000

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

**SEVEN BAR SIX RANCH**

- 218 acre Bonanza, OR cattle and hay ranch.
- Well and district irrigation.
- 2502 sf farm house, nestled against protective treed ridge line; big open rooms, large vinyl windows, cozy certified wood stove, decks, patio.
- Beautiful garden and landscaping surround the garage, pump house and shop/equipment storage.
- Additional improvements include: pole hay barn, horse barn, arena, storage bldg., and hay barn with feed bunks.

Pride of ownership and production are very apparent here.  
**\$4.2 million Reduced to \$1.0 million**  
 Owner carry OAC, Life Estate preferred.

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

380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 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. 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**

**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 & wheat. 122 acres of irrigated pasture, 122 acres of CRP, 122 acres of hay barns. Big Butter creek flows through the 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, HERFORD, 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**

**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. **\$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**

**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 of CRP. 2 water rights, 2 homes, 2 shops, 2 barns, 2 corrals, 2 homes, 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. Craftsman style 1,442 sq. ft. home. Outbuildings include double car garage/cook house, machine shed and shop. Couze 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± acre 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** - In priced. 86+/- acre. 51± acres. Small stream, 51± acres. 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**