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270 Recreational Property

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MUST SEE! RECREATIONAL/ HUNTER'S DREAM! 100 beautiful acres, with extras, plus marketable timber to help pay for purchase. Sacrifice price, $185,000. Cash/ firm. By owner. Okanogan County WA. 360-765-3280

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

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

353 Equestrian Properties

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

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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

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

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

NANCE-RHEA CREEK Approximately 785 deeded acres, 32.8 water rights, $4,730 annual CRP payment, currently pasturing about 50 animal units 8 - 9 months, buying hay for winter feeding. Improvements include nice 2,500 square foot manufactured home, bunk house, shop, livestock barn and associated facilities. Mule deer, Quail, Pheasant & Chukkar. 1/2 mile Rhea Creek. 15 miles to Heppner, OR. Asking $665,000. **Rae Anderson, Broker, AgriLands 208-961 9553.** Full brochure at agrilandsrealestate.com

Private Great View 165 Acres, Central Oregon, center of Ochoco Mountains, 10 minutes to town. Bend, 45 minutes. Newer 4 bedroom home, view, large shop, behind gate, surrounded by huge 12,000 acr ranch, fenced, spring, safe and beautiful, $725,000. 541-390-2371

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356 Ranches

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

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

KNIPE LAND COMPANY

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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
20-2-3-1/#17

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. Lots of rain and snow in the mountains; reservoirs are filling well.

70 ACRES WITH 67 ACRES SEEDED 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 [PENDING] 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**
3-2/#5

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Nyssa Oregon
Row crop farm with Old Owyhee water rights. Also, upgraded 2576+/- sq. ft. home, 40' x 60' shop, machine shed and more. Located in outdoor country. Upland game bird hunting, mule deer hunting and fishing the Owyhee River are just some of the outdoor opportunities. Approximately one hour from Boise Idaho. **$615,000.** #295-16

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Scott Lamb
Broker, GRI, OR/ID
208-739-2119 cell

Dee Anne Mosman
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REALTOR® EQUAL HOUSING OPPORTUNITY
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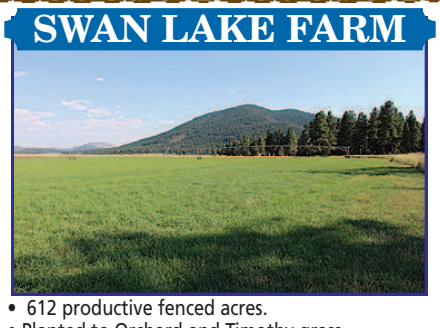
SWAN LAKE FARM



- 612 productive fenced acres.
- Planted to Orchard and Timothy grass.
- Irrigated with two private, secure irrigation wells and 7 pivots.
- Homestead with mature trees, domestic well, septic.
- Several outbuildings ready for your new home!
- Farm has 3 large partially enclosed hay barns, paved county road frontage.
- Vast valley and mountain views.
- 20+ miles from Klamath Falls.
- All for $2.5 million.

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3-4/#5

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3-7/#5

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Farm is 2 years young and 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. Possible separation of north unit of 317 acres with 260 irrigated for $2,150,000 or south unit of 160 acres with 125 irrigated for $1,675,000. John Ropp, Principal Broker/ Owner, The Broker Network, 541-771-6564

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!

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 parcells. 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

HAZELNUTS
Creswell, Oregon: 26.6 Total acres with 23 acres planted two years ago, Jefferson variety, irrigation, I-5 frontage, $350,000.
Mollala, Oregon: 38.48 Acres- Remodeled 4bed/ 3bath home. Three shops, one finished with offices and amenities. 35 Acres of Barcelonas. $900,000.
www.agribis.com Terry Silbernagel Principal Broker. terry@agribis.com 503-371-6409, 503-559- 3200
Agri-Business Real Estate

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

Your Farm & Land Specialist

Bill Hekman
Oregon Broker
Sundance Realty
503-580-8664
wehjr2@gmail.com
Sundance Realty
MLS
3-4/#7

356 Ranches

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
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Farm and Ranch Specialist
3-1/#17

JETT BLACKBURN
Real Estate, Inc.
EASTERN OREGON

WARM SPRINGS BUTTE FARM 25 miles east of Burns. 720 acres consisting of 508+/- acres pivot irrigated, 103+/- acres pivot corners & roads. 80+/- acres native sage, newer developed farm, good water source, irrigation equipment installed in last 7 years. All pivots are equipped with an "ON TRAC" radio system. Conveniently located between Crane & Burns. ***$1,700,000***

LAWEN PASTURE PIVOTS 450 deeded acres with 2 pivots irrigating approximately 250 acres & some smaller pasture fields irrigated by hand lines. This place would work great for irrigated pasture. There is a good set of corrals, calving barn, hay shed & 1600 sq. ft. 3 bedroom, 2 bath mobile home with detached garage. ***$750,000 - possible owner terms***

5 MILES FROM TOWN Spacious home on 24+ acres close to Burns. Blue Pine, open floor plan, 3 bedroom, 2 bath, great views, outbuildings including shop. Landscaped yard, Poison Creek Slough runs thru property offering some sub-irrigated land. End of road privacy. ***$175,500***

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
3-2/#6

PACIFIC NORTHWEST PROPERTIES

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

541-278-4444

- Jim Whitney, CCIM/Owner/Principal Broker
- Todd Longgood, Owner/Broker
- Gary Jellum, Broker
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- Travis Bloomer, Broker
- Blake Knowles, Broker
- Christopher Stuvland, Broker

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

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 l[PENDING]2 acres of irrigated [PENDING] shop, and hay barns [PENDING] Big Butter creek flows th[PENDING] 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, 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 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**

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 irrig[PENDING] with water rights, w[PENDING]k, 2 homes, and sho[PENDING] middle 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. Craftsman style 1,442 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, OR – [PENDING] priced. 86+/- acr[PENDING]e. Small stream, 51[PENDING] 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**

3-4/#6