

380 Farms
\$469,900 33.6 ACRES: Santiam Highway Frontage. Development Potential. Water rights! Currently in Grass seed. 3 bedroom, 2 bath. Farmhouse needs TLC. Bordered by city limits. Jason Cadwell, Cadwell Realty Group, Albany, OR. 503-619-4303 wwmis#710171

380 Farms
Gone Fishin'

380 Farms
10 Acre Horse Farm 100% Off Grid: trails and hunting. \$340,000. Elma, WA. 360-482-3897, 360-470-1899

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

380 Farms
Water Rights For Sale 608.4 acre-feet of Tucannon River, WA. water rights for irrigation of 156.2 acres. Call Steve at 509-520-8204 or John at 253-310-6560

387 Orchard/Vineyard Properties
40- 70 Acres Ideal Virgin Vineyard Ground FOR LEASE: Looking for a long-term agreement. South facing between Newberg and Wilsonville. 503-807-0868

420 Acreage
FARMLAND Prime farmland for sale. 192 acres. Mostly in alfalfa production. Located just north of Chewelah, WA. \$425,000 or best offer. Ed 509-936-2652

425 Pasture
78 ACRE GRASS RANCH VALE, OR 78 acre +/- 59 water right from Bullycreek reservoir, live water year round with a pond. Fully fenced and cross fenced, 3 year old six tower valley pivot. Lot of record which allows for home to be built. Great site to run cattle, farm or build a home. Located on a quiet country road 3 miles from town, \$385,000. Call 541-881-6847 for more details.

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170 Plus Acres: Molalla, OR. Large 4,000 square foot 6 bedroom 3 bath fixer. Bring your imagination to return this once grand property 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.

SAVINGS ARE HOT! at Capital Press 1-800-882-6789 www.capitalpress.com

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. 2800 acres of farm ground for sale. Farm equipment also for sale. Turkey operation. Eastern Washington. 509-721-0869

78 ACRE GRASS RANCH VALE, OR 78 acre +/- 59 water right from Bullycreek reservoir, live water year round with a pond. Fully fenced and cross fenced, 3 year old six tower valley pivot. Lot of record which allows for home to be built. Great site to run cattle, farm or build a home. Located on a quiet country road 3 miles from town, \$385,000. Call 541-881-6847 for more details.

Beautiful 211 Acre Rickreall Willamette Valley OR. Farm. 29 acres water right. Good soils. Hwy 99W frontage. Life estate on 1900s remodeled home, \$1,600,000. John Birnie, Broker Agri-Business Real Estate Services. 503-559-8245

SMALL DAIRY FARM/ FARM NEEDED Looking for an old farm or preferably old dairy farm with milk barn. We own and operate a sheep dairy + creamery. Searching for a property with a house, barns, minimum 50 acres. Great references and established business. Contact for details or questions. Lease Option or Purchase with owner financing. Joe 707-338-3651, havertonhill.com havertonhill@gmail.com

Wanna Be a Dahlia Farmer? Double Cash Crop, you sell the flowers and the tubers. By the way, you also get a nursery "wholesale and retail," cut flowers, produce farm and a beautifully designed 3 bedroom home. Port-Angeles, WA. This information is just to get you interested. For all the info, go to www.schwabrealty.net or call Jonathan White direct at 360-461-5312

385 Dairy Farms
Farm Seller logo

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
Farm Seller logo

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Farm Seller logo

BUYING RURAL PROPERTY? Visit Today! www.farmseller.com

For Lease 182 Acre Organic Dairy Farm: Old buildings, old parlor, good pasture, irrigation rights. Scio, OR. 541-990-0272

380 Farms

390 Timber Property
Selling Rural Property logo

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400 Land

Grow Your Own Hay: ready for 2017 season, 1,440 wet acres, good water, pivots, motors, electric panels, flow meters, fence, housing, \$175 per acre. Northern Nevada. Travis 903-916-1844

420 Acreage
\$200,000 6.2 ACRES: Future Development Opportunity! Santiam Highway Frontage to be Zoned Light Commercial once annexed. Jason Cadwell, Cadwell Realty Group, Albany, OR. 503-619-4300 wwmis#710173

160 Acres On Round Butte, Madras, Oregon Beautiful view building site, building permit, new well, water rights, new large ag building. Excellent deer hunting, 4 lop tags. Very private at end of 1 mile dead-end road. Neighbor will sign long term lease to irrigate approximately 100 acres. \$299,000. Appointment only. Greg 541-993-6412

380 Farms

Motivated Seller Price Reduced (165) Acres: Douglas County Oregon, new well, septic approved, 1-5 access \$310,000. 503-362-3055

www.farmseller.com SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789

425 Pasture

5,640 Acres Dry Pasture: grazing ground between Ontario and Huntington Oregon, leased for the 2017 grazing season, freeway splits property, Hwy 201 access, fenced and cross fenced, water both springs and well. In addition to spring some years would make good fall and some winter pasture. \$2,600,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

440 Business Opportunities

Wanted To Rent Cattle Pasture: for 20 pair cows, irrigated ground. Finders fee. Hermiston, Oregon area. 541-371-7055, 541-289-5797

440 Business Opportunities

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

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!

FOR Missoula Livestock Exchange SALE! Missoula, Mt. One of Montana's longest running auctions, serving ranchers and stockmen in 5 Western Montana counties since 1940. For more info contact Jack McGuinness The Ranch Mart, Billings, Mt • 406-671-7078 P.O. Box 31121, Billings, Mt. 59107

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BUYING RURAL PROPERTY? Land Acreage Horse Property Pasture Visit Today! www.farmseller.com

EFU WITH WATER RIGHTS Secluded 11.8 acres, 1853 square foot home and 1890 square foot barn, \$950,000. Southern Oregon. Broker: Bill 541-218-6538 billertel@aol.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

For Rent: 300 Acres, dry land wheat, coming out of CRP. Moses Lake, WA. Available Now. 503-753-9133

NURSERY & FOREST DWELLING 35 acres with 1800 square foot home, Mulino, OR. Irrigation well and 15 acre water right certificate, newer septic system. 10 acres young forest, large level areas for outbuildings, balance in pasture. Potential building site with view, \$519,000. MB Kostrikov, Equity Oregon Real Estate 503-706-1263 www.HomesAtCanby.com

Your Farm & Land Specialist Bill Hekman Oregon Broker Sundance Realty 503-580-8664 wehjr2@gmail.com

430 Commercial Property

430 Commercial Property

430 Commercial Property



Central Oregon Commercial Feedlot \$2,500,000 Cash Terms for Real Estate Only

6000 head capacity with profitable custom feed business. Just alley away from Central Oregon Livestock Auction (only market within 140 mile radius). 137 acres, 74 acres of North unit irrigation rights. Large indoor arena, heated machine shop, indoor cattle processing facility, and 2699 square foot upscale triple wide on concrete foundation.

John L. Scott REAL ESTATE Agriculture & Commercial Division 50 SW Bond, Suite 1 Bend, OR 97702 Alex Robertson, Broker Alex Robertson Jr., Broker DIRECT: 541-280-2117 or 541-420-2394 EMAIL: alexrobertson@johnlscott.com or arobertsonjr@johnlscott.com

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PACIFIC NORTHWEST PROPERTIES

WASCO COUNTY, CLARNO, OR - 47,120+/- ac. 29,279+/- ac deeded with an additional 11,000 ac of BLM and 7,000 ac of USFS leased lands. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. REDUCED \$19,750,000 CP#03015
UMATILLA COUNTY, UKIAH, OR - 16,200 contiguous ac 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 CP#01015
MALHEUR COUNTY, BROGAN, OR - 10,677 ac. Native grasses, sagebrush hills and timber. Springs, creeks, and ponds. Two residences/outbuildings. Hayfield. BLM allotment, timber. Contiguous pastures. Excellent hunting opportunity. \$4,540,000 CP#01016
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 CP#01316
MALHEUR/BAKER COUNTY, IRONSIDE, OR - 6,860 contiguous ac, excellent water including over 30 springs, superior hunting opportunity, corrals with truck access and separate building pasture, currently runs 300 head for 6 months. \$4,300,000 CP#02116
MALHEUR COUNTY, Brogan, OR/Baker County, Malheur City, OR - 8,811 ac. Spring, summer, fall grazing. BLM allotment, timber. Contiguous pastures. Excellent hunting opportunity. \$3,970,000 CP#01116
UNION COUNTY, MEDICAL SPRINGS, OR - 5,350 contiguous ac timber parcel inside a larger 9,560 ac grazing area w/ additional 2,400 grazing ac negotiable for lease from seller. Ponds and springs. LOP tags for deer and elk. \$3,445,000. CP#02514
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. CP#01214
BAKER COUNTY, KEATING, OR - 262 ac. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 ac water right, 2.5 ac pond. \$1,699,000 CP#00416
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 CP#00616

MORROW COUNTY, HEPPNER, OR - 517.21 acres located on Big Butte Creek. The 82 acres of the 82 acre horse barn, shop, and outbuildings are abundant. Big Butte Creek flows through the property. A rare Butte Creek Ranch property. \$1,595,000 CP#01716
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 CP#00516
GILLIAM COUNTY, CONDON, OR - 1,976.64 total ac. Deer, elk, and upland birds. Currently 837.74 ac of range, 984.96 ac of dryland crop, and 153.94 ac under CRP contract. Home with bunkhouse and outbuildings. \$1,405,000 CP#02716
WHEELER COUNTY, MITCHELL, OR - 1,475 total ac of timber and range. Bridge Creek, seasonal creeks and springs, elk and mule deer. \$1,143,125 CP#03415
BAKER COUNTY, HEREFORD, OR - 1,560 ac. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. \$934,440 CP#02915
BAKER COUNTY, KEATING, OR - 1,312 ac timber parcel with mountain pasture. Balm Creek Reservoir. Stream and springs. LOP tags. Located adjacent to Wallowa Whitman National Forest. REDUCED \$899,000 CP#00714
BENTON COUNTY, KENNEWICK, WA - 6.29 ac 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 CP#02916
GILLIAM COUNTY, CONDON, OR - 1,398.18 total ac. CRP 108.01 ac, 784.24 ac of range and 505.93 ac currently seeded to wheat. No improvements. Great deer, elk, and Chukar hunting. \$740,000 CP#02616
BAKER COUNTY, BAKER CITY, OR - 42 ac, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi. from town. REDUCED \$599,000 CP#00115
UMATILLA COUNTY, HERMISTON, OR - 29 total ac. 17 ac pivot with well-established alfalfa stand. 10 ac grass pasture blend with solid set sprinkler system. Stanfield Irrigation district water right. Main home, 30'x60' shop. \$585,000 CP#01616
BAKER COUNTY, HAINES, OR - 88.98 ac, nestled at the base of the Elkhorn Mountains. Main home, several outbuildings, hay/livestock barn and cattle working facility. Irrigated grass pasture. \$575,000 CP#03116

MALHEUR COUNTY, ONTARIO, OR - 115 ac, 66 ac irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. REDUCED \$550,000. CP#01915
UMATILLA COUNTY, WESTON, OR - Investment opportunity. 102 +/- forested ac, 65 ac zoned FR allows development of 5 ac tracts. Power and well. Wildlife. \$525,000. CP#02416
UNION COUNTY, UNION, OR - 325.97 +/- ac. 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 CP#02614
UMATILLA COUNTY, PILOT ROCK, OR - 405.64 deeded ac with 47 ac tillable and 358 ac with water rights. 2 homes. 2000 sq. ft. home includes deer, elk, and upland birds. Located in the foothills of the Blue Mountains. REDUCED \$480,000 CP#00916
UMATILLA COUNTY, PENDLETON, OR - Dryland wheat/CRP farm, Missouri Gulch. 394.73 ac northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac in production. REDUCED \$395,000 CP#02914
GILLIAM COUNTY, CONDON, OR - 939.75 total ac. Property consisting of 612.27 ac of range, 229.52 ac currently in wheat production, and 97.96 ac of CRP. Abundant deer, upland birds, occasional elk. \$385,979 CP#02516

UMATILLA COUNTY/Milton-Freewater, OR - 16.93 ac with 14.5 ac fenced pasture. 1.42 sq. ft. home. Outbuildings and shop. Course Creek runs through property. \$380,000 CP#03016
GILLIAM COUNTY, Condon, OR - Columbia Plateau farm, 80 ac, 40 crop, 2,950 sf remodeled home, shop, lg. barn and Cascade Range views. \$365,000. CP#00415
UMATILLA COUNTY, Pendleton, OR - Development potential 76.37 ac parcel. Zoned to allow the creation of 4ea nine ac lots with 40+ ac of river bottom remaining for recreation. CRP contract on 31+ ac that expires in 2016. \$350,000 CP#02415
MORROW COUNTY, Echo, OR - CRP income property. 186.9 ac of land with 157.7 ac of CRP, power and well. The balance of the property is range pasture. \$295,000 #CP03515
UNION COUNTY, Union, OR - Buildable 80 +/- ac near Tollgate and the Spout Springs Ski Resort on the breaks of Lookingglass Creek. Bordered on 2 sides by Umatilla National Forest. \$290,000 CP#02316
POLK COUNTY, SUPERIOR, OR - priced. 86+/- ac. 51 ac pivot with 1000' of stream, 51 ac pivot with 1000' of stream, 51 ac pivot with 1000' of stream, 51 ac pivot with 1000' of stream. \$270,000 CP#01516
BAKER COUNTY, OXBOW, OR - 160 ac hunters paradise surrounded by BLM and NF 3 sides. Good water and timber. Zoned timber/grazing. \$160,000 CP#01916
UMATILLA COUNTY, Pendleton, OR - Potentially buildable lot of record. 39.24 ac with great views of the Blue Mountains. CRP contract that expires in 2016. \$150,000 CP#02515

The Whitney Land Co. 541-278-4444 www.whitneylandcompany.com 101 S.E. 3rd | P.O.Box 1614, Pendleton, OR 97801
• Jim Whitney, CCIM/Owner/Principal Broker
• Todd Longgood, Owner/Broker
• Gary Jellum, Broker
• Timothy "Scott" Coe, Broker
• Travis Bloomer, Broker
• Blake Knowles, Broker
• Christopher Stuvland, Broker