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4.96 Acres: good well, septic, building site, power at edge, secluded, miles of dirt road to ride, $49,900. Sprague River, OR. 541-810-8149, 541-892-0290

355 Ranchettes

Boise Idaho Area: 5+ Acres Like new, 5000 sq.ft. Executive home, huge shop, $1,250,000. 13355 Merlot Place, Caldwell, ID. Jim Wilhite- Owner/ Agent 208-880-2889 anytime. Nampa Realty 208-467-9223, MLS #98644255. www.realtor.com or www.hmn.com

356 Ranches

Eastern Oregon Stock Property: Great livestock operation, pastures, Alfalfa, live water, great calving area more out of the elements, large home, new shop, center pivots for irrigation, 2 new since 2013. Abundant wildlife, deer, pheasants, quail, turkey's, ducks, geese, fish, coyotes, LOP tags available, $1,695,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

HOT! SAVINGS at Capital Press 1-800-882-6789
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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

233 Acres M/L with Pivot Irrigation: 2423 s.f. custom built, 3 BR, 2-1/2 bath home with vaulted ceilings, barn, hay building, shop and lots of outbuildings. Also, an additional caretaker or hired help home on the property. Located on the East side of the valley with views of Mt. Emily, the Grande Ronde Valley and a backdrop of Mt. Harris and Mt. Fanny, priced at $1,400,000. Ranch-N-Home Realty, Phillip Burling, John Collins principal brokers. www.ranchnhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

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

356 Ranches

Don't Miss This One!

72+ ACRE 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

LAND FOR SALE
278± Acres
Grant County, WA
- Block 85, Royal City
- Pivots, QCBID irrigation, southerly slope for fruit
- Can be sold as 129± acre and 149± acre properties or as one
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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

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

356 Ranches

SOUTH FORK RANCH: Located in Eastern Oregon. 3/4 Mile of river frontage, (205) acres, (50) irrigated, mountain & valley views, serene setting. Two-story custom ranch home, (3) bed, (2.5) bath, LOP tags, office building, machine shop, hay cover, loafing shed, livestock corrals, fenced & cross fenced, $667,500. RMLS #16048241
Duke Warner Realty, Dayville, OR. 541-987-2363
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ddwr@ortelco.net

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EASTERN OREGON

LAVA BED RD PROPERTY 158+ acres with year round access from Lava Bed Rd. Adjacent to BLM, close to Dry Lake Reservoir, Peter French Round Barn, Diamond Craters & Steens Mountain. Great recreation property. ***$82,850***

LAWEN PASTURE PIVOTS 450 deeded acres with 2 pivots irrigating approx. 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***

Curt Blackburn, *Broker* 541-589-0025
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7-1/#6

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80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....**SOLD** ~~$616,000~~

(507) Acres: (30) acres water rights, fenced & crossfenced Richardson Gap Road, Lebanon, OR. .....**PRICE CHANGE $1,599,000**

(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**

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7-1/#7

SE WHITMAN COUNTY FARMLAND
- West of Pullman, south of Colfax, WA on Hwy 194
- 347+/- FSA cropland acres
- 18-22" annual rainfall
- 84 bu/acre 4-yr winter wheat yield
- List Price: $1,100,000
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7-1/#14

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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 allotments. Excellent big game hunting. **$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 holding 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 – 517.31 acres located on Big Butter Creek. [illegible]es cover the 82 acres of irrigated [illegible] arena, horse barn, shop, and ha[illegible] Birds are abundant. Big Butter creek flows through the property. A rare Butter Creek Ranch property. **SOLD $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 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 house, 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 62 ac [illegible] with water rights, [illegible] creek, 2 homes [illegible] Wildlife includes deer, elk, and upland birds. Located in the foothills of the Blue Mountains. **PENDING 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. Couse 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 [illegible] priced. 86+/- ac[illegible] stream, 51 ac p[illegible] trees, oak trees, ni[illegible] **PENDING $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**

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7-2/#6