

356 Ranches



7000 Acre, Midvale, ID. Ranch: \$7,600,000. Expert Realty, LLC. Kelly Jensen, Michael Sampson, 208-521-4222

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 www.rmls.com ddwr@ortelco.net

356 Ranches

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 acre ranch, fenced, spring, safe and beautiful, \$725,000, 541-390-2371

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

LAND FOR SALE 278± Acres
Grant County, WA
• Block 85, Royal City
• Pivots, QCBD irrigation, southerly slope for fruit
• Can be sold as 129± acre and 149± acre properties or as one
• Total price is \$3,900,000; L-1600890

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380 Farms



170 Plus Acres: Molalla, OR. Large 4,000 square foot 5 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.

380 Farms

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 Kostrikin, Equity Oregon Real Estate 503-706-1263 www.HomesAtCanby.com

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380 Farms

Wanted to Lease Irrigated Farm Ground: in Central Washington. Long term. 509-750-9795

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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

420 Acreage



110 Acres: Property has county roads on (3) sides, some timber, mostly pasture, graveled area for tree landing/ shipping. Great views of Cascade Mountains and Mt. Hood, OR. Seasonal creek, approximately (90) acres in pasture and balance in timber. One mile South from Molalla City center, \$550,000. RMLS #15048476. Call Ed Stafford, for more information 503-829-8500, OREL#20020215

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

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www.VanCleveRanches.com

380 Farms

Beautiful 211 Acre Rickreal 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

380 Farms

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

380 Farms

Hazelnut Farm For Sale
This Hazelnut Farm is located just 2.5 miles east of the city of Salem, Oregon. The farm consists of 93.6 acres with 92.1 acres planted to Hazelnuts that are four years old on a 9x20' double density planting space variety, (Jefferson). 2016 Production records available. The farm has water rights & is pattern tiled, all under drip irrigation with fertilizer and chemigation system. Predominate soils are Amity & Woodburn. There is a 1.5 acres building site on the west side of the farm for a home and or shop.
Contact Steve Helms at 541-979-0118

380 Farms

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 billtel@aol.com

380 Farms

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

380 Farms

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

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. 541-619-4303 wvmls#710171

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

380 Farms

ROSE CREEK RANCH FOR SALE
Rose Creek Ranch in Winnemucca, Nevada for sale. 2,700 Acres, 400 acres under pivot currently in alfalfa and grain hay. Extensive water rights, freeway frontage, clean ranch house, excellent hunting, year round stream. 9 Miles west of downtown Winnemucca, Nevada, I-80 off ramp and frontage. Please call Dan 775-273-0896

380 Farms

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

380 Farms

10 Acre Horse Farm: 100% off grid. Trails and hunting. \$340,000. Elma, WA. 360-482-3897. 360-470-1899

380 Farms

Scio, OR. Irrigated Bare Land Farm: 52 acres with 47 acres irrigated from Crabtree Creek. Mostly Class I and II soils. Corner of Ourpor Road and Richardson Gag Rd., \$450,000. John Birnie, Broker Agri-Business Real Estate Services. 503-559-8245

Your Farm & Land Specialist

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

Blue Mountain REALTORS



MARK GRANT
Broker, Licensed in WA & ID
509-520-1906

BLAINE BICKELHAUPT
Managing Broker, Licensed in WA & ID
509-520-5280

380 Farms

Columbia County, WA. 7708.09 FSA Con-tiguous Acres. Pasture & Cropland: 2,288.94 FSA Cropland Acres, 5,419.15 ± FSA Pasture Acres. Excellent Water & Fencing. **Reduced price of \$4,150,000**

380 Farms

Walla Walla County, (near Prescott) 1400.85 Total Acres, 1,280.64 FSA Cropland, 1,228.1 Acres CRP. **New Reduced Price of \$1,344,672** (\$1,050 per crop acre)

380 Farms

Walla Walla Valley Certified Organic Irrigated Farm. 177.58 Total Acres - 174.52 FSA Cropland Acres. **Asking \$1,134,380**
Seller will lease back for \$69,800 per year.

380 Farms

Walla Walla County Dryland Farm, 8 miles NE Touchet: 1277 Total FSA Acres, 1,174.9 CRP. **REDUCED New price of \$998,690** (\$850 per crop acre)

380 Farms

Walla Walla County Farm, 4 miles N. Touchet: 1480.53 Total Acres, 1,205.60 FSA Cropland, 1,143.70 CRP Acres, 51.0 Acres Irrigated from Touchet River. Older farm house with a nice set of outbuildings. **Asking \$2,410,000**

380 Farms

Walla Walla County Farm, 4 miles N. Touchet: 155.43 Total Acres, 119 Acres Ropland with 97 Acres Irrigated from Touchet River (includes a 50 acre circle). **Asking \$925,000**

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380 Farms

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

380 Farms

Eastern Washington Dairy This is a well-maintained 500 cow dry lot facility with 510 mature lockups, open sheds/ shades. D10 Herringbone Parlor, 2 milk tanks, Jersey x cows and young stock available. +/-70 lbs./ day milk with high BF and protein. Sale includes 40,596 lbs of milk base and 3,200 square foot home with pool. Eric Weinheimer, Ag Com Real Estate, LLC. 509-845-4389, ewagrealstate@hotmail.com

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385 Dairy Farms

Farm Seller

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380 Farms

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 of 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**

UMATILLA COUNTY, HERMISTON, OR - Commercial/ Industrial development. Adjacent to Hwy 395, this 41+/- acre parcel contains 6 tax lots. Oregon Trade and Events Center and offered in 3 parcels. **\$2,395,000 CP#02216**

GILLIAM COUNTY, ARLINGTON, OR - 1,271+/- 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. Pivots & water rights over the 82 acres of irrigated field. Pasture, horse barn, shop, and hay barn. Water rights abundant. Big Butter creek flows through the property. A rare Butter 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. **\$1,335,430 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, KENNEVICK, 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. **\$700,691 CP#02616**

UMATILLA COUNTY, PENDLETON, OR - Building for sale only, business will remain under an existing lease. 15,000 sq. ft. main building on 1.47 acres with 10 outbuilding for additional storage or truck parking. **\$630,000 CP#03216**

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 - 115 ac. deeded ac with 4000 sq. ft. home, 2000 sq. ft. shop, 2 homes, an opportunity for investment. 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. Cause Creek runs through property. **\$380,000 CP#03016**

BAKER COUNTY - 21 miles from Baker city, the property offers a beautiful timbered estate, gorgeous views and year round recreation opportunities. This property has a little over 2 acres in a secluded area bordering the National Forest boundary. **\$350,000 CP#00117**

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, PENDLETON, OR - 86+/- ac. 86+/- ac of irrigated pasture, 51 ac private well, 1000 Christmas trees, oak trees, nice setting. **\$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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- Jim Whitney, CCIM/Owner/Principal Broker
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