

**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



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

**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, loading 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**

**478 Acres 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

**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.

**356 Ranches**

**380 Farms**

**10 Acres Surveyed 100% of Grid:** 3 bdrm mobile, shop, horse barn, private auto gate. Unforgettable Grays Harbor County. 3/4 Mile nearest neighbor. 3 Miles to Elma, WA. \$340,000. 360-482-3897, 360-470-1899

**Farm Seller**

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



**160 +/- ACRE FARM**  
Incredible Farming or Ranch Property in Central Oregon! 110 Acres with NUID water rights plus 50 Acres dry/ range land. 2 pivots, 3 wheel lines, pressurized gravity system, power & water on site. Fantastic views for future dream home. Culver, OR. 541-546-2547



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

**356 Ranches**

**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 billtertel@aol.com

**\$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

**Hazelnut Farm For Sale**  
This Hazelnut Farm is located just 2.5 miles east of the city of Salem, Oregon. 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, (Jeffersons). 2016 Production records available. This farm has water rights & is pattern tiled, all under drip irrigation with fertilizer and chemigation system. Predominant soils are Amity & Woodburn. There is a 1.5 acre building site on the west side of the farm for a home and/or shop.  
**Steve Helms, Keller-Williams Mid-Willamette at 541-979-0118**

**Your Farm & Land Specialist**

**840-Cow Dairy Farm in Western Washington, Curt Christopherson, Sea-Port Realty, WA. broker 253-640-2121... \$5.3 Million**  
80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....**SOLD \$610,000**  
**(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**

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

**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



**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

**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

**SANDY, OREGON**  
Stunning Panoramic Views of Mt. Hood & the Sandy River Valley. 80 Acres w/approx. 40 Acres Cleared. Use this property as your canvas to build your dream home, add pasture or nursery! Endless possibilities! Truly a MUST see! Privacy galore! Own your own Paradise! Only 5 miles from downtown Sandy. Possible owner carry w/short term.  
**\$644,000**  
**Marie Teune**  
Principal Broker  
Cell 503-680-6227  
Office 503-826-9000  
marieteune@johnscott.com  
**John L. Scott**  
REAL ESTATE  
www.marieteune.com  
johnscott.com

**380 Farms**

**For Lease:** 7.5 acres, could be organic, might be good seed ground, no cross contamination, new 10HP irrigation pump, 1040' wheel line, 400'+ irrigation water available, 2 miles south of Homedale, ID. 208-921-6733

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

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

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

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

**WA ACREAGE**  
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**75 Acres Chehalis** Land & Merch. Timber & Growing Timber **\$250,000**  
**9.45 Acres Onalaska** Close to Lakes, Meadow/ Wooded, View. **\$55,000**  
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201 S. Tower St.  
Centralia, WA 98531  
360-736-9561

**385 Dairy Farms**

**Farm Seller**

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**387 Orchard/Vineyard Properties**

**Pleasant Hill Development LLC**  
Complete vineyard installation from land clearing to planting and maintenance. Licensed, bonded, insured. COB# 213829. Financing options available. Sheridan, OR. 971-241-0344

**390 Timber Property**

**Selling Rural Property**

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

**400 Land**

**15 Acres For Lease:** water available, Sherwood, OR 503-625-5624

**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. 541-619-4303 wvmls#710173

**110 Acres**

(110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, graveled area for tree loading/ 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#200202015

**160 Acres, Madras, Oregon. Still Available.** View building site, permits, ag building and well. \$299,000. 541-993-6412

**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

**Motivated Seller:** 161 acres in Douglas County. Several Springs and septic approved. I-5 access, \$340,000. Salem, OR. 503-362-3055

**440 Business Opportunities**

**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

**387 Orchard & Vineyard Prop.**

**14th Annual Orchard, Nuts & Vines Special Section**

Capital Press Agriculture Weekly will publish a Special Section featuring orchard, nut and vine articles and advertising on **April 14, 2017**  
By advertising in this Special Section, you'll be reaching over 89,000 print and online readers in California, Idaho, Oregon and Washington who make the buying decisions for your product or service!

**Space deadline is March 17th.**  
Contact your Capital Press sales representative or call 800-882-6789.  
www.capitalpress.com

**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  
Fax (208) 888-1989  
Email mike@mogensenland.com  
Web www.mogensenland.com  
A Division of SILVERHAWK REALTY  
Licensed in Idaho & Oregon  
MIKE MOGENSEN  
REALTOR  
Farm and Ranch Specialist



**Frazier Creek Estate Farm & Vineyard**  
**\$2,775,000 ■ 143+ acres**  
Gorgeous estate home convenient to Corvallis, Oregon!  
Grass landing strip, hangar, fishing pond, woodland, excellent soils planted to grass seed and vineyard, plus income from additional housing, all in the highly acclaimed Willamette Valley AVA.  
**Scott Hawes ■ 541.419.0770**  
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**FAY RANCHES INC.**  
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**IDAHO RANCHES & FARMS**

**10,500 ACRES - 10,504+/- deeded acres + BLM & State.** 500 cow/calf or 1,000 head summer yearlings. Quality homes and improvements, equestrian facilities, feedlot, trout ponds, 7 miles of live stream, resident elk herd. **ORGANIC RANCH POTENTIAL, CASH FLOW! \$10,500,000.**

**530 ACRES -** Productive hay farm, pivot irrigated, plus grazing for 100+/- head. Beautiful 2,500 sq.ft. Home, tranquil setting, river and mountain views. **A PRIDE OF OWNERSHIP PROPERTY! \$3,950,000.**

**424 ACRES -** Combo cattle, row crop, pasture farm, Northside canal water, 5 pivots and hand lines, home, 42x64 shop, calving barn Steel fencing, corrals. **\$2,595,000.**

**156 ACRES -** 146+/- acres irrigated with pivot, gated pipe and hand lines. 2,979 sq.ft. Home, various outbuildings and corrals. Buhl, ID **\$1,400,000**

**852 ACRES -** 250+/- cow/calf operation. 515 +/- irrigated pasture, 5 pivots, 397+/- BLM-AUMS, 337+/- acres of crested wheat and native grasses. Richfield, ID. Ranch with Home **\$2,625,000**

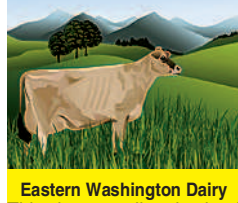
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**Eastern Washington Dairy**  
This is a well-maintained 500 cow dry lot facility with 510 mature lockups, open sheds/ shades, D10 Herringbone Parlor, 2 milk tanks, Jersey x cows and young stock available, +/-70 lbs./ day milk with high BF and protein. 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

**387 Orchard & Vineyard Properties**

**4 Acre Vineyard for Lease:** 4,000 plants, half Pinot Noir and half Gris, planted in 1990. Monroe, OR. 541-847-5456

**380 Farms**

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www.capitalpress.com

**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 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**  
**UNION COUNTY, NORTH POWDER, OR -** This private 2,518+/- acre ranch is located at the base of the Elkhorn Mountains. A spacious 11,000+/- square foot custom built timber frame home with guest quarters. Outbuildings include multiple workshops. Recreational opportunities for outstanding elk, deer and turkey hunting, and stocked fishing ponds. Wintertime recreation includes skiing at Anthony Lake Ski resort, which is less than 20 miles away, and snowmobiling. **\$7,500,000 CP#00217**  
**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**  
**BAKER COUNTY, BAKER CITY, OR -** 559.09 ac. with house, barn and hay shed. 547.9 ac of water rights. Wheel line and flood irrigation. **\$2,300,000 CP#00317**

**UMATILLA COUNTY, HERMISTON, OR -** Commercial/ Industrial development. Adjacent to Hwy 395, this 41+/- acre parcel contains 6 tax lots. Offered in 3 parcels. **\$2,295,000 CP#02216**  
**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**  
**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, HERFORD, 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. **\$700,491 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 3 outbuildings 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 -** 405.64 deeded ac with 47 ac tillable and 358 ac irrigated with water rights, with the balance in CRP. 2000 sq. ft. home, 2 homes, and shop. Recreation opportunities include 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**

**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

**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**  
**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 CP#03515**  
**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 -** 86+/- ac. priced, 86+/- ac of land with 40+ ac of river bottom remaining for recreation. CRP contract on 31+ ac that expires in 2016. **\$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**

**SOLD PENDING**