

270 Recreational Property



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

50 ACRES FOR LEASE Clean class 1 soils, 350 gpm well, easy access, Stayton/ Sublimity, OR. area. 503-875-0035

DEER/ ELK HUNTING LEASE WANTED I'm looking to lease a ranch in Oregon for Deer/ Elk hunting. If you have a ranch you would like to lease please email at eric@s2calls.com or text/call Eric at 503-750-8271. I have 15 years experience hunting private property and enjoy improving habitat and quality management.

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

Historic Dufur, Oregon! 2 Bedroom, + Big Bonus Room, 2 Bath, 2 car Garage/ Shop on Acreage with Active Creek! \$1295 Month + Deposits. TEXT NOW! 541-993-7372.

PASTURE WANTED Pasture wanted for 100 cows or 150 yearlings. Prefer Eastern WA, North ID or Northeast OR. Need to expand. Have successfully leased for over 20 years. Need by May 1. Call 509-235-6365 or 509-994-3222.

Warehouse 150'x60': With loading dock. \$3,000/month. Gervais, OR. 503-991-1515

353 Equestrian Properties

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



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355 Ranchettes

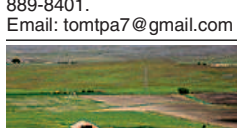
48+ ACRE RANCH: in Paradise Valley, NV for sale by owner. Water rights, 39.36 acres (157.44 AFA) Irrigation system, 50 HP motor, 450 GPM pump. 2- Wheel lines, various handlines-both U/G, and O/G mainlines. 40 acres of meadow-grass. Supported 40 plus mother cows 9 months of year. 3 bedroom, 3 bath, 1860 S.F. home with attached carport. 528 S.F. garage/ shop. Nice set of livestock corrals. (48 lot subdivision map is in place for this property) Unique location offering something for everyone. Right out the back door, fishing, hunting, horseback riding, atvs and more. Asking \$599,000. Call 208-830-0241 or email rgavica@gmail.com



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

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



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



72+ ACRE AG PROPERTY Gorgeous Willamette Valley, OR. farm property. Livestock, horses, hay. Contact Jennifer Radcliffe 541-554-4454 www.RadcliffeRE.com

356 Ranches

85 ACRE RIVER RANCH! Beautiful setting on the North Fork of the John Day River near Monument, Oregon. 50 Irrigated acres, large shop, equipment shed, barn, corrals, fenced, 2 bed, 2 bath home with daylight basement, garage. \$535,000. RMLS #17501846 Duke Warner Realty, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

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

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

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

3000 HEAD CATTLE FEEDLOT Unique custom 4000+ square foot 4 bedroom/ 3 bath + finished basement ranch home Built 1998 and recently updated; 40 acre Alfalfa pivot with water rights; Cement bunks, 200 head lockups, 70'x140' clear span hayshed, 30'x60' shop, vet/ storage barn; Multiple pasture/dry lots with water; 60'x300' silage pit; Irrigation well, 2 stock wells with generator hook-ups; Equipment included: 4 mixer feed trucks & loader; 12 month contract feeding organic & conventional dairy /beef; Manure export; County paved road access; Local unlimited hay supply. \$1,350,000 • Silver Lake, OR • (541) 576-4088 10-1/17/10

DECKER'S DEALS! Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185 email: everett@johnlscott.com Really good glasses show some green. A little spring work has started, but still too cold for me.

NEW LISTING. New home on top of the hill. 7815 sq. ft. 4 bedrooms, 4.5 bathrooms plus all the extras. Finish to your specifications. Other buildings include a large hay shed, horse shelter, a changing room and a 3000 square foot utility building. 183 acres of water right with 5 pivots, 2 wheel lines and big guns. Great location with 194 total acres. \$2,950,000 Johnlscott.com/35309 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 10-1/15

CAPITAL PRESS CALL 1-800-882-6789 CLASSIFIEDS FAX (503) 370-4383 www.capitalpress.com

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356 Ranches

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

LAVA BED RD PROPERTY 158+ acres with year round access from Lava Bed Road. Adjacent to BLM, close to Dry Lake Reservoir, Peter French Round Barn, Diamond Craters & Steens Mountain. Great recreation property. \$82,850 CLOSE TO TOWN Comfortable 3 bedroom, 2 bath home on 4.33 acres within 3 miles of town. 3 Bay animal shelter, shop, fenced & cross fenced. Nice views. \$110,000

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

356 Ranches

OREGON RANCH NANCE - RHEA CREEK RANCH: Heppner, Oregon. 785 deeded acres with approximately one half mile of Rhea Creek- Sr Creek water rights for approximately 33 acres - gravity flood and sprinkle irrigated - 113 acres in CRP generating annual income. The balance of deeded land is productive native range. Elevations range from 1,952' to 2,580'. Attractive home, barn calving shed, corrals and small feed lot. Mule deer, chukar, & quail. Great opportunity to purchase a well maintained ranch on Rhea Creek - \$665,000 For Complete Brochures: agrilandsrealestate.com

AgriLands Real Estate Farms, Ranches, Timber & Recreation Properties Jack Horton - Broker 208-830-9210 73723 Telocast Lane, Baker City, OR. 97814 Rae H. Anderson - Broker 208-761-9553 agrilandsrealestate.com

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21.14 Acre Culver Farm 19 acres water rights for hay, 3-bay shop w/concrete floors. Minutes from Haystack Reservoir. \$425,000 NEW PRICE Cascade Sotheby's Farm & Ranch DIVISION 650 SW Bond St., Ste 100 Bend, OR 97702 PAM MAYO-PHILLIPS & BROOK HAVENS PRINCIPAL BROKERS 541.480.1513 | 541.604.0788 pam.mayo-phillips@sothebysrealty.com brook.havens@sothebysrealty.com www.desertvalleygroup.com

OWN A SLICE OF HEAVEN Four Cross Ranch Central Washington • 3,500 Contiguous Deeded Acres in the Columbia River Basin. Additional 1,000 BLM and Private Lease Land Available • Historically a 350 head cow/ calf or replacement heifer, bull operation • 1st Class cattle handling facilities • 310 Acres center pivot. Growing pasture, alfalfa, corn for silage and optional organic crops. • Modular Home, covered feed mixing area, 300 ton hay shed Curt Johansson 602-989-2464 cjohansson@sunstatebuilders.com Vance Burck 509-750-4673 vburck@yahoo.com www.fourcrossranch.com

\$1,400,000 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. 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. RANCH HOME REALTY Phillip Burling • John Collins Principal Brokers 541-963-5450 • www.ranchnhome.com 1526 Jefferson Ave, La Grande, OR 97850

PRIVATE HERITAGE HOME ON 264 PEACEFUL ACRES • Stunning views over the Klamath Basin's patchwork of farms, wildlife refuges, rivers, lakes & Mt. Shasta! • First time offering. 8,233 sq. ft. home crafted for family comfort with open beam ceilings, solarium, 4 fireplaces, welcoming dining room and kitchen. • 4 bedrooms, 5 full baths and 3 half baths, unique master suite with office - and amazing views too. • There is an art studio, craft and metal work studio, 3 car garage, huge covered patio, private decks, garden, dog kennel, tennis court and a paved road up to the home. • Open for more creativity & definitely irreplaceable... \$2,225,000 and worth it! Crater Lake Realty, Inc. Linda L. Long, Broker 541-891-5562 Chilquin, OR linda@craterlakerealtyinc.com • craterlakerealtyinc.com

380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 380 Farms 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#02017 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 - 7374/- 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 MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & water rights cover the 82 acres of irrigated fields. Home, barn, horse barn, shop, and hay barn are abundant. Big Butter creek flows through the property. A rare Butter Creek Ranch property. \$1,595,000 CP#01716 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, 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 100 ac irrigated with water rights, with the balance in CRP. 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

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 #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, SHERBORN, OR - 100 +/- ac. priced. 864+/- ac of land with 157.7 ac of CRP, power and well, 51 ac prev. irrigated. 2000 sq. ft. home, 2000 sq. ft. shop, 51 acre set. \$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