

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, turkeys, 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. Live-stock, horses, hay. Contact Jennifer Radcliffe 541-554-4454
 www.RadcliffeRE.com

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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 shop, barn, corrals, fenced, 2 bed, 2 bath home with daylight basement, garage, \$535,000. RMLS #17501846 Duke Wamer Realty, Dayville, OR. 541-987-2363 www.rmls.com dddwr@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 Wamer Realty, Dayville, OR. 541-987-2363 www.rmls.com dddwr@ortelco.net

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

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356 Ranches
for RANCHES & FARMS call Crater Lake Realty, Inc.
 Linda L. Long, Broker
541-891-5562
 Chiloquin, OR
 linda@craterlakerealtyinc.com • craterlakerealtyinc.com

380 Farms
 For Sale/ Lease: 180 acres, irrigated farm ground, 2 joining parcels near Pocatello, Idaho. 208-775-3410



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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. Predominate soils are Armit & Woodburn. There is a 1.5 acres building site on the west side of the farm for a home and/or shop.
Steve Helms, Keller-Williams Mid-Willamette 541-979-0118 www.sthelms.com



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
 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

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 boederblom@gmail.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

398.6 Acre Farm: Marquam, OR. (between Molalla and Silverton). \$2,995,000. Call Jim for details. 503-709-9585



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

Indian Valley, ID. 1,153 +/- Acres Hell's Canyon Rim Country For Sale By Owner. Magnificent Mountain Views, highly productive farmland, growing alfalfa hay, timothy hay and grain. One main home, a secondary home and 4 additional home sites with access to power and water. 5 large hay barns, 7 pivots, 2 wheel lines, granary and additional outbuildings. Water rights, well water, two irrigation wells, surface water. Hunting opportunities. About 15 miles from Council, ID. Firm Pricing. Possible short-term owner financing. Serious Buyers only, \$5,000,000. Call 208-256-4419, 208-741-2399



LONE PINE FARMS
 Here is your chance to own a staple of the Willamette Valley, OR. farming community. Land, Business, and inventory included in this purchase. 60 acres of pristine farmland as well as Market Place and Event Center areas. Special Use Permit with County allows multiple different Event Center activities. Don't miss this rare chance to purchase an iconic Brand, Business, and Piece of Oregon Farmground! Brent Cole, Remax Integrity, 541-302-4880, brentcole@remax.net

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

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

Taking Offers on **100 Irrigated Acres** of cropland for lease near Harrah, WA, 75 acres of which is 2 - 3 year old alfalfa, 25 acres in grass. 90 acres wheel lines, 10 acres solid sets. Senior water rights. Owner may also consider leasing out the adjacent 40 acres irrigated pasture, home, enclosed shop, 2 stall machine shed, small barn, newer 60x96 hay shed and 200+ head feedlot with concrete bunks, sorting alley, squeeze chute, etc. Call 253-363-5415

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

380 Farms
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380 Farms

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

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

390 Timber Property
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400 Land
15 Acres For Lease: water available, Sherwood, OR 503-625-5624

420 Acreage
110 Acres

(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#200202015

79 Acres Zoned Industrial: 67 acres of water rights, being farmed with pivot, wheel lines and hand lines. Great investment. One of largest tracts left in the Hermiston, OR. growth boundaries. 20% down could finance over 5 years, \$2.2 million Call 541-561-6882.

GRAZING LAND IN NORTHEAST CALIFORNIA
 Grazing land near Cal Pines, next to Graves Reservoir, near Graven Ridge. 2,367 Acres accessible on County Rd 72 and another 760 acres close by, \$450 per acre. 360-675-9091 ext. 3
 julia@ipmrent.com

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470 Timber, Lumber

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

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425 Pasture
PASTURE FOR LEASE
200 Acres of Pasture: for lease in McMinnville, Oregon. email: rcompanyllc@gmail.com Phone: 660-624-1311

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

BUYING RURAL PROPERTY? Visit Today!
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For Rent: 32 Acres cattle pasture, April 1st- Aug 31st. Bunker Hill, - Riverside Rd. S. (South Salem), \$1100 with water. 503-538-3578

Pasture Wanted: For up to 100 head beef cows, April to October. Prefer Western Washington 360-481-6449.

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

Wanted to Lease Pasture Land: in Washington, Oregon or Idaho, long term. 509-750-9795

440 Business Opportunities
Convenient Stores 2 Stores for Lease. One in Reedsport, OR, other in Florence, OR. Adjacent to gas station and Highway 101. Call 541-396-5571 for information.

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

470 Timber, Lumber



Agate Ridge Vineyard & Winery
 Eagle Point, OR
\$4,900,000 ■ 127+ acres

Poised for growth, this boutique winery operation is perfect for entry level buyers or as a brand addition to a corporate portfolio.

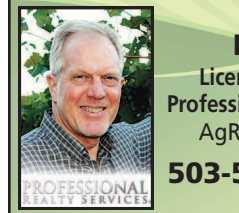
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840-Cow Dairy Farm in Western Washington,\$5.3 Million
80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....SOLD \$5,150,000
(507) Acres: (30) acres water rights, fenced & crossfenced Richardson Gap Road, Lebanon, OR.**PRICE CHANGE \$1,599,000**
(49) Acre Vineyard Site: South Salem Hills, Willamette Valley AVA,**\$808,500**



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 Complete vineyard installation from land clearing to planting and maintenance. Licensed, bonded, insured. CCB# 213829. Financing options available. Sheridan, OR. 971-241-0344

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Also Maple and Ash: Saw Logs Pulp Logs and Timber Deeds

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	Tim T.	(541) 231-4758
Garibaldi, OR:	Lee A.	(541) 290-9892
Salem, OR:	Tim T.	(541) 231-4758
Longview, WA:	Steve A.	(360) 430-0885
	John A.	(360) 807-7726
Centralia, WA:	Jeremy M.	(360) 807-7711
	John A.	(360) 807-7726

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**

MORROW COUNTY, HEPPNER, OR - 517.31 acres located on Big Butter Creek. Pivots & wheel lines cover the 82 acres of irrigated fields. Ponds, 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. Standfield 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 timber 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. 86+/- ac of timber with water rights, with 100+ ac of CRP. 51 ac previous owner's trees, oak trees, pine 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, CC