

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

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 Wamer Realty, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net

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

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

380 Farms

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

380 Farms

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

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

420 Acreage

627 Contiguous Acres: Remarkable south slope with elevations from 200 - 450 feet, possibilities of vineyard or hazelnuts. One home, 8 tax lots, surrounded by vineyards on two sides, approximately 500 acres of productive farm land. Possible lot line adjustments. McMinnville, OR. Call Hal Sheldon, John L. Scott Real Estate, 971-237-2434

702+ ACRE RANCH
Eastern Oregon, 311 Acres irrigated. Good water, pivot, wheel lines, 4 bedroom, 2 bath ranch house, large lighted arena, LOP tags, productive ranch with spectacular views, \$1,700,000. Contact Kathy Endicott, Principal Broker, Key To The West Land Sales, 541-620-2960

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

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

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

HAZELNUTS Creswell, Oregon
26.6 Total acres with 23 acres planted two years ago, Jefferson variety, irrigation, 1-5 frontage. New price \$275,000.

10 ACRE CHEHALIS
Panoramic View of Valley & Mountains. \$40,000

75 Acres Chehalis
Land & Merch. Timber & Growing Timber \$250,000

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

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

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 ddwr@ortelco.net

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

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

AG Investment Brokers LAND
AG Real Estate Specialists
Elder Creek Range Tehama County, CA
263 acres 14 miles SW of Red Bluff on Elder Creek with paved County Rd frontage. Improvements include a home, barn, steel corrals & perimeter fencing. Two parcels, both Zoned Williamson Act. This is a perfect headquarter location.

10 ACRE CHEHALIS
Panoramic View of Valley & Mountains. \$40,000

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

425 Pasture

PASTURE FOR LEASE

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

40 ACRES NEAR CRANE Large home, 3 bedroom, 3 bath, enclosed breezeway to double car garage w/ lean-to. Livestock shelters, wonderful setting, great views of surrounding valley & mountains. \$210,000

120 AC IN SUNSET VALLEY Here is your place to relax after a hard day's work. Good location just few miles from Burns. 2 bedroom cabin, nestled on a north sloping hillside with a great view of Sunset Valley. \$150,000

Curt Blackburn, Broker Nancy Gregg, Broker
541-589-0025 541-589-1362
707 Ponderosa Village • Burns, OR 97720
541-573-7206 • Fax: 541-573-5011
E-mail: jblackbn@centurytel.net
www.Jettblackburn.com

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

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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

200 Acres of Pasture: for lease in McMinnville, Oregon. email: rfcompanyllc@gmail.com Phone: 660-624-1311

MT SHASTA VIEW! IRRIGATION WELL!

• Private 167 acres. BLM lands close!
• 108 irrigated acres are excellent soils for alfalfa, grain & pasture; has been in spuds.
• 2 pivots, 5 wheel lines, new variable speed 100 hp pump and boles.
• Balanced for cattle and hay rotations.
• Pole barn, livestock barn, corrals, fenced and cross-fenced. Garage/shop.
• Livestock handling equipment included.
• Gorgeous 3-bedroom, 2-bath 2700+ sq ft mftd home: high ceilings, huge kitchen, grand master suite.
• Views every direction, decking on 3 sides, beautiful landscaping and garden.
• MLS 86927

HUGE PRICE REDUCTION TO \$750,000!
MOTIVATED SELLER!
Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

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New Listing! Bend Home on Acreage
20 acres with 15 acres irrigation rights. 2590 sf, 3 bedroom, 2.5 bathroom home. Access to public land. \$819,000

Cascade Sotheby's International Realty
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

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NOT! SAVINGS at Capital Press
1-800-882-6789
www.capitalpress.com

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Your Farm & Land Specialist
Bill Hekman
Licensed OR & WA Broker
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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.

Blue Mountain REALTORS

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

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

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

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)

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.

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)

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**

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

www.BlueMountainRealtors.com

120 +/- acre development ranch in Canyon County, Idaho's A.V.A. 9-10 exquisite view lots. Ground and surface water rights with irrigation well. Perfect orchard or vineyard ground, all south slopes. \$2,750,000. 208-412-6300

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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**

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. Winter recreation includes skiing at Anthony Lake Ski resort, which is less than 20 miles away, and snowmobiling. **\$7,500,000 CP#02117**

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. \$47.9 ac of water rights. Wheel line and flood irrigation. **\$2,300,000 CP#00317**

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**

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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, CHEPUNUKIA, OR - Bargain priced. 86+/- ac of potential. 51 ac irrigated with water rights, 51 ac previously farmed. 100+ ac of 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**