

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: tomp7a@gmail.com

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



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



Lake County Oregon Ranch For Sale: 3558 acres, 2000 acres water right, 200 sprinkler irrigated, 1600 flood irrigated, 7 artesian stock water wells, 2 miles of Thomas Creek access, shop. 701-570-5600. Visit www.oregonranchland.com/ranches196.htm for more information.

HAVE PROPERTY FOR SALE? LOOKING TO BUY SOME?

Put your property in front of people that are ready to buy.

FarmSeller.com is America's farm and ranch database.

FarmSeller.com
 800-882-6789

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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
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 Licensed in Idaho & Oregon

MIKE MOGENSEN
 REALTOR
 Farm and Ranch Specialist

JETT BLACKBURN
Real Estate, Inc.
EASTERN OREGON

RIVERSIDE RANCH, RIVERSIDE OR
 This ranch sits in a little valley with two forks of the Malheur River running through it. Out of the 675 deeded acres there is 140 acres irrigated producing 300 to 350 tons of hay. This ranch is currently running 650 head of cattle for 6 months from BLM & Forest permit. The improvements are adequate for a ranch of the size and there is a lot of recreation opportunities for hunting & fishing in the area. **Priced at \$2,900,000 - owner will consider possible trade of another ranch.**

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

River Ranch
 560 acres
 461 acres Free Water Rights
 New Price! **\$5,250,000**
 www.tommccallriverranch-centraloregon.com

Cascade Sotheby's INTERNATIONAL REALTY
Farm & Ranch DIVISION
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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

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

380 Farms
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

380 Farms
10 ACRES IRRIGATED WITH HOME & SHOP
 FSBO: Located south of Corvallis, OR. \$650,000. Contact: 406-465-7271.

10 Acres Surveyed 100% off 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



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.



Bend, OR: Horsell Road Farm 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 features 4 beds, 2 baths, 2879 square foot, slab granite counters throughout, large pantry, mud room, laundry room, office, covered patio, heat pump with air conditioning. North unit of 317 acres with 260 irrigated (with shop & barn) or South unit of 160 acres with 125 irrigated (with house) could be available separately. Full line of farm equipment available. John Ropp, Principal Broker/Owner, The Broker Network, 541-771-6564.

Farm Seller

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Awesome Valley and Sprague River Views: 400 (+) acres all 80/ acre subdividable. 156 Acre of water rights, 3 solar wells, underground main line, wheel-lines, 3/2, 1600 sq.ft. manufactured home, 200 ton pole barn, nursery barn, 6 bay, large equipment shed and shop. Private stocked fishing lake. 100 hp variable geared pump system in river, all planted in pasture. Owner carry 30% down on a 4% note, over 30 years but due in 5. Asking \$899,000. Will consider trade. Sprague River, OR. 541-533-2364

3000 HEAD CATTLE FEEDLOT
 Christmas Valley / Fort Rock, OR. Area

Currently raising organic dairy replacements and conventional beef calves. 240 acres including 40 acre Alfalfa pivot with water rights; Cement bunks; 300+ 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; Manure export; County paved road access; Local unlimited hay supply. Equipment available. Unique custom 4000+ square foot ranch home.

\$1,150,000 • (541) 576-4088

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

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

For Sale/ Lease: 108 acres, irrigated farm ground. 2 joining parcels near Pocatello, Idaho. 208-775-3410

HAZELNUTS
Creswell, Oregon
 26.6 Total acres with 23 acres planted two years ago, Jefferson variety, irrigation, I-5 frontage. New price \$275,000.
Molalla, Oregon
38.48 Acres- Remodeled 4bed/ 3bath home. Three shops, one finished with offices and amenities. 35 Acres of Barcelonas, \$900,000.
 www.agribis.com Terry Silbernagel Principal Broker. terry@agribis.com 503-371-6409, 503-559-3200
Agri-Business Real Estate



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

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. Lower 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
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387 Orchard/Vineyard Properties
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

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

380 Farms

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

ROSE CREEK RANCH FOR SALE
 Rose Creek Ranch in Winemucca, 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 Winemucca, Nevada. I-80 off ramp and frontage. Please call Dan 775-273-0896

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

Unique 20 Acre Junction City, OR Farm: private, secure, views, 2 homes, out-buildings, power, water, gentle southwest grade, some timber, by owner. Jim 541-521-0682

385 Dairy Farms



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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**

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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 SELLING RURAL PROPERTY? Call or Visit Today! 1-800-882-6789

PASTURE FOR LEASE

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

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Mountain Spring Pasture Available: 140 to 390 pair, easy access. Modoc and Lassen Counties, CA. 530-294-1203

Pasture For 1600 Yearlings: Eastern Oregon. 541-977-6180

Farm Seller.com
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380 Farms

390 Timber Property

Selling Rural Property

www.farmseller.com
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400 Land
 Minnesota CRP Land For Sale: 1360 acres, 1090 CRP acres out in 2017 and 2018, 270 acres grass and trees, excellent hunting area. Proposed payment \$70 per acre. 701-570-5600

420 Acreage

110 Acres

(110) Acres: Property has county roads on (3) sides, some timber, mostly pasture, gravelled 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



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

79 Acres Zoned Industrial: 67 acres of water rights, being farmed with pivot, well 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.

For Lease: 935 Acres of dryland wheat ground. Pendleton, OR. 541-276-2753

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

www.farmseller.com
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Pasture For 1600 Yearlings: Eastern Oregon. 541-977-6180

380 Farms

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PACIFIC NORTHWEST PROPERTIES

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- 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