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

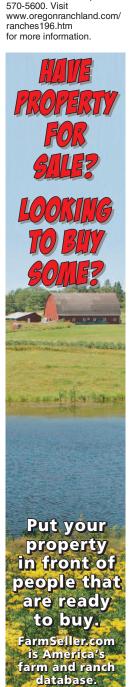


72+ ACRE AG PROPERTY Gorgeous Willamette Valley, OR. farm property. Livestock, horses, hav. Contact Jennifer Radcliffe 541-554-

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Lake County Oregon Ranch For Sale: 3558 acres, 2000 acres water right, 200 sprinkler irrigated, 1600 flood irrigated gated, 7 artesian stock water wells, 2 miles of Thomas Creek access, shop. 701-570-5600. Visit



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Capital Press

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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

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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 or recreation opportunities for hunting & fishing in the area. **Priced at \$2,900,000 - owner will** consider possible trade of another ranch.

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WITH HOME & SHOP

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Large 4,000 square foot 5

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this once grand property to

its glory days. Outbuildings

include: Mother-in-law cot-

tage, large 2 bay truck

big barns and a gazebo with

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and RC air strip add to the amenities. \$1,200,000.

MLS#16606148 Ed Stafford, RE/MAX HomeSource Of-

503-829-8500,

503-708-0981.

Cell

machine shed, two

Mile nearest neighbor.

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OR. \$650,000.

FSBO: Located south

Contact: 406-465-7271.

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380 Farms Indian Valley, ID, 1,153 +/- Acres Hell's Canyon Rim Country For Sale By Owner. Magnif-icent Mountain Views, highproductive farmland. growing alfalfa hay, timothy nay and grain. One main nome, a secondary home and 4 additional home sites with access to power and water. 5 large hay barns, 7 pivots, 2 wheel lines, graary and additional outbuildngs. Water rights, well water, two irrigation wells, surface water. Hunting opportunities. About 15 miles from Council, ID. Firm Pricowner financing. Serious short-term Buyers only, \$5,000,000 Call 208-256-4419, 208-

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vburck@yahoo.com

PRINCIPAL BROKERS

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 with125 irrigated (with house) could be available separately. Full line of farm equipment available. John Ropp, Principal Broker/Owner, The Broker Network, 541-771-6564.



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Awesome Valley and Sprague River Views: 400 (+-) acres all 80/ acre sub-dividable. 156 Acre of water rights, 3 solar wells, under-ground main line, wheelines, 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.

380 Farms

Acre Farm: Mar guam, OR, (between Molalla and Silverton), \$2,995,000. Call Jim for details. 503-

arm/ Ranch For Sale By Owner: Eastern Washing ton, 560 total acres. Acres of dry farm land plus Spokane County 160 acres Lincoln County 400 acres Joined parcels. Approximately 11 acres of pine trees, old farm house, par-tially collapsed large barn, 1 out building, good function-ing well, Century Link teleohone, Avista electricity, on paved road. Great potentia \$1,250,000. 509-990-3310

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, irri-

gation, I-5 frontage. New price \$275,000. Mollala, Oregon 38.48 Acres- Remodeled 4bed/ 3bath home. Three shops, one finished with ofices and amenities. Acres of Barcelo Barcelonas.

900,000. www.agribis.com Terry Sil-bernagel Principal Broker. terry@agribis.com 503-371-6409, 503-559- 3200 Agri-Business Real Estate



LONE PINE FARMS staple of the Willamette Valley, OR. farming community. Land, Business. munity. 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 purnase an iconic Brand, Business, and Piece of Ore Farmground! Brent ole, Remax Integrity, 541 302-4880,

WA ACREAGE 10 Acres Chehalis

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noramic 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**

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Currently raising organic dairy replacements and

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Alfalfa pivot with water rights; Cement bunks; 300+

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OR. 971-241-0344

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117 Acres Timber Land: in Noti, OR. Zoned F1, behind locked gate, good roads, well stocked, 24 years old, \$500,000. 541-968-7544

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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 clean frontage, clean ranch house, excellent hunting vear round stream, 9 Miles west of downtown Win-nemucca, Nevada, I-80 off 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, outbuildings, power, water, gentle southwest grade, some timber, by owner. Jim 541-521-0682

385 Dairy Farms



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387 Orchard/Vineyard Properties

120 +/- acre development ranch in Canyon County, exquisite view lots. Ground nd surface water rith irrigation well. orchard or vineyard ground, all south slopes \$2,750,000. 208-412-6300

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1-800-882-6789 400 Land

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

420 Acreage



(110) Acres: Property has county roads on (3) sides, some timber, mostly posture, graveled area for tree landing/ shipping. Great views of Cascade Moun-Great tains 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 center, \$550,000. RMLS #15048476. Call Ed Stafford, for more information 503-829-8500, OREL#200202015



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, be

ing farmed with pivot, wheel lines and hand lines. Great investment. One of largest tracts left in the Hermiston, growth boundaries. 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

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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 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

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

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

home and outbuildings. Includes freestanding solar feedback

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 Industrial development. Adjacent to Hwy 395, this 41+/- acre parcel contains 6 tax lots. Offered in 3 parcels. \$2,295,000

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 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 Pive School Cover the 82 acres of irrigated fie on the pive School Cover the 82 acres of irrigated fie on the pive School Cover the 82 acres of irrigated field the pive School Cover the 82 acres of the 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.

\$1.550.000 CP#00416 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

UMATILLA COUNTY, PENDLETON, OR - 1402 ac., 1288 ac. expired CRP. 45 bu. average historical wheat production. Suitable for pasture and/or renewed wheat rotation. Good ROI. Home available under separate contract. **\$865,900** CP#00417 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, 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

Gary Jellum, Broker

GILLIAM COUNTY, CONDON, OR -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. Couse 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

UMATILIA 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

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 SEP 1864-A ac of poter ac previously far nice setting. \$270,000 CP#02316 Bargain priced Small stream, 51 trees, oak trees,

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

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- Jim Whitney, CCIM/Owner/Principal Broker
 - Blake Knowles, Broker

Christopher Stuvland, Broker

Todd Longgood, Owner/Broker

13-2/#6