

**380 Farms**

**10 Acres Surveyed 100% off Grid:** 3 bdrm manufactured home, 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

**112.78 ACRES**

Picturesque farm. Pond, 36x40 horse barn, land farmed. Home: 3 bedroom, 2 bath, one-level with updates. \$1,200,000. **Donna Graham, Broker Licensed in Oregon. Windermere/Western View Properties.** Dallas, OR 503-931-5677 wvmls#717293

**WA ACREAGE**

**22 Acres Chehalis** Nice 3 Bed, Fireplace, 2 Baths, Estate **\$225,000**  
**75 Acres Chehalis** Land & Merch. Timber & Growing Timber **\$250,000**  
**5.5 Acres Centralia** Mostly Timber. **\$65,000**  
**Frank Dipola Realty**  
 201 S. Tower St.  
 Centralia, WA 98531  
 360-736-9561

**380 Farms**

**33.6 Acres With Home** Currently in Grass Seed, Albany, Oregon. Future development potential. Bordered by city limits on two sides. 1570 square foot house, 3 bedroom, 1.5 baths. Rented at \$750 per month. FSBO \$399,000. Doug 503-939-7873



**BEAUTIFUL FARM:** 28+ acres, 2 story barn with attached tool/tractor shed. Shop with cold room, cutting room on the most beautiful property in Mossyrock, WA. 4 bedroom home. Creek and ponds. Views of Mt. Rainier. Near Rifle Lake. **TOO MUCH TO LIST! Call KELLY EGAN 360-269-1086 RE/MAX Key Land**

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**380 Farms**



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, \$3,345,000. 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.



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**AMERICA'S FARM AND RANCH DATABASE**

**380 Farms**

162 Acre Highland Meadow Beef Cattle Ranch: 1/2 ton per acre good grass, 1984 manufactured home, 2400 square foot greenhouse space, barn/shop space, other sheds, fenced, \$275,000. Tonasket, WA 509-485-2059

**Living The Dream:** 14 Acres. Seller retiring, used for cut flower business, has potential for sustainable produce operation. 2300 square foot home, newer 40'x80' shop with all cement floor, roll up doors, one 14' door, RV parking. Walk in cooler and storage in approximately 1800 square foot small shop building, 100 GPM well. Salem, OR. Call Hal Sheldon, John L. Scott Real Estate 971-237-2434

**LOOKING FOR FARMLAND TO LEASE** Looking for farmland to lease in NW Oregon. Competitive rates. Contact brewster167@gmail.com 541-990-1789

**RIVER FRONT RANCH/ FARM** 19.4 acres in Douglas County, Oregon. Low taxes, 5400 square foot barn, 1870 square foot, 3 bedroom, 2 bath, remodeled house. Class I soils with irrigation available. 10 year old vineyard and orchard, miscellaneous nuts and table grapes, \$495,000. 541-679-0132

**Your Farm & Land Specialist**

**840-Cow Dairy Farm in Western Washington,.....\$5.3 Million**  
**80 acres, Molalla Or. 50 acres suitable for hazelnuts. Buildable.....\$OLD \$610,000**  
**(507) Acres: (30) acres water rights, fenced & crossfenced Richardson Gap Road, Lebanon, OR.....PRICE CHANGE \$1,599,000**  
**160 Acres. Near Rome, OR. Close to Crooked Creek State Park.....\$56,000**

**Bill Hekman**  
 Licensed OR & WA Broker  
 Professional Realty Services Intl.  
 AgRealtyNW@gmail.com  
**503-580-8664**

**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 \$3,950,000**

**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 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**

**Columbia County, WA. 305 Acres +/- Mountain Property.** Property located in the Blue Mountains on Maloney Mtn. road in Dayton. Can be sold in smaller parcels. Larger Parcel (cruised in 2004) contained approx. 600,000 bf. Call for more information. **Asking \$672,000.**

**Clyde-Eureka Area Dryland Farm, 2000 ± 2 Total Acres, 155 ± FSA CRP. Asking \$2,300,000**

**UNDER CONTRACT**

**www.BlueMountainRealtors.com**

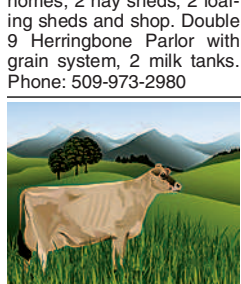
**385 Dairy Farms**

Jefferson County, OR: 320 Acres South East of Mardras. Grizzly Road. Gently sloping to west, good grazing, solar well, gated entry, views of Mt. Jefferson and Three Sisters, fenced on two sides, borders BLM, 2 & 1/2 hours from Portland. Adjoining land available. \$279,000 Terms. Contact Owner Dave: 541-350-4077.

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

**Southern Idaho Water Right:** 1911 Priority Ground Water Right. Domestic use for 55 homes. Irrigation use for 5 acres. Possible locations on South side of Snake River in Cassia, Twin Falls, Gooding, & Elmore Counties. Call 208-788-4613. Please leave message.

**420 Acreage**  
**33.6 Acres With Home** Currently in Grass Seed, Albany, Oregon. Future development potential. Bordered by city limits on two sides. 1570 square foot house, 3 bedroom, 1.5 baths. Rented at \$750 per month. FSBO \$399,000. Doug 503-939-7873



**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**

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

**63 Acres Excellent Alfalfa Ground:** Irrigated from wells with early priority dates. View lots of Blue Mountains. Located East of Pilot Rock, Oregon on Birch Creek. Priced less than county assessed tax value. **Ray 541-443-7451**

**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

**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

**390 Timber Property**  
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 1-800-882-6789



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**425 Pasture**  
 BUYING RURAL PROPERTY?? Visit Today!  
 www.farmseller.com

Pasture For 1600 Yearlings: Eastern Oregon. 541-977-6160

Pasture for 400 pair in Eastern Oregon. Call 541-420-8689.

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

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**385 Dairy Farms**

**Northwest Farm Brokers**

**Dave Wood 503-983-1585 • John Lee 503-245-9090**  
 Principal Brokers, RE/MAX Advantage Plus  
**www.oregonfarmbroker.com • www.oregon-ag.com**  
**WILLAMETTE VALLEY OREGON**

• **29.66 Ac. Hazelnut Site.** Water rights, S. Santiam River, EFU. Lebanon. — **\$395,000**

• **"Anna's Vineyard"** Chehalem Mts. AVA, 8.2 Ac. Pinot Noir Vineyard for LEASE. Adjacent 1 Ac. site with 4,400 sq. ft. winery building FOR SALE. Newberg. — **\$750,000**

• **31 Ac. Hazelnut Orchard,** 2-year old Jefferson trees on 36.92 total Ac. 2,836 sq ft remodeled house & barn/garage/office. Irrigation District, Scio. — **\$805,000**

• **82 Ac. Vineyard Site.** S Slope & Creek at South Boundary. Soil consultant says the site works for winegrapes. Boundary subject to lot lines. Polk County. — **\$1,066,000**

**19-2/#7**

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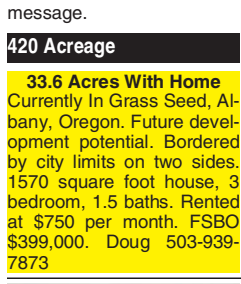
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**For Lease:** 935 Acres of dryland wheat ground. Pendleton, OR. 541-276-2753

**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**

Winter pasture available for lease in Northern California. Five leases will be available for up to 5 years (one basic year and 4 one-year option periods) at Beale Air Force Base, Yuba County, CA: Lease A: 3,179 acres; Lease B: 3,066 acres; Lease C: 3,022 acres; Lease D: 755 acres; Lease F: 2,341 acres. All acreages given are approximate. To graze mature bulls, pregnant cows, or cows with suckling calf less than six months in age. Grazing season is November 1 to May 31. Bid packages will be available in July 2017. For further information, contact Erik Villareal, 9 CONS/LGCB, 6500 B. Street, Suite 101, Beale AFB, CA. 95903-1712; email: erik.villareal.2@us.af.mil or call 530-634-3309

A tour of the area will be conducted June 15 at 9am on Beale AFB.

**440 Business Opportunities**

**INDUSTRIAL INVESTOR:** MCE International Paper & Wood Products. Note pays 5% interest for 90 day term. \$500 minimum. Call 541-808-4411

**440 Business Opportunities**

**OWN YOUR OWN TOWN:** Contact, Nevada (historical gold mining town) located 15 miles south of Jackpot, Nevada on US Highway 93 on the Idaho/ Nevada border. • 25+ usable acres with highway frontage. • Great location for a Casino/ Truck Stop. • Ample well water for all types of development. • Electric power provided by Wells Rural Electric. • \$1,500,000. 480-450-7642 (see larger ad under classification 430)

**IF YOU HAVE A BEEF** sell it in next week's Capital Press!

**470 Timber, Lumber**

**CAPE CREEK TIMBER SALE:** Cape Creek Timber Sale at Cape Lookout State Park in Tillamook County. 25 acre mature thinning operation, net scale recovery basis; export of timber prohibited. Estimated net volume is 329 MBF of Sitka spruce, (Scribner rule). Advance payment equal to 25% bid value and \$20,000 performance bond required. Work must be completed by October 15, 2017. OPRD will conduct voluntary site visits on May 15. SEALED BIDS due by 3:00 pm on May 26, 2017. Solicitation documents available on-line at ORPIN.oregon.gov. Opportunity # OPRD-3433-17.

**470 Timber, Lumber**

**BEST SELLERS . . .**  
 "...The phone rang off the hook."  
 Vanvelthuisen Dairy • Turner, OR  
 Call and list your BEST SELLER!  
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**470 Timber, Lumber**

**440 Business Opportunities**

**440 Business Opportunities**

**470 Timber, Lumber**

**470 Timber, Lumber**

**NORTHWEST HARDWOODS**

**ALDER WANTED**  
 Also Maple and Ash: Saw Logs Pulp Logs and Timber Deeds

Contact our Resource Group at these locations:

**Coos Bay, OR: Ed G. (541) 404-3701**  
**Eugene, OR: Dick W. (541) 206-4105**  
**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**

470-18-4-1/#5

**440 Business Opportunities**

**440 Business Opportunities**

**Farmer's Market Family Event Center**

This Willamette Valley Oregon Icon Can Be Yours!



**\$2,500,000**

Lone Pine Farms offers 60 acres of pristine farmland, a Farmer's Marketplace and Special Event use!

Sale includes land, business and equipment. Special Use Permit with County allows multiple Event Center activities.

**Don't miss the opportunity to own this Oregon Tradition**

**Brent Cole, Remax Integrity**  
 541-302-4880 • brentcole@remax.net

**19-4/#1D**

**380 Farms**

**380 Farms**

**The old gray mare just ain't what she used to be!**

Find what you need

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 Tires, Wheels

**Class 1480**  
 Farm Equip. Parts

**Class 1560**  
 Tractors

**Class 1600**  
 Farm Equipment

**Capital Press**  
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**1-800-882-6789**  
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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. Wintertime recreation includes skiing at Anthony Lake Ski resort, which is less than 20 miles away, and snowmobiling. **\$7,500,000 CP#00217**

**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**

**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**

**BAKER COUNTY, BAKER CITY, OR -** Keating Valley 425 ac irrigated hay/pasture ranch. 360 ac Powder River water rights. 8 Tower pivot. 196 ac irr along river. Remodeled home. Shop w/working facilities. 1 mo BLM permit out the gate. 18 miles from Baker City. **\$2,300,000 CP#00617**

**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**

**DOUGLAS**