

356 Ranches



Lake County Oregon Ranch For Sale: 3558 acres, 2000 acres water right, 2000 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.

356 Ranches

1160 Acre/ 4 Home Southern Idaho Ranch: 1160 acres deeded with 440 acres irrigated by four center pivots and some gated pipe. Additional grazing for the ranch consists of 1784 BLM AUMS near the ranch. Improvements include four homes with one being a beautiful 3700 sq. ft., 3 bedroom, 3 bath western style owners home. Other improvements include a very nice guest home, caretaker home, bunk house, 40x80 horse stable, 30x50' shop and office, 30x40' entertainment facility. This property is located between Twin Falls and Sun Valley. Beautiful ranch with nice amenities! Call for brochure, \$4,950,000. Dick Graves, agent 208-539-9404. Strickland Real Estate 208-934-4231

356 Ranches

J-Bell Ranch
8 miles West of Lakeview, OR. 795 acres with 295 +/- acres of ground water rights. 3 manufactured homes, shops, barns, 2 irrigation wells, 6 wheel lines and full line of equipment. \$1,950,000. Favell-Utley Realty. www.favell-utley.com 541-947-2161.

356 Ranches

1,700± HEAD RANCH-PRICE REDUCED
2,830± Acres irrigable. 5,285± Acres deeded. 41,000± Acres with seller's interest in BLM. Owner may be willing to finance buyer OAC, cash or terms. Make offer!
\$8,500,000 (Includes some cattle & equip.)
\$7,500,000 (No cattle or equip.)
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380 Farms



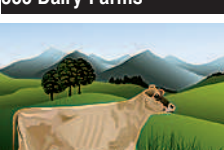
BEAUTIFUL FARM:
28+ acres, 2 story barn with attached tool/tractor shed. Shop with cold room, cutting room on the most beautiful property in Mossyrock, WA. 4 bedroom home. Creek and ponds. Views of Mt. Rainier. Near Rifle Lake. TOO MUCH TO LIST! Call **KELLY EGAN 360-269-1086 RE/MAX Key Land**

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

385 Dairy Farms



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. 4-7/10 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 Weinheiser, Ag Com Real Estate, LLC. 509-845-4389, evagrealstate@hotmail.com**

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

Sportsmen's Ranch: British Columbia, 410 acres, mixture of hay, pasture, timber, private lake, ranch house; 5 bedroom, 2 bath, log lake house; 2 bedroom, plus cabin and outbuildings, turnkey. Includes \$75,000+ in equipment, \$430,000 US, 360-463-0284, visit: www.wildroseranchbc.wixsite.com/home

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\$7,500,000



BAKER VALLEY RANCH
3280 gross acres—1363 acres irrigated by 4 pivots and flood. 2 irrigation wells. 450 acres of stored water. 4 homes, 19,000 sf covered arena building, hay shed, shop, livestock scales and other misc outbuildings.

RANCH'N'HOME REALTY
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Principal Brokers
541-963-5450 • www.ranchnhome.com
1526 Jefferson Ave, La Grande, OR 97850

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

WA ACREAGE
22 Acres Chehalis
Nice 3 Bed, Fireplace, 2 Baths, Estate \$225,000
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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.

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

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

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 wmls#717293**

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
Sale By Owner: 500 acres of timber property, commercial timber available. Good hunting for big and upland game, \$500,000. Union County, OR. 541-910-7983

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JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

VALE, OREGON
112 acres located approx. 6 miles north of Vale, OR, 6 acre feed lot, has a CAFO permit for 1000 head. 1300 feed bunk with room for expansion. 26 plus ac irrigated in alfalfa with 26+ acres water rights. Improvements include a nice 5 bd 3136 sf home, metal shop, Quonset shed, large silage pit, plus an employee house or rental. **\$825,000**

Curt Blackburn, Broker 541-589-0025
Nancy Gregg, Broker 541-589-1362
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SEVEN BAR SIX RANCH



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• Well and district irrigation.
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• Beautiful garden and landscaping surround the garage, pump house and shop/equipment storage.
• Additional improvements include: pole hay barn, horse barn, arena, storage bldg., and hay barn with feed bunks.
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\$1,400,000

Located on the East side of the valley with views of Mt. Emily, the Grande Ronde Valley and a backdrop of Mt. Harris and Mt. Fanny. 233 acres m/l with pivot irrigation, 2423 s.f., custom built, 3 BR, 2-1/2 bath home with vaulted ceilings, barn, hay building, shop and lots of outbuildings. Also, an additional caretaker or hired help home on the property.

RANCH'N'HOME REALTY
Phillip Burling • John Collins
Principal Brokers
541-963-5450 • www.ranchnhome.com
1526 Jefferson Ave, La Grande, OR 97850

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385 Dairy Farms

400 Land
Jefferson County, OR: 320 Acres South East of Madras. 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

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

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

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

Don't Miss This One!

One Of A Kind!
333 Acres with 21 state approved building sites, fabulous views, utilities, roads, crop land and woods. Excellent grape potential, \$4,990,000. Monmouth, OR. 503-623-2089 clp_inc@msn.com

380 Farms

380 Farms

380 Farms

380 Farms

380 Farms

380 Farms

380 Farms

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 COUNTY, CANYONVILLE, OR - South Umpqua River Ranch has river frontage and 618.17 ac with 142 ac irrigated cropland/pivot and hillside pasture. 5 ac / 2 homesites, feeder barns, hay barns, milk parlor and shops/storage. Water rights. **\$2,200,000 CP#00517**

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**

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, HERFORD, 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**

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. **PRICE REDUCED TO \$549,000 CP#03116**

BAKER COUNTY, BAKER CITY, OR - 115 acres, home, equestrian facility, and USFS adjacent. **REDUCED CP#00115**

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**

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, WESTON, OR - 16.93 ac with 14.5 ac forested. Home. Outbuildings and shop. **SOLD**

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. **REDUCED TO \$295,000 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. **\$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**

BAKER COUNTY, BAKER CITY, OR - 230 +/- ac. timber parcel located between Rock Creek and Muddy Creek. Adjacent to ODFW area at the base of the Elkhorn Mountains. Located 8 mi West of Haines. **\$230,000. CP#00717**

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, WESTON, OR - 16.93 ac. potentially buildable. **PENDING**

The Whitney Land Co.
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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
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