

356 Ranches

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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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COVE RANCH SUN VALLEY, IDAHO
This 4,636± acre reputation ranch is located within its own private valley 10 minutes from the airport and features superior water rights, a ranch compound, and ongoing farming and grazing operations.
Offered at \$13,500,000

LITTLE WILLOW CREEK RANCH PAYETTE, IDAHO
Winter unit for year-round ranching operation consisting of 12,900± deeded acres 65 miles NW of Boise. Over 500 irrigated acres with three miles of Little Willow Creek. Outstanding pheasant hunting plus elk and deer.
Offered at \$9,500,000

MULDOON CREEK RANCH MULDOON, IDAHO
Located 25 miles east of Sun Valley, this scenic mountain ranch features 1,440± deeded acres, irrigated pastures, a comfortable home, and over one mile of a year-round trout stream. Adjacent to public lands.
Offered at \$2,250,000

TRENT JONES | 208.622.4133 | TJONES@HALLANDHALL.COM
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

FISHHOLE CREEK RANCH



- A true slice of heaven and historic piece of property in Oregon's Southeastern Corner.
- Operated for more than 150 years.
- 14,000 total acres: just under 4,000 are deeded, the rest is a long-standing, adjacent U.S. Forest Service permit with rich feed for 800 pair of cows/calves.
- A 7,000 square-foot log lodge and five 1,250 square-foot log cabins - Aspen Ridge Resort - allow for sophisticated living conditions despite the property's remoteness and could be used as a private family or group retreat complex

\$10,600,000 • MLS#2969372

Crater Lake Realty, Inc.
Linda L. Long, Broker
541-891-5562
Chiloquin, OR
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

\$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

380 Farms 380 Farms

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Looking for farmland to lease in NW Oregon. Competitive rates. Contact Brewster167@gmail.com 541-990-1789

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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

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.

Organic Alfalfa Ranch. Bonanza, OR. 155 Acres, 135 irrigated. \$575,000. Owner will carry with 20% down. 541-810-2112. For info go to farmbooks.org.

JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

SUNSET L5 FARM
This farm consists of 452 acres with 3 pivots of irrigated pasture. The owner is currently running 100-120 head for 5 to 6 months. This is a nice compact summer Pasture. **\$615,000**

YELLOWJACKET CREEK
Great recreational property in Silvies Hunting Unit. 320 acres approx. 40 miles NW of Burns. Great setting with over 1/2 mile of Yellowjacket Creek running thru it & only few miles from Lake. 2 LOP tags. Surrounded by public lands. **\$510,000**

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

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IDAHO RANCHES & FARMS

10,500+/- ACRES - Deeded acres with some BLM & State ground. 500 cow/calf or 1,000 head summer yearlings. Quality homes and improvements, equestrian facilities, feedlot, trout ponds, 7 miles of live stream, resident elk herd. **ORGANIC RANCH POTENTIAL, CASH FLOW! \$10,500,000.**

530+/- ACRES - Productive Organic hay farm, pivot irrigated, plus grazing for 100+/- head. Beautiful 2,500 sq.ft. Home, tranquil setting, with river frontage. **A PRIDE OF OWNERSHIP PROPERTY! \$3,950,000.**

395+/- ACRES - Hazelton Dairy. 225 irrigated under 10 pivots, 200+/- American Falls water 3850+/- Cafo. **\$5,500,000**

489+/- ACRES - 430+/- acres irrigated 501+/- TFCC water, Plus IDWR water rights from Live Stream. **\$6,250,000**

852+/- ACRES - 250+/- cow/calf operation. 515 +/- irrigated pasture, 5 pivots, 397+/- BLM-AUMS, 337+/- acres of crested wheat and native grasses. Richfield, ID. Ranch with Home **\$2,625,000**

www.rjrealty.com
1766 Addison Ave. E Twin Falls, Idaho
208-733-0404
www.Farmseller.com

Bob Jones, Broker 208-308-6060
Mark Jones Associate Broker 208-308-3030

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120 Acre Farm: Full agricultural water rights, 16" well, pump, no power, old house needs work, \$240,000. 10 percent down, \$1500 monthly. 60 miles west of Ely, NV. Near Current Creek. 775-296-1870

WILD RICE PROPERTIES
For sale in Northern California. 2 properties available in Big Valley area: **700+/- acres total**, 400 acres in wild rice, 320 in conventional, 80 in organic. Balance in high quality irrigated pasture which could also be converted for rice or other crops. 2 wells, 2 river pumps, excellent water right, and 600 acre feet in storage reservoir. Enough water in place for any use. Surprise Valley power at 4.5 cents. Planted for 2017 season. Outstanding water fowl hunting on ranch, \$2,800,000.

240+/- acres total: 205 in conventional wild rice planted for 2017 season, 2 wells combined in mainline. Excellent water management system in place. Mobile home on-site for manager or rental, \$1,190,000. Production records, inputs, well and water right data available. Equipment available by private treaty. 530-251-6438 dschroed57@hotmail.com

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.

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

COLUMBIA RIVER BASIN
BIG HORN CANYON RANCH: Approximately 8,160 total acres, (7,280+/- deeded, 640+/- state, 240+/-BLM) — one solid block (383+/- CRP, annual payment of \$20,700, ten years remaining), 850+/- dry farm (neglected & needs help), balance in pasture. Near Roosevelt, Washington about 5 miles north of the Columbia River. Best for livestock and wildlife with some major fishing in the back waters of the John Day Dam. In the heart of wind turbines. No wind or solar rights reserved. About 15 miles of new fencing being built in 2017. No improvements, but power to old headquarters. Unique and intriguing investment for someone a little off dead center. **Range land at \$335/acre, CRP, with about 10.8% cap rate, at \$500/ acre. Total asking \$2,500,000. Includes state & BLM. Owner agent.**

For Complete Brochures: agrilandsrealestate.com
Jack Horton 208-830-9210
Rae H. Anderson 208-761-9553
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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.**

Organic Alfalfa Ranch. Bonanza, OR. 155 Acres, 135 irrigated. \$575,000. Owner will carry with 20% down. 541-810-2112. For info go to farmbooks.org.

Northwest Farm & Ranch Appraisals, LLC
Robert M. Burns, ARA - Principal Broker
PO Box 116 • Pendleton, OR 97801-0116
(541) 278-0303 (Office) • (541) 969-8131 (Cell)
nwfarm@wtechlink.us
FOR SALE

Umatilla River Timber Tract, Bingham Springs area, 1,906 total acres, 30 miles up river from Pendleton, Oregon. Surrounds original Bar M Ranch headquarters. Timber, open range, one mile of river riparian area. No buildings. Excellent recreational activities.
(\$787 per acre) \$1,500,000 asking price

Center Pivots – East of Pendleton, Oregon.
170 acres total in two non-contiguous tracts. Two small pivots on 80 acre tract and a 76 acre pivot on a 92 acre tract. 1,400 gpm well that artesian in the spring. No improvements except for irrigation equipment. **\$900,000**

APPRAISALS • AGRICULTURE REAL ESTATE BROKER

COLUMBIA RIVER BASIN
BIG HORN CANYON RANCH: Approximately 8,160 total acres, (7,280+/- deeded, 640+/- state, 240+/-BLM) — one solid block (383+/- CRP, annual payment of \$20,700, ten years remaining), 850+/- dry farm (neglected & needs help), balance in pasture. Near Roosevelt, Washington about 5 miles north of the Columbia River. Best for livestock and wildlife with some major fishing in the back waters of the John Day Dam. In the heart of wind turbines. No wind or solar rights reserved. About 15 miles of new fencing being built in 2017. No improvements, but power to old headquarters. Unique and intriguing investment for someone a little off dead center. **Range land at \$335/acre, CRP, with about 10.8% cap rate, at \$500/ acre. Total asking \$2,500,000. Includes state & BLM. Owner agent.**

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Orchard Potential, 1,960 Ac N of Stoney Creek
Undulating land suitable for almonds, pistachios, olives, walnuts or prunes. The (6) deep irrigation wells were test pumped in 2015, combined yield estimated at 10,200 GPM. Unique opportunity to remove the Eucalyptus and plant orchards typical to Tehama Co.
NEW - \$16,562,000
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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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400 Land
2 Lots Oregon City, OR: 1/4 mile from I-205. Tax lot #22E21CC00201 (1.17 acre), #22E21CC1400 (.84 acre), \$99,000 each. Ideal vehicle, equipment, material storage. 503-631-8842

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 TO \$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 including 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. **PRICE REDUCED TO \$1,999,000 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 TO \$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 Willowa Whitman National Forest. **REDUCED TO \$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 R0L. 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! **PRICE REDUCED TO \$625,000 CP#02916**

GILLIAM COUNTY, CONDON, OR - 1,398.18 total ac. 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**

GRANT COUNTY, JOHN DAY, OR - 168.6 acres. 4 irrigated ac. fenced into 4 pastures. Home, shop, horse barn and shed, riding arena. Abundant with wildlife and excellent shed antler hunting. **\$595,000 CP#01017**

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 - 125 acres, home, equestrian facility, 1.55 adjacent. 6 mi from town. **\$595,000 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 TO \$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 TO \$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**

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 Weinheiner, Ag Com Real Estate, LLC. 509-845-4389, ewagrealestate@hotmail.com**

385 Dairy Farms

IDAHO DAIRIES and SITES: 490 Hd to 5,300 Hd CAFO's \$1 to \$10.5 Million Magic and Boise Valley's Also Feedlot and Farms Tom Floyd 208-996-5129 Western Idaho Realty

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**

42.18 ACRES
Beautiful Settings with Views! Potential Home Sites! 25 +/- acre Pinot Noir vineyard. View of Mt Jefferson, \$1,375,000. Dallas, OR. Barbara Ediger Windermere/ Western View Properties. Dallas, OR. Broker Licensed in Oregon. 503-508-2888 RMLS#17678785

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- 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