

**356 Ranches**  
**BAKER VALLEY RANCH**  
 3280 gross acres with 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. 600 head of cows, 40 head bulls, 100 replacement heifers available for purchase, \$7,500,000. Ranch-N-Home Realty, John Collins, Phillip Burling principal brokers.  
 www.ranchnhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR, 97850

**380 Farms**  
**Sellers Retiring**  
 14 Acres, Salem, OR. Seller retiring, previously used for cut flower business, has potential for sustainable production 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. Call Hal Sheldon, John L. Scott Real Estate 971-237-2434

**380 Farms**  
**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

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

**Shiny Red Ride**  
 Low miles, a little rough on the outside but runs great.  
**Find great rides in class 1600**  
**Capital Press** **1-800-882-6789**  
 www.capitalpress.com

**380 Farms**  
 I work with buyers. I can sell any farm and ranch in MLS and single party. Do not sell houses. Contact Richard Capron. Tricity's-Fruitland, ID. 541-473-4075. Email: rcapron45@gmail.com.

**385 Dairy Farms**  
**Farm Seller**  
 BUYING RURAL PROPERTY? Visit Today!  
 www.farmseller.com

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

**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.

**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

**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.

**INTERMOUNTAIN LAND EXCHANGE INC.**  
**21 Miles SE of Idaho Falls, ID**  
**6653 Private Deeded Acres (10 Square Miles)**  
**2270 State Land Lease Acres (Leased until 2030)**  
 This is a large contiguous Grazing Tract. Elevation varies from 6,000 to 7,000 feet. Native range land with Quaking Aspen groves, meadows and creek bottoms. 3 creeks, developed springs, beaver dams and 20 water troughs provide excellent stock water. Fenced and cross fenced, abundant wildlife. Summer and Fall grazing for 600 pairs and bulls from June 1 through October 30. **\$6,986,000**  
**11 Miles SE of Malta, ID**  
 1,056 ac Total Deeded / 1,044 ac Total Cropland / 786 ac Pivot Irrigated / 172 ac CREP / 11 Center Pivots / 5 Shallow Lift Irrigation Wells. Raft River Rural Electric Power Company Silt and Silt Loam Soils - Seed Potatoes, Sugar Beets, Small Grains, Forage Crops. **\$6,350,000**  
**110 Call Creek Dr., Ste. 3, Pocatello, ID**  
**(208) 232-8306 • Cell: (208) 251-8306**

**BUYING RURAL PROPERTY?**  
 • Ranches • Ranchettes • Land • Acreage • Horse Property • Pasture  
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**RETIRING LAND FOR SALE**  
 34 Acres. Beautiful views. Property overlooks Mayfield Lake in Mossyrock, WA. Excellent flat Christmas tree, horse farm, etc. with well-drained soil. Partially planted 1-5 year stock of Noble, Fraser, Nordmann, and Douglas fir. An additional 6 acres Nobles planted this spring. Will carry contract. 360-983-3267 evenings or leave message.  
 www.farmseller.com  
 SELLING RURAL PROPERTY? Call or Visit Today!  
 1-800-882-6789

**SECLUSION AND BEAUTY**  
 560 acres with water rights from year-round creek. Off grid, 2 story, 2 bedroom, 2 bath, 1884 sq. ft. home with tongue and groove vaulted ceilings with open beams. 40x60 barn with riding area. \$1,250,000. RMLS #15128485 Duke Warner Realty, Dayville, OR. 541-987-2363 www.rmls.com ddrw@ortelco.net

**180 acres ideal for vineyards, tree fruits, hay production located in The Dalles, OR.** Partially deer fenced 99 +/- irrigated acres with 350+ gallon per minute irrigation well and water rights since 1980. Spectacular view of Mt. Hood from building site. Not interested in lease arrangements; cash only sale, \$589,000. Call 509-339-3189 for further information.

**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

**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**

**BOISE, IDAHO**  
 Dairy Site: 661 acres with 4 pivots. Applied for permits for 10,000 head freestall CAFO.  
**HANSEN, IDAHO**  
 Feedlot/ Heifer Facility: 6,000 head fat cattle or 10,000 head heifers, \$1,600,000.  
**KIMBERLY, IDAHO**  
 Dairy: 170 acres, 5,300 head CAFO, \$3,750,000.  
**WENDELL, IDAHO**  
 Dairy: 200 acres, 952+ head CAFO, \$2,000,000.  
**Tom Floyd 208-996-5129**  
 Western Idaho Realty

**425 Pasture**  
**5,640 Acres Dry Pasture:**  
 Grazing ground between Ontario and Huntington Oregon, leased for the 2017 grazing season, freeway splits property, Hwy 201 access, fenced and cross fenced, water both springs and well, in addition to spring some years would make good fall and some winter pasture. \$2,600,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

**356 Ranches**

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**Dry Creek Ranch**  
 Prineville, OR ~ 1671 acres  
 3500+/- acres of grazing allotments  
 2 Homes, Shop, Ponds, Seasonal Creek  
**\$1,900,000**  
 www.drycreekranch-prinevilleoregon.com

Cascade Farm & Ranch DIVISION  
 Sotheby's INTERNATIONAL REALTY  
 PAM MAYO-PHILLIPS & BROOK HAVENS PRINCIPAL BROKERS  
 541.480.1513 | 541.604.0788  
 pam.mayo-phillips@sothebysrealty.com  
 brook.havens@sothebysrealty.com  
 www.desertvalleygroup.com

**Rosebud Horse Center - Bend, OR**  
**\$975,000 ■ 34.2± acres**  
 "An amazing horse center located in highly desired Central Oregon. Indoor and outdoor arena, round pen, 7-stall horse barn, irrigated pasture and large turnouts."  
 Jerry Hicks ■ 541.420.0679  
 Jessica Hicks ■ 949.280.6762  
 www.fayranches.com | info@fayranches.com

**FAY RANCHES INC.**  
 FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS  
**2017 BEST BROKERAGIS**

**Hillsboro Blueberry Farm**  
 3760 NW Leisy Rd., Hillsboro  
**115.85 acres • \$2,700,000**

**Vineyard & Jefferson Hazelnuts**  
 14040 NW Parson Rd., Forest Grove  
**38.6 acres • \$1,395,000**

**Washington County Farmland**  
 1600 NW Hobbs Rd., Cornelius  
**125 acres • \$975,000**

**Hazelnut Orchard**  
 54920 NW Old Wilson River Rd, Gales Creek  
**32.95 acres • \$599,000**

**RE/MAX equity group, inc.**  
 Clint Currin, Principal Broker  
**503-495-3493**  
 currin@remax.net | www.ClintCurrin.com  
 1300 NE 48th. Ste. 500 | Hillsboro, OR 97124

**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.  
**\$599,000**  
 Marie Teune Principal Broker  
 Cell 503-680-6227  
 Office 503-826-9200  
 marieteune@johnscott.com  
**John L. Scott REAL ESTATE**  
 www.marieteune.johnscott.com

**387 Orchard/Vineyard Properties**  
**42.18 Total Acres**  
 25 +/- acre proven Pinot Noir vineyard planted in 1999. Awesome home site at top of vineyard with privacy and view of Mt. Jefferson, \$1,375,000. Adjoining vineyard also available. Dallas, OR. Barbara Edige Windermerer/ Western View Properties, Dallas, OR. Broker Licensed in Oregon. 503-508-2888 RMLS#17678785

**EXCELLENT GRASS/ HUNTING**  
 480 acres, good access, multiple springs, value add, nice bucks in area, close to reservoir. Prineville, OR. 541-620-4242

**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, +/-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

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

**Nevada Ranch For Lease:**  
 Please send inquiries to helpwanted@capitalpress with RB123 in the subject line.  
 Pasture Available: several steers, creek, barn. Salem, OR. 503-749-2799

**400 Land**  
**GRAZING LAND IN NE CALIFORNIA**  
 Grazing land east of CalPines, next to Graves Reservoir. 2367 acres and 760 acres. Access is limited, seasonal to some and across public land to some. Seasonal drainage. Great hunting, buck, antelope, game bird. Owner will consider terms for qualified buyer, \$450/ acre. SW of Alturas near County Rd 72. 360-675-9091 x3. julia@ipment.com  
**1-800-882-6789**  
 www.capitalpress.com

**385 Dairy Farms**  
**430 Commercial Property**  
**430 Commercial Property**

**Pasture for Rent:** 200 acres of good grass, along Alosea River, west of Corvallis, Tidewater, OR. Call 541-270-7717  
**SUMMER PASTURE:**  
 10,000 acres, 7200 acres deeded, lots of water, high country, Eastern Oregon, \$2,750,000. Tom Phillips Agency 541-889-8401, Email: tomtpa7@gmail.com

**Northwest Farm Brokers**  
 Dave Wood 503-983-1585 • John Lee 503-245-9090  
 Principal Brokers, RE/MAX Advantage Plus  
 www.northwestfarmbroker.com • www.oregon-ag.com  
**WILLAMETTE VALLEY OREGON**  
 • **29.66 Ac. Hazelnut Site.** Water rights, S. Santiam River, EFU, Lebanon. — **\$395,000**  
 • **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. — **\$790,000**  
 • **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**

**CREATE OPPORTUNITY!**  
 19 acres, huge buildings totaling over 78,000 sq.ft., ideal for greenhouses. Controlled propane heating, air conditioned units, venting. Recently used for potato storage and processing with offices, shipping docks, excellent well, shop with rolling stock and equipment. Tulelake, CA, \$1,100,000. Anita Matys Realty 541-892-1718

**FARMER'S MARKET & FAMILY EVENT CENTER**  
 WILLAMETTE VALLEY, OR  
**LONE PINE FARMS** offers 60 acres of pristine farmland, a Farmer's Marketplace and Special Event use!  
**\$2,500,000**  
 Sale includes land, business and equipment. Special Use Permit with County allows multiple Event Center activities.  
**Brent Cole Remax Integrity**  
**541-302-4880**  
 brentcole@remax.net

**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. **\$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. **\$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, HEPPNER, OR** - Two homes with 2,731 ac of which 200 acres are tillable. Farm is on a year-to-year lease. **\$1,650,000 CP#01317**  
**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. **\$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**  
**UMATILLA COUNTY, HERMISTON, OR** - 38.5 acre small scale, full operation facility. Commercialized 6,000 sq. ft. shop, pivot irrigated fields, featured pond, large equipment yard, small feed lot, corral system, pastures, and a 2,400 sq. ft. custom built home with attached 900 sq. ft. garage. **\$1,500,000 CP#01117**  
**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. **\$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**  
**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**

**The Whitney Land Co.**  
**541-278-4444**  
 www.whitneylandcompany.com  
 101 S.E. 3rd | P.O.Box 1614, Pendleton, OR 97801  
 • 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

**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**  
**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. **\$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. **\$231,000. CP#00717**  
**UMATILLA COUNTY, TOLLGATE, OR** - 5 acres of buildable land consisting of 3 tax lots, mixed timber and is zoned MUF. Build your own cabin or bring your RV and enjoy this unique opportunity. **\$180,000 CP#01217**  
**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. **\$150,000 CP#02315**