

356 Ranches

120 Acre Ranch: Nice 3 bedroom, 2 full bath home, walk-in closets, nice living room and dining room, nice kitchen with lots of space (includes fridge), laundry hook-ups, electric heat. **Basement living:** 2 bedroom, 1-1/2 bath, kitchen with bar, nice living room. Large insulated shop, lots pasture space, 3 car attached garage, new shingles on roof, good well with good water. \$360,000. Downey, ID. 208-233-1317, 208-226-4887. Call for appointment.

86 Acre Ranch: Reedsport OR. By Owner: Private, quiet, secluded, beautiful, half mile river frontage, great hunting and fishing, hay and timber \$875,000. 541-271-2071

190 Acre Ranch: This secluded, custom built 8/7.5, 6600 sq. ft. home is perched on a mountain overlooking Cave Lake with a spectacular view of the surrounding mountains. Barn with apartment, timber, creek and more. Medmont, Idaho, near CDA, \$1,295,000. Prime Real Estate Group. **Bob Mattson** 208-930-5566 bob@propertyprime.com

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



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JETT BLACKBURN Real Estate, Inc. EASTERN OREGON

CUSTOM HOME ON 139+ ACRES
4 bd 2-3/4 bath beautiful custom 2008 built home. 35 ac in crested wheat, 60 ac in rye. 3 car garage plus a separate shop with 3 lean-to's & meat locker. Property has lots of extras, located only 10 miles from Burns OR. \$450,000

INCREDIBLE LISTING WEST OF BURNS!!!
Incredible view of the valley from this property which is located on 317 acres just 4 miles west of town. 3 bd, 1848 sf home with large front deck. Nicely landscaped w/ fruit trees, roses, ponds, fenced garden area, drip lines to water. Outbuildings include newer shop, pole barn. Tons of wildlife. Rare property shows pride of ownership! \$450,000

Curt Blackburn, Broker Nancy Gregg, Broker
541-589-0025 541-589-1362
707 Ponderosa Village • Burns, OR 97720
541-573-7206 • Fax: 541-573-5011
E-mail: jblackbn@centurytel.net
www.Jettblackburn.com

EXCEPTIONALLY BEAUTIFUL RANCH Eugene, Oregon

Incredibly impressive working ranch with wonderful home and additional approved homesite!
169 acres with breathtaking valley and Coast Range views. Custom 4,541 sq. ft., 3 bedroom, 4.5 bathroom home with vaulted ceilings. Light and bright with lots of windows. Two spring fed lakes, pastures for grazing and hay production. Barn with concrete floor, office. Separate metal shop. Feeding mangers, alleyways, squeeze chute area, holding pens, Powder River gates.
86722 Central Rd., Eugene, OR
2,295,000

Shelley Murry • Re/Max Integrity
4710 Village Plaza Loop, Ste. 200, Eugene, OR
www.shelleymurry@remax.com
541-912-1883 cell
541-345-8100 office

356 Ranches

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

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 sq 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.ranchhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

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.

380 Farms

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

IDAHO RANCHES & FARMS

10,500+/- ACRES-DEEDED ACRES. 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 *** PENDING*****

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

380 Farms

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

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

385 Dairy Farms

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

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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

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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

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

390 Timber Property

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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**

WA ACREAGE
22 Acres Chehalis
Nice 3 Bed, Fireplace, 2 Baths, Estate **\$225,000**
75 Acres Chehalis
Land & Merch. Timber & Growing Timber **\$250,000**
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Mostly Timber. **\$65,000**
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385 Dairy Farms

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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**

380 Farms

400 Land

Madras OR: 320 Acres of grazing land with views of Cascades, solar well, gated entry, privacy, fenced on two sides. Buildable. East of Madras on Grizzly Road. Additional land available, \$269,000. Terms. 541-350-4077

420 Acreage

Motivated Seller: 161 acres in Douglas County. Several Springs and septic approved. 1-5 access, \$340,000. Salem, OR. 503-362-3055

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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 pastures, \$2,600,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

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

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

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

425 Pasture

440 Business Opportunities

FERTILIZER BUSINESS FOR SALE:
After 28 years the owner of Valley Ag Service in Hood River has decided to retire. Now serving over 300 customers in Hood River, Wasco and Klickitat Counties. Sale includes 8700 square foot warehouse on .69 acres plus equipment. Contact Bruce Nicholson 503-970-0002 or brnicholson@bhhsnw.com for a flyer. Licensed OR Real Estate Broker #201011051

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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

380 Farms

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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. **\$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, 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. **\$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**

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! **\$625,000 CP#02916**

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**

MALHEUR COUNTY, ONTARIO, OR - 115 ac, 66 ac irrigated. Pond, 2,500 sq. ft. home, and outbuildings. Wildlife, views, 6 miles from Ontario. **\$550,000 CP#01915**

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. **\$549,000 CP#03116**

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. **\$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**

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 CP#03515**

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**

SHERMAN COUNTY, WASCO, OR
The Recreational John Day River Frontage Property offers an opportunity to have a 37.5% shared undivided interest in 192 acres along the John Day River. Located near Wasco, OR, this property offers a variety of leisure opportunities such as hunting, exceptional fishing, rafting, hiking and family fun. **\$85,000.00 CP#02816**