

356 Ranches



20 Acres Private Ranch Plus Adjacent 24 Acres: timbered land available in Coos Bay, OR. Huge shop 44'x48', 4 stall barn and a riding arena. Amazing valley view from a 3300 sq.ft., 6 bedroom, 4 bath, 1 level home. Hot tub, game room, separate canning kitchen and you own salmon run up Boone Creek, \$465,000. MLS #17143497. Visit: www.tourfactory.com/1786896 Jan Dellmont, Broker/ Owner RE/MAX South Coast 541-290-1850 jan@coosbayproperties.com



233 Acres M/L with Pivot Irrigation: 2423 sq.ft. custom built, 3 bdr, 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. 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. Priced at \$1,400,000. Ranch-N-Home Realty, Phillip Burling, John Collins principal brokers. www.ranchnhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

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

KNIFE LAND COMPANY

\$2,650 PER IRRIGABLE ACRE!
 2,830± Acres irrigable. 5,285± Acres deeded. 41,000± Acres with seller's interest in BLM.
Owner financing, OAC. Make offer!
\$8,500,000 (Includes some cattle & equip.)
\$7,500,000 (No cattle or equip.)
 208.345.3163 www.knipeland.com

JETT BLACKBURN
 Real Estate, Inc.
 EASTERN OREGON

NORTH HARNEY RD. FARM
 Very nice property in sought after location near Burns. 318+ acres with a recently remodeled 2500 sq ft home w/ hickory & tile flooring, granite countertops, double sided fireplace, 2 master suites. Nicely landscaped yard. Several outbuildings. 100 ac. water rights with 50 ac. currently leveled & being flood irrigated. **\$985,000**
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

DECKER'S DEALS!

Contact **Everett Decker**, agent at **John L. Scott-Redmond, OR 541-480-8185**
 email: everettd@johnlscott.com
Second cutting is going well. Good tonnage and the price is looking better. North Unit Irrigation District raised the water allotment, so plenty of irrigation water. Now I just have to keep the sprinklers moved.

NEW LISTING. 125 ACRES WITH 106 ACRES OF WATER RIGHT only 3 miles North of Redmond. Central Oregon Irrigation District rights and no buildings. Subject to county approval of a land partition. Possible owner terms & listed at **\$550,000**
154 ACRES NEAR MADRAS Dryland with a North Unit Irrigation District lateral through it and a paved road. Owner terms at **\$300,000**
1644 SQ. FT. HOME ON 1.4 ACRES with 1 acre of irrigation near Culver and Lake Billy Chinook. Owner Terms at **\$289,000**
 1440 sq. ft. manufactured home **ON 9.46 ACRES IN CHRISTMAS VALLEY. \$120,000**

380 Farms

356 Ranches

160 ACRE OFF GRID SOUTH FORK RIVER RANCH: minimum labor required, 20 acres irrigated, round barn, 2 level barn, working corrals, 2 greenhouses, 2 cabins, spring, LOP tags. Izece- Paulina Ln. Canyon City, OR, #650,000. RMLS #17545834. Duke Wamer Realty, Dayville, OR. 541-987-2363 www.rmls.com ddwr@ortelco.net



648 Acres Indian Valley, ID. High Desert Rangeland, fenced, additional 40 acres BLM lease included, next to public lands, large spring fed pond. Additional acreage purchase possible, great Mule Deer, Elk and Antelope hunting, \$648,000. Donna Cave, Licensed Agent, Silver Creek Realty Group 208-315-2888

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



7000 Acre Ranch, Midvale, ID. \$7,600,000. Expert Realty, LLC. Kelly Jensen, Michael Sampson, 208-521-4222 www.idahoranchlandandfarmsale.com

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.

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.

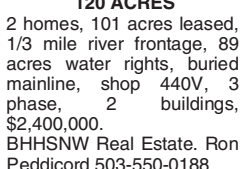
RANCH: ONTARIO, OR.
 160 acres, 68 acres irrigated, complete cattle setup, 3 bedroom, 2 bath stick home, view, secluded, wildlife, \$650,000. 208-739-1148

80 Paved Acres Farm Ground: paved road access, power, beautiful vistas for homes sites, good farm ground. Owner financing available. Sprague River Valley, OR. 541-533-2364



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

GRAND ISLAND, OR. FARM 120 ACRES
 2 homes, 101 acres leased, 1/3 mile river frontage, 89 acres water rights, buried mainline, shop 440V, 3 phase, 2 buildings, \$2,400,000. BHHSNW Real Estate. Ron Peddicord 503-550-0188.



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

UNDER CONTRACT
WALLA WALLA COUNTY DRYLAND FARM (5 MILES NORTH OF WAITSBURG) 320.27 Total FSA Acres, Many of them in the area are cropped annually. **Asking Price: \$700,000.**

UNDER CONTRACT
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**

UNDER CONTRACT
COLUMBIA COUNTY DRYLAND FARM (located between Dayton & 1000) 523.33 Acres, 497.59 FSA Cropland Acres. **Asking Price \$1,318,650**

UNDER CONTRACT
WALLA WALLA COUNTY, (NEAR PRESCOTT) 1400.85 Total Acres, 1,280.64 FSA Cropland, 1,228.1 Acres CRP. New Reduced Price **\$1,344,672** (\$1,050 per crop ac)
WALLA WALLA COUNTY DRYLAND FARM, 8 miles NE Touchet: 1277 Total FSA Acres, 1,174.9 CRP. **REDUCED New price \$939,900** (\$800 per crop acre)
WALLA WALLA COUNTY FARM, 4 miles N. Touchet: 1480.53 Total Acres, 1,205.60 FSA Cropland, 143.70 CRP Acres. **REDUCED New price \$1,318,650** from Touchet River. Older farm house with a nice set of outbuildings. **Asking \$2,410,000**

UNDER CONTRACT
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**
CLYDE-EUREKA AREA DRYLAND FARM, 2092.32 Total Acres. 1242 Cropland acres. **Asking \$2,300,000**

For More Information, Visit:
www.BlueMountainRealtors.com

COLUMBIA RIVER PROPERTIES

541-296-1026 CRPLand@gmail.com



175 Total Acres
 133 Tillable Ac., 80 Ac. Water Rights
 Hunting, Fishing, Farming
 Irrigation Equipment Included
 Untouched for over 10 years

380 Farms

40 Acres Neighboring Mollala River in Canby, OR. Small 4 bedroom, 1 bath bungalow. Barn/Accessory Building with permitted septic and bathroom, outside sauna, small cedar cabin, and excellent opportunity for cannabis farm. \$499,900. **CASH ONLY.** Call Tracy Taylor or Randy Hahn with Sundance Realty: 503-334-7474.



LIFE STYLE - CATTLE RANCH
 WORKING • HUNTING • FISHING
 • UNBELIEVABLE (BASICALLY FREE) WATER RIGHTS • 450 ACRES IRRIGATED • RATED 500 ANIMAL UNITS • 4,100 DEEDED • PRIVATE BLM • QUALITY IMPROVEMENTS

**** POSSIBLE OWNER CARRY OR PARTIAL TRADE WITH ADEQUATE DOWN ****

Check Brochure @ agrilandsrealestate.com

Jack Horton 208-830-9210
Rae H. Anderson 208-761-9553

AGRILANDS REAL ESTATE
 Medical Springs, OR
 541-853-1212
agrilandsrealestate.com

Blue Mountain REALTORS



MARK GRANT Broker, Licensed in WA & ID
 509-520-1906

BLAINE BICKELHAUPT Managing Broker, Licensed in WA & ID
 509-520-5280

LIST WITH THE EXPERTS! We have over 100 year of combined AG experience!

SELAH IRRIGATED FARM, YAKIMA COUNTY 180 +/- Acres, 170+/- irrigated acres, 144+/- acres under circle irrigation, Improvements include 2 Houses, Arena, 2 Hay sheds and a variety of equipment. **Asking Price \$2,750,000.**

WALLA WALLA COUNTY DRYLAND FARM, LYONS FERRY ROAD 2038.82 Total FSA Acres, 1501.35 FSA Cropland Acres, 1496.4 CRP Acres, Improvements include older set of out buildings and a 2304 sq ft house. **Asking Price: \$1,350,000.**

WALLA WALLA COUNTY DRYLAND FARM (2 MILES EAST OF PRESCOTT) 622.65 Total FSA Acres, 544.73 Acres Cropland. **Asking Price: \$1,063,000.**

UNDER CONTRACT
COLUMBIA COUNTY FARM (5 MILES NORTH OF WAITSBURG) 320.27 Total FSA Acres, Many of them in the area are cropped annually. **Asking Price: \$700,000.**

UNDER CONTRACT
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**

UNDER CONTRACT
COLUMBIA COUNTY DRYLAND FARM (located between Dayton & 1000) 523.33 Acres, 497.59 FSA Cropland Acres. **Asking Price \$1,318,650**

UNDER CONTRACT
WALLA WALLA COUNTY, (NEAR PRESCOTT) 1400.85 Total Acres, 1,280.64 FSA Cropland, 1,228.1 Acres CRP. New Reduced Price **\$1,344,672** (\$1,050 per crop ac)
WALLA WALLA COUNTY DRYLAND FARM, 8 miles NE Touchet: 1277 Total FSA Acres, 1,174.9 CRP. **REDUCED New price \$939,900** (\$800 per crop acre)
WALLA WALLA COUNTY FARM, 4 miles N. Touchet: 1480.53 Total Acres, 1,205.60 FSA Cropland, 143.70 CRP Acres. **REDUCED New price \$1,318,650** from Touchet River. Older farm house with a nice set of outbuildings. **Asking \$2,410,000**

UNDER CONTRACT
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**
CLYDE-EUREKA AREA DRYLAND FARM, 2092.32 Total Acres. 1242 Cropland acres. **Asking \$2,300,000**

For More Information, Visit:
www.BlueMountainRealtors.com

380 Farms

380 Farms

380 Farms

Farm Seller
 BUYING RURAL PROPERTY?
 • Ranches • Ranchettes
 • Land • Acreage
 • Horse Property • Pasture
 Visit Today!
www.farmseller.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

385 Dairy Farms

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

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, ewagrealestate@hotmail.com**

Idaho
Gooding: 185 acres with pivots, double 10 Herringbone, open lot, 740 Head CAFO, \$1,850,000.
Wendell: 200 acres with pivots, double 14 Parallel, Shades 942 Head CAFO, \$2,000,000.
Kimberly: 170 acres with pivots, 2 double 10 Herringbone, Shades 5,380 head CAFO, \$3,750,000.
Kuna: 2 Dairy Sites with CAFO's. 661 acres and 475 acres with pivots.
Tom Floyd 208-996-5129
 Western Idaho Realty

387 Orchard/Vineyard Properties
Chestnut Orchard For Lease: certified organic, 15 acres with established retail and wholesale customer base. Products include fresh chestnuts, dried chestnuts and chestnut flour. All equipment is in place. Available for the 2017 season. Sherwood, OR. laddhill1@aol.com, 503-625-1248. Leave message.

390 Timber Property
368 Acres of Forested Land: Union County, OR. good amount of harvestable timber, \$368,000, will work with contract. 541-910-7983

Selling Rural Property
www.farmseller.com
 SELLING RURAL PROPERTY?
 Call or Visit Today!
 1-800-882-6789

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. julia@ipmrent.com

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
 BUYING RURAL PROPERTY? Visit Today!
www.farmseller.com

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

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber

400 Land

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.

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

385 Dairy Farms

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

Farm Seller
 BUYING RURAL PROPERTY?
 Visit Today!
www.farmseller.com

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, ewagrealestate@hotmail.com**

Idaho
Gooding: 185 acres with pivots, double 10 Herringbone, open lot, 740 Head CAFO, \$1,850,000.
Wendell: 200 acres with pivots, double 14 Parallel, Shades 942 Head CAFO, \$2,000,000.
Kimberly: 170 acres with pivots, 2 double 10 Herringbone, Shades 5,380 head CAFO, \$3,750,000.
Kuna: 2 Dairy Sites with CAFO's. 661 acres and 475 acres with pivots.
Tom Floyd 208-996-5129
 Western Idaho Realty

387 Orchard/Vineyard Properties
Chestnut Orchard For Lease: certified organic, 15 acres with established retail and wholesale customer base. Products include fresh chestnuts, dried chestnuts and chestnut flour. All equipment is in place. Available for the 2017 season. Sherwood, OR. laddhill1@aol.com, 503-625-1248. Leave message.

390 Timber Property
368 Acres of Forested Land: Union County, OR. good amount of harvestable timber, \$368,000, will work with contract. 541-910-7983

Selling Rural Property
www.farmseller.com
 SELLING RURAL PROPERTY?
 Call or Visit Today!
 1-800-882-6789

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. julia@ipmrent.com

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
 BUYING RURAL PROPERTY? Visit Today!
www.farmseller.com

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

470 Timber, Lumber

470 Timber, Lumber

470 Timber, Lumber