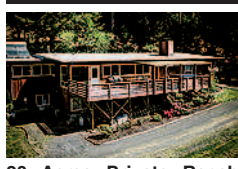


356 Ranches



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

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/1786696 Jan Delimont, Broker/ Owner REMAX South Coast 541-290-1850 jan@coosbayproperties.com

356 Ranches



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

190 Acre Ranch: Secluded, spectacular views, barn with apartment, timber, creek, more. Medimont, Idaho, near CDA. Very motivated. \$1,295,000. Prime Real Estate Group. Bob Mattson 208-930-5566

356 Ranches



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356 Ranches



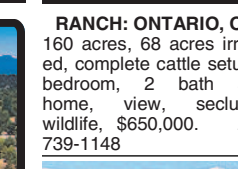
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356 Ranches



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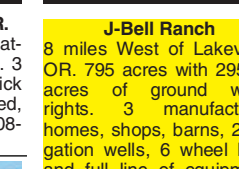
356 Ranches



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

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

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.

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Vale Oregon - 79+/- acres with irrigated pastures and fields. Live water in two draws and a 4050+/- sq. ft. home. Minutes from town. Offered at **\$465,000. #340-17**

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Vale Oregon - 704+/- acres for sale - Farm/Ranch combo - Excellent soils for farming and established irrigated pastures. Home, working cattle facilities under cover and sale barn. **\$2,899,000. #318-17**

Pivot irrigated land. 239+/- acre farm with Vale Oregon Irrigation District water rights, two newer pivots. Small house on property under life estate. **\$1,225,000. #320-17**

PRICE REDUCED - Nyssa farm property - 55+/- acre row crop farm with excellent soils and water rights. 2576+/- sq. ft., 3 bdrm, 2 bath home and large five overhead door shop. **\$595,000. #295-16**

For more information, call:
Scott Lamb Broker, GRI, OR/ID 208-739-2119 cell
Dee Anne Mosman Broker, GRI, OR/ID 208-707-4444 cell

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This 4,636± acre ranch is located within its own private valley 10 minutes from Sun Valley's airport and features superior water rights, a ranch compound, and ongoing farming and grazing operations.
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MULDOON CREEK RANCH
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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.
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- 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

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TOM'S PLACE - CRANE, OREGON
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This is a wonderfully private small ranch with 110± acre new pivot, bordering BLM with some crested wheat ground. A newer 3-bedroom home is set back against the mountain rim and is close to K-12 school. Complete with a small stream!

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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. **\$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. 11,000+/- square foot custom built timber frame home with guest quarters. Outbuildings include multiple workshops. Elk, deer and turkey hunting, and stocked fishing ponds. **\$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. 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**

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**

MORROW COUNTY, MORROW, OR - 1,273 ac with 2,731 ac of which 200 ac are irrigated. 150± ac 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. Shop, pivot irrigated fields, small feed lot, corral system, pastures, and a 2,400 sq. ft. custom built home. **\$1,500,000 CP#01117**

GRANT COUNTY, MT. VERNON, OR - 464.03 total ac. 55 ac of pasture, 330 ac planted to spring barley and alfalfa. 8 springs located throughout. 2015 Marlette Home-3 bedrooms-2 bath-office-carport. Fully fenced perimeter with new fence. Great deer and quail hunting. **\$1,350,000 CP#02217**

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

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**

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• Gary Jellum, Broker
• Timothy "Scott" Coe, Broker
• Todd Longgood, Owner/Broker
• Blake Knowles, Broker
• Christopher Stuvland, Broker
• Travis Bloomer, Broker

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. Buildable. Located 8 mi West of Haines. **\$240,000.00. CP#00717**

MORROW COUNTY, PENLAND LAKE, OR - Off grid, lakeside cabin. 2.18 ac timbered lot on pristine lake with private dock. Cabin has 2 bedrooms, loft, kitchen, deck overlooking lake. Solar power, well, septic, and cell phone booster, private lake access. **\$225,000 CP#02117**

MORROW COUNTY, PENLAND LAKE, OR - Lake front cabin on 2.2+/- forested acre lot. 2 bedrooms, loft, kitchen, and bathroom. Off grid with solar power, well, and septic. Private lakeside dock. Borders U.S. forest service. **\$225,000 CP#02017**

UMATILLA COUNTY, TOLLGATE, OR - 5 acres of buildable land consisting of 2.18 ac of CRP, power and well and is zoned MUF. Build your dream home 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. **\$85,000.00 CP#02816**