### 20 CapitalPress.com



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 val-ley 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 Creek, \$465,000 #17143497. Visit Boone MLS Visit www.tourfactory.com/1786696 Jan Delimont, Broker/ Own-RE\MAX South Coast 541-290-1850



PASTURE, GOLF Triple wide manufactured to manufactured to manufactured to manufactured acres Home has septic system and 70+ years developed pring water system. Estab lished tree farm with defer ral with unique topography easonal creek, road sys tem and approximately 23 9 hole landscaped pasture golf course. Approx mately 500 yard fairway doubles as an airstrip Prime hunting property for elk deer and turkey. 2 LOF Great property for nowmobiling, snowshoe nowmobiling, snowsnoe-ng. Excellent fishing near-by. Elgin, OR. Robert Ullan rincipal Broker. RE\MAX eal Estate Team, 541-910-



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



7000 Acre Banch, Midvale, ID. \$7,600,000. Expert Realty, LLC. Kelly Jensen, Michael 208-521-4222

idahoranchlandandfarmforsale.con

# **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** 





**NEW LISTING** 

Cascade

Sotheby's

#### 356 Ranches

RANCH: ONTARIO, OR. Acre Ranch: Reedsport R. By Owner: Private, qui-160 acres, 68 acres irrigat-ed, complete cattle setup. 3 et, secluded, beautiful, half mile river frontage, great hunting and fishing, hay and bedroom, 2 bath stick home, view, secluded, timber, \$875,000. 541-271wildlife, \$650,000. 739-1148

division

Bend, OR 97702



TOM'S PLACE - CRANE, OREGON 754± Acres | now \$795,000 This is a wonderfully private small ranch with 110± acre new pivot, bordering BLM with some Dayton & Waitshure, CONTRACT 7.59 FSA CroplaUNDER, CONTRACT 7.59 FSA 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) TOUCHET RIVER FRONTAGE, WALLA WALLA COUNTY



Lower Middle Fork Ranch - Ritter, OR \$6,250,000 • 9,456± Acres

"The best of both worlds! Excellent grazing and big game hunting. 9,456 deeded acres and a



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 fr 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 crop enrolled in CMP and 62 ac rangeland. Main nome 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 BAKER COUNTY, BAKER CHT, OK - 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

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#0121

GILLIAM COUNTY, CONDON, OR-2,248 total acres. Excellent deer hunting, with upland birds and elk throughout the property. East 30 Mile Creek runs through property. 750 acres of CRP with 4 years remaining on contract, 407 acres to tillable, and 1091 acres of range. **\$1,750,000.00 CP#01917 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

Which includes 65 ac irrigated lands, 261 ac CRP, 5,349 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

EAST BIRCH CREEK RANCH, UMATILLA COUNTY, PILOT ROCK, OR - 728+/- deeded acres. 2.712 sq.ft. home, a secluded hunting cabin, working corrals, multiple developed ponds fed by springs and surface runoff, rock pits, and a very unique fossil bed. Multiple recreational opportunities include digging for ancient fossils to hunting with 2 LOP tags within the Ukiah unit. \$1,500,000.00 CP#01817 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, 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. \$525,000 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, PILOT ROCK, OR - 76 +/- deeded ac / East Birch Creek running through the property. 63.3 acres containing water rights. 27 ac alfalfa and grass mix and 37 ac wheat hay. Irrigated with 3 wheel lines & sub-irrigation. 40'x46' metal shop, equipment yard and 2 wells. Buildable lot within the city limits. \$475,000 #CP#01517

## The Whitney Land Co. 凰@ 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

UMATILLA COUNTY, PENDLETON, OR - Dryland wheat/CRP farm, Missouri Gulch. 394.73 ac northwest of Pendleton. 172 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, casional elk. \$385,979 CP#02516

UMATILLA COUNTY, PENDLETON, OR 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** 

UMATILLA COUNTY, MILTON-FREEWATER, OREGON, - 287.30 ac with 143.09 ac in CRP. Multiple developed springs, buildable home site, LOP tags for Walla Walla Unit. \$350,000.00 CP#01617

MORROW COUNTY, ECHO, OR - CRP income property. 186.9

ac of land with 15.7 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 Lookingglass Creek. National Forest. **\$29** 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.

DDFW area at the base of the Eikhorn 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 time to be the build of the lake with private dock. Cabi power, well, septic, and cell phone booster, private lake access. **\$225,000** CP#02117 MORPOW COUNTY, DENU AND LAKE, OR Lake front tabia

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

CP#02017 UMATILLA COUNTY, TOLL GATE A Garders of buildable land consisting DE A DE A Gard is zoned MUF. Build your own and a build 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 an Zoned timber/grazing. SHERMAN COUNTY, WASCO, OR \$160,000 CP#01916

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