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(503) 871-7957



Nicole Frazier
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E Washington
& N Idaho
509-999-3130



JoAnn Vanderwey
S Idaho
& NE Nevada
(208) 880-4334

380 Farms

40 Acres Neighboring Molalla 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.

WESTLAKE FARM CRAIGMONT IDAHO: Accepting Offers: due close of business Sept. 15 2017. Offers may be made on all or part of this farm. 405 acres of crop land, 207 acres of grazing/timber. For more information on this property visit our website HighlandRealty.net Bob Blewett, Broker, Highland Realty, 201 West Main Grangeville, ID 83530. Cell: 208-507-0531 Office: 208-983-2935 Email: Bob@HighlandRealty.net



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. Planned 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



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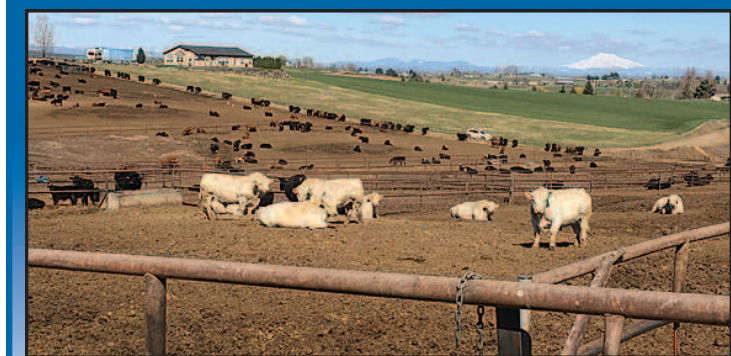
AG Investment Brokers
LAND

AG Real Estate Specialists

Tehama Cattle Ranch
2,690 AC next to Paskenta, on Thomes Creek. (5) reservoirs, springs, good fencing, Multiple home sites, corrals, **PENDING** Hunting and fishing. **NEW - \$2,780,000**

Fall River Valley Irrigated Farmland
240 AC of established timothy for in-demand equine hay. Flood irrigated using 16" well. (W) of McArthur, CA. **NOW - \$2,180,000**
530.529.4400
AGLANDBROKERS.COM
BRE #01707128 31-2/#18

430 Commercial Property



Central Oregon Commercial Feedlot \$2,500,000 Cash Terms for Real Estate Only

6000 head capacity with profitable custom feed business. Just alley away from Central Oregon Livestock Auction (only market within 140 mile radius). 137 acres, 74 acres of North unit irrigation rights. Large indoor arena, heated machine shop, indoor cattle processing facility, and 2699 square foot upscale triple wide on concrete foundation.

John L. Scott
REAL ESTATE
Agriculture & Commercial Division
50 SW Bond, Suite 1
Bend, OR 97702

380 Farms

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.

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 31-2/#8

385 Dairy Farms



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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**

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's, 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. lachdhill1@aol.com, 503-625-1248. Leave message.

390 Timber Property



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400 Land



RIM ROCK INVESTMENTS LLC
Sam Rawlins, Principal/Broker
541-620-4242
samkrawlins@gmail.com
Pete Rawlins, Principal/Broker
541-633-4350
ppr.rimrock@gmail.com

INTEGRITY • DILIGENCE • EXCELLENCE

Big Horn Hunting Camp, Oregon Desert
480 Acres - Perfect remote hunting property for desert mule deer, pronghorn and big horn sheep in the Juniper hunting unit in SE Oregon. Unique location at base of rim that offers great hunting opportunities. Old homestead property with old corrals and original cabin and well. Qualifies for 2 LOP tags. Great opportunity. **\$395,000**

South Valley, Oregon Desert
1,240 Acres - Southeast Oregon property with great potential. Stock water wells, reservoir, great desert hunting. Qualifies for 3 LOP tags. **\$682,000**
The above properties are owned by entities related to the Brokers.

***NEW* Grass/Hunting Land, Crook County**
480 Acres - Great grass and deer hunting opportunities within close proximity to Prineville reservoir! Property has multiple springs that would add value with further development. Deeded easement access, fenced, not far from pavement but isolated from other human traffic. Great opportunity to own and enjoy the great outdoors!
\$390,000

Rim Rock Investments LLC
www.rimrockinvest.com 31-2/#T1D

430 Commercial Property

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

400 Land



165 +/- Acres Organic Alfalfa Hay Property:
High- Yield hay property in beautiful Lassen County. 85 acres currently under production in organic hay with 65 acres in grass hay mix. Two large ag wells (100 HP and 40 HP) producing approximately 3500 gpm which run the 1004' pivot line. Property also has adjudicated water from Baxter Creek that traverses the ranch. The hay harvested from this property is in high demand from both dairy and beef cattle operations. NEW LOW PRICE \$545,900. Jonathan O'Sullivan 530-410-1255. BRE License #01803558

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@ipmrent.com

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

80 Plus 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

Motivated Seller: 161 acres in Douglas County. Several Springs and septic approved. I-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 pasture. \$2,600,000. Tom Phillips Agency 541-889-8401. Email: tomtpa7@gmail.com

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Nevada Ranch For Lease: Please send inquiries to helpwanted@capitalpress with RB123 in the subject line.

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

400 Land

430 Commercial Property



SALMON, IDAHO
Restaurant building for sale by owner: 7,000 sq. ft., 2 levels, on the beautiful Salmon River with a 1,900 sq. ft. deck overlooking the river. Remodeled to the I.B.C. Priced at \$835,000. Call Paul at 208-756-6181

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430 Commercial Property

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

440 Business Opportunities

5 Acre Farm House: 3 rental units plus caretaker, farm or nursery potential, pasture, barn, woods, currently collecting monthly. Shelton, WA. \$305,000. 360-490-5445



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Read what Tyler Clark says about Capital Press:

Capital Press is an important part of my information toolbox. With vegetable seed crops spread out from Junction City to Basin City, we need accurate and timely information about current events and pending legislation that affects our business. The Capital Press delivers a sledgehammer's worth of news every week!

Tyler C. Clark
Sedro-Woolley, WA

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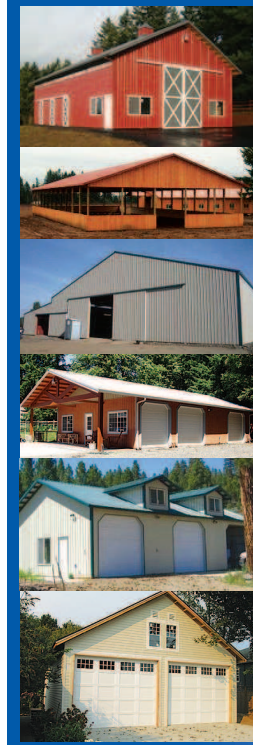
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24x36	\$5,209	\$5,708	\$6,149	\$6,641
30x36	\$6,005	\$6,527	\$7,002	\$7,527
30x48	\$7,194	\$7,721	\$8,303	\$8,949
36x36	\$6,798	\$7,326	\$7,861	\$8,604
36x48	\$8,179	\$8,772	\$9,367	\$10,403
40x48	\$9,078	\$9,701	\$10,386	\$11,351
40x60	\$10,498	\$11,182	\$11,970	\$12,857

Kit contains: (1) 3'x6'-8" Entry Door, (1) 11' wide slider door, Galvanized Roof, Painted Walls & Trim. These buildings have Engineered Plans & price is based on 25" Snow load, "B" Exposure.

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