

356 Ranches

196 ACRE RANCH
PLACERVILLE, CA
The Campini family homesteaded the property around 1850. It was a stop to water horses for stage coaches. Gorgeous rolling hills, majestic oak trees, hilltop views, pasture land, seasonal stream, year round pond, 2 charming barns (one with hay storage loft) plus 2 stall barn for horses. Partially fenced, small cabin and permit credits for future home(s). Electricity and domestic well on property. Zoned residential. \$725,900.
Agent: Lauralee Green
530-647-3224

356 Ranches

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

356 Ranches

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

356 Ranches

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.
\$7,500,000 (Includes some cattle & equip.)
\$6,500,000 (No cattle or equip.)
SALE PENDING!
208.345.3163 www.knipeland.com

356 Ranches

Don't Miss This One!
TIMBER, AIRSTRIP, PASTURE, GOLF:
Triple wide manufactured home on 336 fenced acres. Home has septic system and 70+ years developed spring water system. Established tree farm with deferral with unique topography, seasonal creek, road system and approximately 23 acre, 9 hole landscaped pasture golf course. Approximately 500 yard fairway doubles as an airstrip. Prime hunting property for elk deer and turkey, 2 LOP tags. Great property for snowmobiling, snowshoeing. Excellent fishing nearby. Elgin, OR. Robert Ullan, Principal Broker. REMAX Real Estate Team, 541-910-4433. bobullan@eoni.com

356 Ranches

WALLOWA COUNTY BROKERS
BEAUTIFUL WALLOWA COUNTY VIEWS OF THE MOUNTAINS, valley and trees can be seen on these 290 acres. The property is located just a few miles outside the city limits of Joseph. Plus, it has great hunting, great pasture and timber along with LOP tags. Threebuck Creek runs through this property and there is year around springs. Joseph, OR **MLS#17349697 \$339,000**

ONE OF WALLOWA COUNTY'S PREMIER CATTLE AND HUNTING RANCHES. The property is 2,770 acres located in rural Enterprise. There is terrific elk, deer, bear and turkey hunting as well as trout fishing. Also has timber, miles of creeks, springs and 30 acres of irrigated meadows and top quality grazing land. The property has a bunk house, corral and barn. This ranch is ready to produce beef and provides lots of recreational enjoyment. Enterprise, OR **MLS#17591831 \$2,300,000**

wallowacountybrokers.com
Kirk Makin, Principal Broker (541) 398-0340
kirkmakin@frontier.com
Russ Ruonavaara, Broker (541) 398-0618
russ@buwwallowacounty.com
Office (541) 432-3131 • (866) 977-3131
404 N. Main, Joseph, Oregon 97846
Kent Sands, Broker (541) 263-1492
kentsands@eoni.com

356 Ranches

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

Classifieds 1-800-882-6789

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Fast Results! Easy to Do!
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BELLING RANCH - AROCK, OR
Outstanding 300+ cow ranch featuring a large block of deeded land 5,293.34+/- acres, plus 1 section state land and 1.5 sections BLM land fenced in with deeded land. Includes a private BLM allotment for 157 head for 5 months (785 AUM's). 304 acres of water rights and 254+/- acres irrigated with gated pipe, 1,000+/- acres crested wheat seeding on deeded range land. Nice improvements include two homes, shop and machine shed, and excellent corrals. **\$3,000,000**

Mogensen Land
Cell (208) 890-7172
Office (208) 452-3744
Fax (208) 888-1989
Email mikem@mogensenland.com
Web www.mogensenland.com
A Division of SILVERHAWK REALTY Licensed in Idaho & Oregon 33-3/17

MIKE MOGENSEN
REALTOR Farm and Ranch Specialist

United Country Real Estate
Jett Blackburn Real Estate Inc.

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

SILVIES RIVER PARCEL
31 + acre Hillside property great place to build your custom home. Breathtaking views of Silvies River Valley. Borders paved county road and Silvies River. Located only 2 miles northwest of Burns. **\$75,000**

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

Whiskey Pine Ranch
75 acres • Prineville, Oregon
10 acres well irrigation water rights. Property is private, fenced, gated. Country home, 3-bed, 2-bath.
\$625,000 MLS201703234

Cascade Sotheby's International Realty
Farm & Ranch DIVISION
650 SW Bond St., Ste 100 Bend, OR 97702

PAM MAYO-PHILLIPS & BROOK HAVENS
PRINCIPAL BROKERS
541.480.1513 | 541.604.0788
pam.mayo-phillips@sothebysrealty.com
brook.havens@sothebysrealty.com
www.desertvalleygroup.com

DECKER'S DEALS!
Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185
email: everettde@johnlscott.com

Crawdad Festival at Culver on Saturday, the 19th, from 11am to 2pm. The smoke is pretty well gone but still several fires around. Getting ready for the eclipse.

NEW LISTING IN PRINEVILLE 66 Acres with 62.9 of Ochoco Irrigation District Rights. Pivot and Big Gun sprinkler system. New stand of Round-Up Ready alfalfa in 2017. Older 2096 square foot stick-built home plus a horse barn. In a desirable area with good access and mountain views. **\$700,000**

125 ACRES WITH 106 ACRES of Central Oregon District Water Rights. Flood Irrigated

60 ACRES OF RR-10 ZONED PROPERTY 8 miles west of Redmond. Good access and in a good well area. **\$720,000**

154 ACRES NEAR MADRAS Dryland with a North Unit Irrigation District lateral through it and a paved road. Terrific views and canyon access. 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 **\$249,000**

1440 sq. ft. manufactured home **ON 9.46 ACRES IN CHRISTMAS VALLEY**. **\$120,000**

10 ACRES OF RECREATIONAL LAND 21 miles east of Bend in the Millican Valley. **\$43,000** Owner carry or will trade.

Summit Flat - Klamath Falls, OR
\$975,000 ■ 970.88± acres

A fantastic opportunity to own your own cattle/hunting property just minutes from Klamath Falls. This property starts just above a high-end subdivision and runs all the way to the top of Hogback Mountain, with phenomenal views of the city, Klamath Lake and the Cascade Range, offering end-of-the-road privacy and several excellent building site choices!

Scott Hawes, Principal Broker ■ 541.419.0770
www.fayranches.com | info@fayranches.com

FAY RANCHES INC.
2017 BEST BROKER/AGENTS

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS

LARGE IDAHO AND OREGON PROPERTIES REAL ESTATE AUCTION
De Hoog Dairy - Complete Liquidation
No Minimum / No Reserve
5 SEPARATE PARCELS TOTALING APPROX. 700 ACRES

SELLING ONLINE ONLY Begins Closing Wednesday September 27th @ 6:00 PM (MT)

IDAHO

LOT 1A • APPROX. 176 ACRES
(Main Dairy Property)
31156 Marker Rd., Parma, Idaho
• 3,000 head CAFO Permit available, subject to compliance terms
• Riverside Irrigation District
• Double 16 Herringbone milking Parlor
• All milking equipment and backup generator.
• Digital truck scales
• (2)- 300 ton grain bins
• Main House, Shop, and Mobile home

LOT 1B • APPROX. 161 ACRES
Corner of French Rd. and Scott Pit Rd., Parma, Idaho
• Irrigation: Scott Pit drain
• Includes Irrigation equipment - Zimatic pivot

LOT 1C • APPROX. 190 ACRES
On Emerald Slope Rd., Adrian, Idaho
• Irrigation: Owyhee Irrigation Project
• Gravity Flow Pressure
• Includes Irrigation equipment - Zimatic & Gifford Hill pivots
• Sandy and silty loam soils

LOT 1D • APPROX. 14 ACRES
Corner of Well Rd. and Emerald Slope Rd., Adrian, Oregon
• Irrigation: Owyhee Irrigation Project
• Gravity Flow Pressure
• Borders the City of Adrian, Oregon

OREGON

LOT 1E • APPROX. 154 ACRES
Emerald Slope Rd., Adrian, Oregon
• (approx. 90 acres tillable)
• Sandy and silty loam soils
• Irrigation: Owyhee Irrigation Project
• Gravity Flow Pressure
• Includes Irrigation Equipment - Wheel Lines

Real Estate Terms: The Successful bidder will be required on September 28, 2017 to enter into a purchase and sale agreement and place a 10% non refundable deposit to Pioneer Title. The balance will be due on or before October 27th 2017. Seller will provide title insurance. Taxes, irrigation, and assessments will be pro-rated to the closing date. All other closing costs will be split between the buyer and seller. Supplemental information packets are available upon request.

Auctioneers Note: An agreement has been reached between the seller and the sellers lender to offer this Real Estate, Cattle and Equipment without reserve. Approx. 1,200 head of cattle are selling live on Tuesday Sept. 12th @ 10:00 AM. The equipment will be sold on line after the real estate.

For Complete listings and Information go to WESTERNAUCTIONCO.COM
Sale Conducted By

Western Auction Co. Kurt Weitz 208-250-2026 A.J. Armstrong 208-591-0118	Toppenish Livestock Chad Lowry 208-861-2224 John Top 509-840-0342 Troy Frazier 509-386-3077	Intermountain Realty Idaho-Oregon Broker Advisor Greg Sackos 541-523-4434 208-598-0267
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INSHALLAH RANCH
Grant County, Oregon

- 12,000 deeded acres • Two USFS allotments
- 50+ springs • 564 acres of water rights
- FREE irrigation water • 1000 acres of meadows
- 5 dwellings • Incredible improvements
- Huge bucks & bulls • 6 LOP tags for mule deer
- 6 LOP tags for elk.

MOTIVATED SELLER! \$9.9 Million
Contact M.T. Anderson for this first-class ranch: 541-477-3815 or mranderson@craterlakerealty.com. Call M.T. to discuss your farm and ranch needs - buying or selling.

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

Summit Flat - Klamath Falls, OR
\$975,000 ■ 970.88± acres

A fantastic opportunity to own your own cattle/hunting property just minutes from Klamath Falls. This property starts just above a high-end subdivision and runs all the way to the top of Hogback Mountain, with phenomenal views of the city, Klamath Lake and the Cascade Range, offering end-of-the-road privacy and several excellent building site choices!

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FAY RANCHES INC.
2017 BEST BROKER/AGENTS

FARMS ■ TIMBER ■ RANCHES ■ PLANTATIONS

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PACIFIC NORTHWEST PROPERTIES

380 Farms

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 - 2,518+/- acre ranch located at the base of the Elkhorn Mountains. 115,000+/- sq ft custom built timber frame home with guest quarters and outbuildings. Elk, deer and turkey hunting, and stocked fishing ponds. **\$7,000,000 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**

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**

GILLIAM COUNTY, CONDON, OR - 2,248 total acres. Excellent deer hunting, with upland birds and elk. 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 CP#01917**

MORROW COUNTY, HEPPNER, OR - 731 ac of which 200 acres are tillable. **\$1,650,000 CP#01317**

PENDING

380 Farms

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**

UMATILLA COUNTY, PILOT ROCK, OR - 728+/- deeded acres. 2,712 sq.ft. home, hunting cabin, working corrals, ponds fed by springs and surface runoff, rock pits, and a fossil bed. 2 LOP tags. **\$1,500,000 CP#01817**

GRANT COUNTY, MT. VERNON, OR - 464.03 total acres. 55 acres of pasture, 330 acres planted to spring barley and alfalfa. 8 springs located throughout. 2015 Marlette Home with 3 bedrooms, 2 bath, office, and carport. **\$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, HERFORD, 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**

380 Farms

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. **\$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. 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**

UMATILLA COUNTY, PENDLETON, OR - Dryland wheat/CRP farm, Missouri Gulch. 394.73 acres northwest of Pendleton. 172 ac. enrolled CRP through 2022 and 220 ac. in production. 2017-82 bushel crop ac. **\$395,000 CP#02914**

The Whitney Land Co.
541-278-4444
101 S.E. 3rd | P.O. Box 1614, Pendleton, OR 97801
www.whitneylandcompany.com

- Jim Whitney, CDD/Owner/Principal Broker
- Todd Longgood, Owner/Broker
- Gary Jellum, Broker
- Timothy "Coker" Coe, Broker
- Blake Bloomer, Broker
- Travis Knowles, Broker
- Christopher Stuvland, Broker

380 Farms

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, 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**

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 #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 National Forest. **\$290,000 CP#02316**

BAKER COUNTY, BAKER CITY, OR - 230 +/- acres timber parcel located between Rock Creek and Muddy Creek. Adjacent to ODFW area at the base of the Elkhorn Mountains. Buildable. **\$240,000.00. CP#00717**

MORROW COUNTY, PENLAND LAKE, OR - Off grid, lakeside cabin. 2.18 ac timbered lot with 1+/- ac lake with private dock. Cabin has 2 bedrooms, 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 3 tax lots. 2nd 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. **\$85,000.00 CP#02816**

PENDING