

564 Farms



Farm opportunity with 63+ acres bordering the Santiam River. 5 parcels. Triple wide manufactured home. Excellent soils suitable for many crops, supported with water rights. Several buildings including a 20 stall horse barn and tack rooms, covered arena, newer 3 bay shop. Fenced and cross fenced with a flexible irrigation system. 17650 Wall Ln, Jefferson, OR, \$850,000. Contact Linda Tipton at Berkshire Hathaway HomeServices Real Estate Professionals 503-559-5167

564 Farms

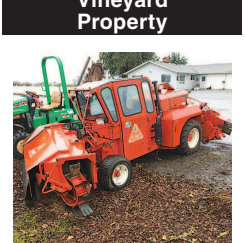
27 Acre Farm: Grow farm possible, with huge barn, 60'x150' arena, outbuildings, 5500 sq.ft. home, 9 car garage, \$1,100,000. Estacada, OR. 503-459-6319



19.8 Acre Farm, Molalla, OR.

Great Business Possibility: Most recently used as a broiler grow out facility, the property boasts 6 large ag buildings with natural gas heat ranging in size from 305'-400' long by 48' wide, and 2 other large, multi-use ag buildings, barn, shop, RV parking. Spacious, remodeled 3 bedroom, 2 bath, 2648 sq.ft. ranch home that has an amazing great room/kitchen for entertaining utility room, \$999,950. Contract possible. ML#17178189. Mark Dovelton - Broker/ Owner, Big Meadow Realty, Inc. 503-969-2809

570 Orchard & Vineyard Property



Flory Sweepers: Cab and open station, starting at \$34,000. Silverton, OR. 503-932-0766

573 Timber Property

Timbered land for sale - ~590 Mbf; 80% Douglas fir. Former OR State Hwy 99W Wayside. Approximately 30 acres in Lane County zoned PR & 7 acres in Benton Co zoned EFU. Sealed bids due no later than 5 p.m. 10/17/2017. More info & bid packet: http://bit.ly/WashburneWSProperty-sale or Kammie Bunes 503-986-0630.

579 Acreage

Motivated Seller: 161 acres in Douglas County. Several Springs and septic approved. I-5 access, \$340,000. Salem, OR. 503-362-3055

5 Acres in Humpulips, WA. 98552. Great building site, electricity, well, apple trees, large firs, spruce trees, excellent hunting and fishing, near rain forest, \$115,000. 360-289-3963, 360-580-8788

14+- Acres in Humpulips, WA. 98552. Excellent building site, also zoned for RV park/storage, large maple tree, fruit tree, fir and spruce trees, excellent hunting and fishing area, \$230,000. 360-289-3963, 360-580-8788

Lease: 120 Acres New Potato Land: (coming out of Alfalfa), irrigated, no chemicals for past 3 years, very good land. Adams County, WA. 509-771-5987

582 Pasture

PASTURE FOR RENT: for 300+ cows. Oregon. Call 541-709-4717

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: tompa7@gmail.com

582 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: tompa7@gmail.com

582 Pasture

20 acres, King County, WA. Driver's license. Experience working in the fields, equipment maintenance, and building maintenance. 40+ hours/week, includes some Saturdays. Year round. Salary \$38,000 - \$42,000 DOE. Optional house available 3 bdrm, 2 bath with reduced salary. Call 253-508-3250 or send email to nyla.rosen@yahoo.com

579 Acreage

582 Pasture

WANTED - winter pasture for 125 bred cows, December to May. Prefer CA, OR. 530-398-4083

643 Business - Sales Opportunities

Don't Miss This One!

Owner Retiring: Tractor Business For Sale:

Highly regarded within the industry for over 30 years. 80 % of business is repeat or referrals. Excellent reputation and strong customer list. Business includes buying, selling, and servicing new and used farm equipment for Josephine, Douglas, Jackson and Curry counties. Owner is able to remain on a consulting basis after the sale for a smooth and seamless transfer of ownership. Oldest KLOTI dealer on the West Coast, \$550,000. Some inventory and equipment included in sale of business. Unlimited potential. Full service shop available for lease. Owner may carry with good down. Call Darrel at 541-218-0249 or Nancy Litton at 541-659-3634

Fertilizer Business For Sale:

After 28 years the owner of Valley Ag Service in Hood River has decided to retire. Now serving over 300 customers in Hood River, Wasco and Klickitat Counties. Sale includes 8700 square foot warehouse on .69 acres plus equipment. Contact Bruce Nicholson 503-970-0002 or bnicholson@bhhsnw.com for a flyer. Licensed OR Real Estate Broker #201011051

582 Pasture

18 Acre Filbert Harvesting Needed: Right person can have the 2017 crop for free and lease acreage in future. Call for details. Oregon City, OR. 503-954-5291

651 Help Wanted

SEEKING GROUNDS MANAGER:

20 acres, King County, WA. Driver's license. Experience working in the fields, equipment maintenance, and building maintenance. 40+ hours/week, includes some Saturdays. Year round. Salary \$38,000 - \$42,000 DOE. Optional house available 3 bdrm, 2 bath with reduced salary. Call 253-508-3250 or send email to nyla.rosen@yahoo.com

651 Help Wanted

Now Hiring

The McGregor Company South Palouse Team is seeking Service Technicians to serve growers from our locations in Pullman, WA and also Genesee, ID. Responsibilities include providing customer service through the delivery of crop protection and fertilizer products as well as application equipment to area growers. Agricultural and mechanical experience are beneficial. CDL/Hazmat required within 90 days of hire. Full-time positions with full benefit package available. Application available at mcgregor.com; Contact Bill Krick Genesee, ID. 208-285-1151

579 Acreage

651 Help Wanted

Agricultural Parts Counter Person: We are a progressive and growing agricultural equipment dealership looking for qualified personnel to join our team in rural southwest Idaho. We specialize in Hay and Forage equipment including Claas Forage Harvesters, Claas Balers, Claas Lexion Combines, MacDon Swathers, New Holland Tractors and Hay and Forage Equipment. We offer competitive compensation, excellent benefits and a chance to grow with us. We are looking for a few people to grow with us in our Parts Department in one of our Idaho locations. Brief Job Description: We are seeking experienced personnel for our Parts Departments. Requirements: •Prior experience with retailing parts and good communication skills. •Prior experience in Parts Management and Inventory Control is a definite plus. •Ability to work with parts team to make the department more profitable. •Ability to order and receive parts from vendors & OEMs. •Fill customer orders. •Ensure technicians receive the correct parts in a timely manner. •Receive and ship parts as needed in accordance with DOT guidelines. •Track lost sales. •Prepare computerized invoices. •Advise customer on substitution or modification of part when replacement is not available. •Mark and store parts in stockroom according to prearranged system. •Willingness to work "on call", weekends, or busy hours during the busy harvest season. Educational/ Experience Requirements: •High School Diploma or GED. •3 years of customer experience •Claas and New Holland Agricultural Equipment experience is a huge plus. •Perform other duties as requested by the parts manager. •Assist other department personnel to ensure customer satisfaction. Benefits: •Comprehensive Health plan provided for employees. •Dental Coverage and Optical plans provided for employees. •Supplemental Aflac and Colonial Life coverage available. •Supplemental short and long term disability coverage available. •401k plan with employer matching. •Liberal Personal Time off program. For employment opportunities please email or send a resume to the following: Stuart Fjeldsted, PO Box 690, Meridian, Idaho 83680. Email: s.fjeldsted@mtvieweq.com

651 Help Wanted

Farm Equipment Operator: Seasonal through Thanksgiving. Exp required. Looking for a person with good mechanical skills and a honest hard worker to drive 10 wheelers and tractors, modern row crop farm/sugar beets, corn, onions, wheat. Opportunity for long term growth. Pay \$15/ hour + DOE. Parma, ID. 208-707-7593

651 Help Wanted

Dairy Help Wanted: duties include feeding, cleaning, irrigation and some milking. Lebanon, OR. 503-710-7649

651 Help Wanted

Skilled Field Production Farmhand: (Yamhill County, OR.)

Job Summary: Berger International is seeking a skilled field production farmhand to assist in expanding our current team of family business members and experienced employees. Primary skills required are crop knowledge, precision equipment operation, tech savviness, good interpersonal skills, great problem solver and communicator. We are looking for someone to assist us in reaching our vision and goals for our company. Hourly or Salary DOE. Bonus opportunities, Health/Dental, Vacation, 401K. Contact becky@bergerseed.com

651 Help Wanted

Crop Production Services

Delivery Driver Needed

Crop Production Services is looking for a Delivery Driver for our Cornelius, Oregon location. Description: Handles and delivers bulk and packaged fertilizer and chemicals, performs daily vehicle inspections, handles and delivers packaged chemicals, cleans and maintains equipment, assists mechanic, may maintain maintenance records, and other duties as assigned. Requirements: High School diploma or demonstrated experience in vocational agricultural or a combination of education and work experience. Valid driver's license and current CDL required (Class A). DOT-minimum age requirement is 21 years. Must be able to work 40 hours/week plus overtime in the busy season. To apply visit: www.cpsagu.com/careers

651 Help Wanted

Senior Director, Development, University Advancement (DIV).

The Senior Director for Development in the College of Agricultural & Life Sciences is responsible for leading a vibrant advancement program for the college. Working with the dean and department chairs, the senior director helps to define fundraising priorities in support of the college and the University of Idaho strategic plans and develops annual fundraising plans based upon these priorities. The senior director also serves as a member of the college's leadership team, along with other associate deans. For more information or to apply visit: http://aptrkr.com/1083008 Announcement #SP001557P EOE/AA/M/F/D/V

651 Help Wanted

651 Help Wanted

OCUPAMOS MANAGER DE TIERRAS: 20 acres, King County, WA. Ocupa licencia de conducir, experiencia en los Fields, en mantener equipo, mantener edificios. 40+ horas/ semana, incluye sabados. Todo ano. Salario \$38,000-\$42,000 DOE. Casa opcional disponible 3 dormitorios, 2 banos con salario reducido. Llamamos 253-508-3250 o escribanos nyla.rosen@yahoo.com

651 Help Wanted

Farm Operations Manager: (Yamhill County, OR.)

Job Summary: Berger International is searching for a Farm Operations Manager to lead our team. Primary responsibilities will be to actively manage and mentor employees. We are seeking a change leader who can guide our team and effectively communicate with our employees, management and industry partners. Manager must be able to observe, compile, and analyze information/data in order to suggest new ideas. In addition, they must participate in setting and executing company strategic plans, goals and objectives. Must be resilient and have values and ethics that align with those of our company. Salary DOE, Bonus opportunities, Health/Dental, Vacation, 401K. Contact becky@bergerseed.com

651 Help Wanted

Mechanic/ Farm Manager:

Experience required. Full time position. Salaried, pay DOE. Experience with shop work, balers, tractors, spraying fertilizer application, orchards and irrigation. Hard working, honest, dependable. Albany, OR. 503-510-7779

651 Help Wanted

Caretaker ranch hand wanted:

work off part rent for small 1 bedroom on large ranch close to Felton, CA. Must be handy, gardener, pruner, chainsaw, weed eater, mechanical, dependable, self motivated. Keep trying at 831-335-4061

651 Help Wanted

Agricultural Employers/ Employees: Nationwide Agri-Business, and Production Career Opportunities.

Hansen Agri-PLACEMENT. 308-382-7350. View www.hansenagriplacement.com

651 Help Wanted

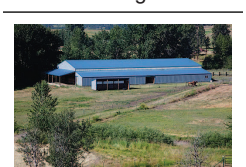
Now Hiring: earn extra income that fits your schedule, school bus drivers wanted, bonus incentive for new bus driver trainees, paid training, \$12.88 per hour to start. Pendleton and Helix, OR. Call Mid Columbia Bus today. 541-276-5621

Northern CA. Farm For Lease

Siskiyou County California Farm for lease, 4,400 acres. Productive pivot irrigated farm. 509-989-7381

FSBO 20 Acres

3 bedroom, 2 bath, 1984 manufactured home, power, water, sewer, \$59,000. Burns, OR. 541-589-4948 blossomhut@gmail.com



161 Acres pasture and cropland, newer indoor arena, stalls, large workshop, hay barns, equipment shed, fenced, paddocks, 3 bed, 2 bath home, endless trails, Elk hunting \$650,000. Seller Motivated. Email for pictures. Elgin, OR. catmking@yahoo.com 541-786-5644

570 Orchard & Vineyard Property



118 Acre Irrigated Farm planted in Timothy hay. 2 homes, shop, hay barn, \$799,000. Culver, OR. 541-480-9484



137 Acres Nyssa, OR.

91 acres water rights, excellent row crops, 46 acres of hunting land. Live steam, pheasant, quail and dove hunting. Owyhee River is near by. Ground is currently rented and farmed, \$1,027,500. 208-243-1284, atagitricks@gmail.com

570 Orchard & Vineyard Property

AG Investment Brokers

LAND

AG Real Estate Specialists

Orchard Potential (N) of Stoney Creek

1,960 AC, suitable for redevelopment to orchards typical for Tehama County. Six deep irrigation wells. Unique opportunity. NOW - \$16,562,000

Fall River Valley Irrigated Farmland

240 AC leveled fields, established timothy. Flood irrigated using 2015 drilled 16" well. NOW - \$2,180,000

570 Orchard & Vineyard Property

AGLANDBROKERS.COM

BRE #01707128 39-3102

Word search grid with words like SCAT, PASSE, MASH, EXPPEL, ALTO, REAPS, etc.

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PACIFIC NORTHWEST PROPERTIES

GRANT COUNTY, DAYVILLE, OREGON - 24,178+- acres. Timbered property abundant with wildlife including mule deer, elk, turkey, and bear. \$27,950,000 CP#02517
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. 11,000+- sq ft custom built timber frame home with guest quarters and outbuildings. Elk, deer and turkey hunting, and stocked fishing ponds. REDUCED TO \$6,500,000 CP#02417
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
WALLOWA COUNTY, ENTERPRISE, OR - Off-grid, self-sufficient 5,386+- sq. ft. home on canyon rim overlooking 861+- acres and 3+- miles of deeded river frontage. Bordered by the Wenaha Wildlife Area. Fishing and hunting within the property. This property has Wi-Fi - \$2,900,000 CP#02417
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
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. \$1,750,000.00 CP#01917

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. \$1,700,000 CP#00517
MORROW COUNTY, HEPPNER, OR - 1,531 ac of which 200 acres are tillable. \$1,650,000 CP#01317
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, coral 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. \$1,500,000.00 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
UMATILLA COUNTY, Pendleton OR-1,508.17 ac on Stage Gulch Road. 1,494.52 ac tillable. Area historic yield of 50-55 bushels per ac. Good gravel road access. Includes residence. \$1,302,340.00 CP#00516
MORROW COUNTY, HEPPNER, OR - 1,258 ac. Custom 3,400 sq. ft. log home. Two year-round creeks, bunkhouse, barn/shop and shop. Completely fenced and cross fenced. \$1,300,000 CP#02617
MORROW COUNTY, LEXINGTON, OR - 260 +/- 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. REDUCED TO \$1,200,000 CP#00616
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

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
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. \$799,000 CP#00714
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
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
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
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
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 - 11.66 acres of dryland pasture, 7 miles NW of Pendleton. 3 bedroom, 1 bath home with laundry area and deck. Large shop with multiple large overhead doors and living quarters. \$385,000 CP#02817
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
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. REDUCED TO \$335,525 CP#02914
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. \$295,000.00 CP#03515
UNION COUNTY, UNION, OR - Buildable 80 +/- ac near Tollgate and the Spout Springs Ski Resort on the breaks of Lookingglass Forest. Bordered on 2 sides by Umatilla National Forest. \$290,000 CP#02316
UMATILLA COUNTY, PENDLETON, OREGON - 316.32 acres at the junction of Stage Gulch and Simpson Road in dryland wheat production. In 2017, the Sellar produced 97 bushels per acre. \$268,872 CP#02917
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. \$229,000.00. CP#00717
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