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640 ACRES SOUTH OF BURNS, OR
Totally surrounded by BLM lands. Fenced & cross fenced with a stock well. Seeded with crested wheat & native grasses. **\$275,000**

ROBERTSON FARM/PASTURE
320+ acre farm produces some hay & has been used as a pasture pivot. 239.2 acre water rights. New domestic well with good drinking water. Updated 3 bd home. Working corrals, machine shed, storage sheds. Farm borders nice gravelled road and is approx. 10 miles from Crane Oregon.
\$425,000 Reduced to \$395,000


Curt Blackburn, Broker Nancy Gregg, Broker
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541-573-7206 • Fax: 541-573-5011
E-mail: jblackbn@centurytel.net
www.Jettblackburn.com

NORTHWEST FARM & RANCH APPRAISALS, LLC

Robert M. Burns, ARA - Principal Broker
PO Box 116 • Pendleton, OR 97801-0116
(541) 278-0303 (Office) • (541) 969-8131 (Cell)
nwfarm@wtechlink.us

VINEYARD LAND FOR SALE
80 acres located four miles South of Walla Walla near the Pepper Ridge Winery on Oregon side of the State Line. Rolling topography for good air drainage. Oliphant Silt Loam Soils that has a very deep profile. Irrigation by the means of hand lines from a well located on the seller's remaining property. 1966 priority date with well pumping 350-400 gallons per minute. No building improvements. Seller would consider giving a first right on the remaining land. Property is bordered by the Stateline Road on the North side. Asking price is **\$960,000**.

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EXCELLENT BLUEBERRY
Raspberry, Nursery, Row Crop land. Deep, well drained silt loam soils – among the best in SW WA. 130+/- acres, mostly level with good field pattern – not in flood plain. Well irrigation with buried mainline. Large Barn with approx. 2500-sq. ft. cold storage unit. Includes 8-unit mobile home park. This would make an excellent blueberry operation in an established and proven area. \$1,500,000
Randy.Sullivan@century21.com
or (360) 269-0413



WOODLAND - HORSE FACILITY
10-acres & secluded. Like new 8-stall horse barn, large shop, attractive 3-bed home, plus updated manufactured home for rental income. \$599,000
Lori.Boots@century21.com
or (360) 498-2734

Farmers Grain Real Estate/Elevator & Equipment (2) AUCTIONS
Friday, November 3rd 10:00AM MDT
255 King Avenue, Nyssa, OR

****AUCTION #1: REAL PROPERTY****
GRAIN ELEVATOR - SHOP/OFFICES
5.21 +/- Acres, Plus 1.8 Acres Leased RR Land. Steel Grain Elevator with 1,404,000 Bushels of Storage, Truck Scale, Offices, 12,375 Sq. Ft. Shop. Real Estate Sells at 10:00AM MDT. Selling subject to Trustee and Court Approval, Chapter 7 Bankruptcy Case# 17-00450-TLM.

****AUCTION #2: EQUIPMENT - TRUCKS****
TRAILERS - LOADERS - TOOLS
TRUCKS, COMMODITY TRAILERS, JOHN DEERE ARTICULATING LOADERS, GROVE RT 65 CRANE, SHOP TOOLS. **Online Catalog & Bidding For Trucks/Trailers/Augers - All Shop Tools Selling in Live Auction Only:**

RANCHES

COTTONWOOD CREEK RANCH: - Quality working ranch combined with hard to find hunting and fishing amenities – approximately 4,100 deeded acres, 450 irrigated, FREE WATER AND PLENTY OF IT, private BLM – 23 +/- and 1 1/2 acre lakes fed by approximately 4,000 gpm spring - two artesian wells supply additional for hay and pasture – Current management running approximately 500 animal units (475 mother cows, 25 bulls) – great improvements including excellent working facilities – Currently 4 landowner hunting tags for deer & elk – fishery – pheasant, quail, duck, geese – management available – a pride of ownership property that more than pays its way – Eastern OR. **\$4,850,000 - owner finance**

THORN CREEK RANCH: Recreation/lifestyle plus enough cattle capacity for the cowboy instinct – approximately 4,070 deeded acres tucked in the foothills of Oregon's Eagle Cap Mountains – home, horse barn, shop and hay barn newly constructed in 2014 - HQ about 1 mile off county road behind locked gate – 4 landowner hunting tags, deer & elk – fishing – turkey – grouse – Close proximity to white water rafting/jet boating, skiing and golf – reference website **\$4,000,000 - owner/agent**

BIG HORN CANYON: Approximately 7,280 deeded acres, plus another 880 state and BLM - \$20,700 annual CRP, 10 payments remaining – miles of new fencing – Columbia River Basin, Roosevelt, WA – grazing, deer and turkey, fishing in the Columbia **\$2,500,000 - owner/agent**

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CLYDE-EUREKA AREA DRYLAND FARM 2,092.32 Total Acres. 2,000 FSA Cropland Acres (includes 758 CRP acres)..... Asking \$1,900,000 (\$950 per crop acre).

WALLA WALLA COUNTY DRYLAND FARM, 8 MILES NE TOUCHET 1,277 Total FSA Acres, 1,174.9 CRP, REDUCED..... New price of \$939,900 (\$800 per crop acre).

WALLA WALLA COUNTY (NEAR PRESCOTT) 1,400.85 Total Acres, 1,280.64 FSA Cropland Acres (includes 1,228.1 CRP acres)..... New Reduced Price of \$1,275,000 (\$995 per crop acre).

WALLA WALLA COUTY FARM (CLYDE, WA) 2,340.59 Acres, 2,158.04 FSA Cropland Acres (includes 1,753.8 CRP acres)..... Asking \$2,158,000.

WHISKEY CREEK 360 - WALLA WALLA COUNTY DRYLAND FARM 366.92 Total FSA Acres, 145.38 FSA Cropland Acres. Currently planted to Timothy hay. REDUCED price of \$550,000.

HIGHWAY 124, WALLA WALLA COUNTY DRYLAND FARM (NEAR PRESCOTT) 148.92 Total FSA Acres, 83.04 FSA Cropland Acres. Live in the nicely remodeled farm house with detached 3 car garage. Also included is a large barn. Asking price \$699,000.

EUREKA FLATS, WALLA WALLA COUNTY DRYLAND FARM (7 MILES SW OF EUREKA) 660.21 Total FSA Acres, 575.83 FSA Cropland Acres (includes 401.8 CRP Acres.)..... Asking Price \$430,000.

STARBUCK, WA. 7,708.09 FSA CONTIGUOUS ACRES IN COLUMBIA COUNTY Pasture & Cropland: 2,288.94FSA Cropland ac., 5,419.15 +/- FSA Pasture Ac. Excellent Water & Fencing..... Reduced Price of \$3,950,000.

TOUCHET RIVER FRONTAGE, WALLA WALLA COUNTY DRYLAND FARM 1,064.95 Total FSA Acres, 851.48 FSA Cropland Acres (includes 182.72 CRP acres), 17.09 FSA CRP acres. Includes 170 acres approx. half a mile of Touchet River Frontage. There is a potential home site overlooking the Touchet River Valley..... Asking Price \$1,220,000.

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