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564 Farms

EXCELLENT BLUEBERRY

564 Farms

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. 2500sq. 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-bedm home, plus updated manufactured home for rental income. \$599,000 Lori.Boots@century21.com or (360) 498-2734



EXCEPTIONAL FARMLAND 100-acres near I-5 between Seattle & Portland. Solid ranch home in a beautiful setting, classic barn, plus other outbuildings. Paved entry. Land surrounded by Noble Fir Bough trees, providing excellent cash flow. Great for livestock or equestrian. \$1,495,000

Randy.Sullivan@century21.com or (360) 269-0413



STERN CREEK RANCH 163-acres, over 100-acres irrigated with buried mainline. Nearly 25,000-sq. ft. of farm buildings under roof, including majestic barn. Lovely brick home overlooking ranch. You will love it. \$1.375.000

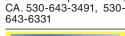
dhubbard@localaccess.com or (360) 520-3867



LUND, REALTORS



For Lease: 60 Acre Ag Well, pump, old house property for 5 to 10 year needs lease, plenty of water, acre. Vivian at Desert great for hay crop, vineyard, orchard, vegetable 289-2412 and/ or sheep. Grenada,





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, bath, 2648 sq.ft ranch home that has an amazing great room/ kitchen for entertaining, utility room, \$999,950. Contract possible. ML#17178189. Mark Doveton- Broker/ Owner, Big Meadow Realty, Inc.



sq.ft. home on 5 fertile acres boasting beautiful mountain views,

\$559,000. Call Danni Breen, Broker, John L Scott, MLS#311133. Sequim, WA. 360-460-1762



104 Acre Farm on beautiful Whidbey Island, WA. 3 bedroom, 3 bath SFR; 3 bedroom, 2 bath MH, both have well and septic, large barn, outbuildings several covered manure storage area. All acres are fenced and cross fenced. Irrigation well. Partial farm and ag tax status, has farm plan with local conservation district \$2,200,000 360-675-9091 x3 julia@ipmrent.com There Are Always Great Deals In Capital Press Classifieds



564 Farms

Marijuana Farmers: Marijuana cultivation is now legal in Nye County Nevada with a permit. 120 Acres with full agricultural water rights. \$3000/ work, Mountain Realty 775-



November 3, 2017 564 Farms

Agri-business Real Estate

750 Acre irrigated farm:

16 miles SW of Spokane

Well Certificates, new

Valley pivots in 2014,

potato storage on site,

good isolation for seed

crops and/ or organic

operation. Priced firm

at \$4,590,000. Cheney,

farm, 198 total acres

163 irrigated acres, 1

new pivot. 900 head li-

censed feed lot all made

out of steel and ce-

ment. Older 3 bedroom

house, hay barn, brand new livestock and com-

modity scales. FSBO

Nyssa, OR: 114 total acres with 87 irrigat-ed, 2 brand new pivots

\$550,000.208-608-9897

107 Acres Nice Rill Irri-

gated Farm: with some of the best soil in the Co-

lumbia Basin. This farm

has Bureau water rights

72 acres with good stand

of alfalfa, 35 acres of na-

tive spearmint with good

stand, \$1.552.950, Ter-

ry Thompson with Re/ Max in Othello, WA.

567 Dairy Farms

DAIRY-IDAHO

Gooding: Nice dairy, 86

acres, mini pivot, double

10 parallel barn, calving

barn, commodity barn, paved feeding area, pipe

shades, 498 head CAFO

Nice home, \$1,200,000.

Tom Floyd 208-996-5129

Western Idaho Realty

570 Orchard &

Vineyard

and cable corrals

509-989-2638

\$1,15Ó,000

WA. 509-766-1542

(2) Farms in Oregon Ontario OR: feed lot and

near

I-90. 3 Certified

40 Acre Farm- betwee Woodburn and Silver ton: 3 bedroom, 1.5 bath home in nice condition 24x36 shop, approxi mately 30 acres Mario berries, \$649,000. www.agribis.com Call Terry Silbernagel 503-559-3200

Classifieds **1-800-882-6789**

Blue Mountain REALTORS **BLAINE BICKELHAUPT** MARK GRANT Broker, Licensed in WA & ID Managing Broker, Licensed in WA & ID 509-520-1906 509-520-5280 LIST WITH THE EXPERTS! We have over 100 year of combined AG experience! **New Listings! COLUMBIA COUNTY DRYLAND FARM** 1/2 Ownership 958.14 Total FSA Tillable Acres Non Selling Owner is operator. 1/3 to 2/3 Lease with non-Operator, 85 – 90 bushels average. Annually Cropped. Asking Price \$1,281,278 **COLUMBIA COUNTY DRYLAND FARM** With Home & Outbuildings. 291.86 Total FSA Tillable Acres

Current Lease is 1/3 to 2/3 85-90 bushels average. Some Annually Cropped. Asking Price \$1,251,925 These Two Farms Must Be Sold As One.

Total price for both properties is \$2,533,203 44-2/101

For More Information, Visit: www.BlueMountainRealtors.com



PRICE REDUCED - Nyssa Oregon farm - 55+/- acre row crop farm with excellent soils and water rights. 2576+/- sq. ft., 3 bedroom, 2 bath home and large five overhead door shop. \$575,000. #295-16

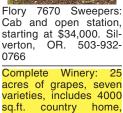
Vale Oregon - 85+/- acre row crop farm plus improvements to include: onion storage shed, shop, machine shed, large lean to, granaries and home. \$690,000. #351-17

Row crop farm - 349+/- acres with pivot irrigation. Pivots and pump station all very new. 3 bdrm, 2 bath manufactured home included. \$1,860,000. #317-17

Ranch/farm combo for sale. Vale Oregon property. 704+/- acres with farm land under pivot, irrigated pastures, home, cattle facility and sale barn. \$2,899,000. #318-17

Pivot irrigated land. 239+/- acre farm with Vale Oregon Irrigation District water rights, two newer pivots. Small house on property under life estate. \$1,225,000. #320-17

For more information, call: Scott Lamb **Dee Anne Mosman** Broker, GRI, OR/ID Broker, GRI, OR/ID 208-707-4444 cell 208-739-2119 cell **Office - Toll Free** 1-800-398-3457 www.waldore.com R 🗎 🖪 44-1/108



country home, 0,000 Hammett, \$2,400,000 ID. 208-863-6697

573 Timber Property

123 Acres of Forested Land in Union County, OR. Well stocked with trees. Owner will carry contract, \$123,000. 541-910-7983



103

GRANT COUNTY, DAYVILLE, OREGON - 24,178+/- acres. Timbered property abundant with wildlife including mule deer, elk, turkey, and bear. \$27,950,000 CP#02517

KLAMATH COUNTY, KLAMATH FALLS, OR- 3,386 +/- acres with 4 miles of lake frontage. A very efficient and economically operating cattle ranch with a combination of rangeland pasture, irrigated meadows and timberland. Wildlife including deer and elk. Denny Creek flows through the ranch. Zoned for a destination resort. \$21,000,000 CP#03317

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, PENDLETON, OR - 6,313.15 +/- acres, 53 bushels average production history, with a CSP contract. The farm contains 6092.15 tillable acres with a proven 97 bushel crop in 2017. Two homes, bunk house, shop, machinery shed, and barn. \$7,310,000.00 CP#03217

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#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 SAPRINGS, 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, TROY, 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. **\$2,900,000.00 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. Price reduced to \$1,600,000 CP#00517

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. \$1,500,000.00 CP#01817

BAKER COUNTY, KEATING, OR - 262 ac. Nice home, additional living guarters, shop, irrigated pasture, 1 mile of Powder River . 127 ac water right, 2.5 ac pond. \$1,399,000 CP#00416

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



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. Turnkey 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, HEREFORD, 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 ena, 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 antle hunting. \$525,000 CP#01017

The Whitney Land Co. **图盒 541-278-4444**

101 S.E. 3rd | P.O.Box 1614, Pendleton, OR 97801 www.whitneylandcompany.com

- Jim Whitney, CCIM/Owner/Principal Broker
 Todd Longgood, Owner/Broker
 Gary Jellum, Broker
 Timothy "Scott" Coe, Broker
 Travis Bloomer, Broker
 Plehe Vrouvlee Beeker
- Blake Knowles, Broker
 Christopher Stuvland, Broker

UMATILLA COUNTY, WESTON, OR – Investment opportunity. 102 +/- forested ac, 65 ac zoned FR allows development of 5 102 +/- forested ac, 65 ac zoned FR allows develo 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

urea. 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 & subirrigation. 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 - 11.6 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 #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 UMATILLA COUNTY, PENDLETON, OREGON - 316.32 acres at the junction of Stage Gulch and Simpson Road in dryland wheat production. In 2017, the Seller 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