

525 Commercial Property

35 Acres within town site of Silver Lake, OR. Zoned industrial and commercial. Can be changed to residential. Paved street to edge of property, well, power line. 541-410-0655

540 Recreational Property

69.72 acres of Wetland Reserve for just \$60,000! Sheridan, OR area. Call John Birnie, Broker, 503-559-8245. Agri-Business Real Estate Services

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546 Rentals, Leases

90 Acres Certified Organic: newly planted blueberry, raspberry, blackberry, Class 1 soils. For lease. Albany, OR. 503-871-9114

Agricultural Land With Water For Lease: Turner/ Marion, OR. area. 85 +/- acres. Recently in grass seed. 909-952-0380

561 Ranches



Unusually beautiful Dairy, Beef or hobby ranch in Satsop River Valley. River runs out of Western Washington's Wild Olympic Mountains, partly from glacier. Fertile land. Several acres in Old Growth Forest, Fir and Western Red Cedar, some diameters over 6 feet, reach over 160 feet high. Several hundred thousand dollars in value, but so majestic and beautiful. 162 acres, more or less. Includes 3 tractors and full line of harvest equipment. About 80 head Angus available. 6 bedroom, 2 bath, 2400 sq.ft. home renovated and upgraded. All types berries and fruit trees started last ten years. Sweet water well for home. Pond and creek-irrigation water. Five separate barns total over 25,000 sq.ft. enclosed. Several small trout streams, over mile Satsop River frontage, great salmon fishing. Elk, deer, bear, etc on place. Good hunting! Mild climate, paved road, only 7 miles to town, 1 hour to Pacific Ocean. \$1,599,000. Montesano, WA. rexvalentine@yahoo.com

561 Ranches

for RANCHES & FARMS call
Crater Lake Realty, Inc.
 Linda L. Long, Broker
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 Chiloquin, OR
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DECKER'S DEALS!
 Contact Everett Decker, agent at John L. Scott-Redmond, OR 541-480-8185
 email: everett@johnlscott.com
 Enjoy the many holiday events on the calendar. And remember to save time to call for a tour of the many farms and ranches on the market.

LEACH NO. 1. 79 ACRES WITH 64.39 ACRES WATER RIGHT. Very nice 2 bed 2 bath manu. Pivot irrigation on newer alfalfa. 4896 square foot hay-stock barn. \$495,000. Johnlscott.com/53097
LEACH NO. 2. 140.92 ACRES WITH 111.4 ACRES WATER RIGHTS. 2 pivots, 2 homes, a hay shed, a large shop, other storage and general purpose buildings, a small cattle feeding area. 64 acres of certified and contracted Blue Grass seed. 47 acres fallow. \$765,000. Johnlscott.com/46867
LEACH NO. 3. 313 ACRES WITH 294.9 ACRES OF WATER RIGHTS. 3 pivots, 2 homes and a 60x180 foot hay shed. 27 acres of certified Blue Grass seed. \$1,625,000. Johnlscott.com/46877
GATEWAY PROPERTY, LOCATED 10 MILES NE OF MADRAS. 493 acres with 119 acres of water rights. 3-bed 2-bath mftd home, and large hay shed. Wheel line irrigation. Fenced/X-fenced. Good deer, pheasant, and water fowl habitat; occasional elk. \$895,000. 47-3/100

United Country Real Estate Jett Blackburn Real Estate Inc.
JACKASS CREEK PROPERTY
 480 acres in 3 separate tax lots. Located approximately 52 miles south of Burns. Great getaway or hunting property. Surrounded by BLM. Jackass Creek runs thru the property which is seasonal but some of the deeper ponds hold water year round making it a significant draw for wildlife. Up to 6 LOP tags available. \$200,000
CRANE OREGON
 160 ac north of Crane OR with 2000 sf, 2 bd, 1 1/4 bth house, hay shed, Quonset hut shop and private small pond stocked with catfish. This is a great place to run a few head of livestock. The land has nice sagebrush covered hillsides overlooking Harney Valley. \$495,000
 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

561 Ranches

Central Valley Ranch Eugene, Oregon
 169 acres of beautiful country living. Spring fed lakes with fish, turkey, goose and duck hunting. Great barn, metal shop, pastures and paved roads throughout. 4541 sq/ft home plus additional approved homesite. Breathtaking views of the valley, \$1,995,000. 86722 Central Rd. Shelley Murry, Re/Max Integrity 541-912-1883

561 Ranches

REDUCED PRICE
J-Bell Ranch
 8 miles West of Lakeview, OR. 795 acres with 295 +/- acres of ground water rights. 3 manufactured homes, shops, barns, 2 irrigation wells, 6 wheel lines and full line of equipment. \$1,700,000. Favell-Utley Realty. www.favell-utley.com 541-947-2161.

564 Farms

195 +/- Acres: Farm and Dairy: Dinuba, CA. Tularine County. RICH SOIL AND EXCELLENT WATER ALLOCATION WITH LOW WATER RATES. 2 sources of water - Alta Irrigation District 100 percent entitlement and 4 agriculture wells. Class 1 soils, surrounding properties permanently planted to citrus, fruit and grapes. Currently double cropped to cattle feed for silage. Includes dairy and heifer facility, set up for 1,150 milk cows, 5 homes, (includes beautiful 3 story/ 100 year old country estate. Call Larry Serpa Broker Associate at 559-799-0729, DRE #01089733. Tony P. Cardoza, Inc., Broker, DRE #00859196

564 Farms

Secluded 113 acre Willamette Valley ranch. Flexible farming options near grass seed, vineyard, hazelnut, Christmas tree operations. Four large outbuildings/ shops to hold all your equipment, toys, or livestock. Fenced and cross-fenced. Manufactured home onsite or build your dream home with Cascade Range views, \$1,000,000. Salem, OR. 503-893-2772 <http://bit.ly/2iW5cVd>. IsaacStellmacher@KW.com.
New Mint Still: 40' x 60' Mint Barn with 4 overhead doors, built in 2015, 500hp cleaver, Brooks boiler with Cascade Natural gas on 10.5 acres, 8.6 irrigated in alfalfa, \$650,000. Terry Thompson with Re/Max in Othello, WA. 509-989-2638

KNIFE LAND COMPANY
 2,791± Acres irrigable. 41,000± Acres with seller's interest in BLM. \$7,500,000
SOLD
 208.345.3163 www.knipeland.com

80 ACRES IN EASTERN OREGON
 Good Hay farm with some dry pasture and a small BLM allotment out the back gate. There is a separate irrigation well that could be used to develop some pasture. Solid 5 bed 2.5 bath log home. \$529,000. Call Dan

BELLING RANCH -AROCK, OR
 5,293.34± deeded acres with 254± acres irrigated with gated pipe. One state section and 1.5 BLM section fenced in with deeded land. Private BLM allotment for 785 AUMs. Nice home, shop and employee home. LOP tags for 5 deer. \$3,000,000 Call Mike

PHIPPS RANCH-UNITY, OR
 3,957.27 ± deeded acres with 260± acres irrigated meadows & pasture. 1,228± Acres timber grazing land. Beautiful ranch bordering USFS land. Excellent big game hunting. LOP tags for 4 deer, 4 elk & 1 antelope. PRICE REDUCED! \$3,400,000 Call Mike

FAWN ROAD FARM -ADRIAN, OR
 154.75 ± deeded acres with 129± acres flood irrigated. Nice farm with large fields currently planted to alfalfa & pasture. Mild climate & convenient location. Older improvements to renovate or replace. \$850,000 Call Mike

FOXTAIL ROAD FARM - ADRIAN, OR
 -131.53± deeded acres with 95± acres of prime irrigated row crop land. Excellent bird hunting with hunting lodge home, 1/2 mile of Snake River frontage and man made ponds. PRICE REDUCED! \$1,200,000 Call Mike

MINING PROPERTY -BAKER COUNTY, OR
 741.5± total acres included in 5 patented mining parcels. Includes the Maxwell, White Swan, St. Paul, Virtue Extension and Burke Ranch Placer mines. Buy all or individual mines. \$4,847,200 Call Mike

FLAGSTAFF HILL MINING PROPERTY BAKER CITY, OR
 -638.92± deeded acres located directly south of Oregon Trail Interpretive Center. Includes the patented Cyclone Gold Mine, plus the Historic Oregon Trail traveling through the property. \$3,194,600 Call Mike

HORSE PROPERTY IN ONTARIO OREGON,
 10 acres barn and outbuildings. Custom 5 bed 4 bath home with a view of the valley. \$589,000. Call Dan

Mike Mogenson, Realtor
 Farm & Ranch Specialist
 Cell (208) 890-7172
 Office (208) 452-3744
 Fax (208) 888-1989
 Email mike@mogensenland.com
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For Lease: 60 Acre Ag

property for 5 to 10 year lease, plenty of water, great for hay crop, vineyard, orchard, vegetable and/ or sheep. Grenada, CA. 530-643-3491, 530-643-6331

750 Acre irrigated farm: 16 miles SW of Spokane near I-90. 3 Certified 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, WA. 509-766-1542

107 Acres Nice Rill Irrigated Farm: with some of the best soil in the Columbia Basin. This farm has Bureau water rights, 72 acres with good stand of alfalfa, 35 acres of native sparmint with good stand, \$1,552,950. Terry Thompson with Re/Max in Othello, WA. 509-989-2638

33 Acres Planted in Black Diamond Berries:
 • Drip Irrigation
 • Two Homes and Shop
 • Exit 239 on I-5
 • \$699,900 Firm
 • No Real Estate Agents Property located at 39570 Higbee Rd NE, Albany, 97322. Call John 503-851-6075.

Dayton, OR. Farm

2 homes, 3 barns, 101 acres leased, 89 acres water rights, 1/3 mile river frontage, \$2,400,000.

Yamhill, OR. Farm
 4500 sqft home, great views, huge arena, shop, 45 acres, 26 acres leased, \$950,000.

McMinnville, OR.
 11 acre wooded building site, 60 GPM well, 8 miles from town. \$210,000. BHHSNW Real Estate. Ron Peddicord 503-550-0188.



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, several outbuildings, 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

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