

**561 Ranches**

**GRAZING TRACT**  
Union County 563.5 acres with 338 acres m/l of tillable land that was in CRP for over 20 years. Ground has been converted to a grazing tract and a managed tree farm. Current owner has developed a water system from a well on the property to distribute livestock and maximize the lands grazing potential. Property comes with an older manufactured home, loft barn and shop. \$625,000.  
Ranch-N-Home Realty, Phillip Burling, John Collins principal brokers.  
www.ranchhome.com, 541-963-5450, 1526 Jefferson Avenue, La Grande, OR. 97850

**561 Ranches**

**156.58 acres** with feedlot, irrigation, creek, residence, & outbuildings, \$769,000. Ontario, OR. Silvercreek Realty Group Call Donna Gill 208-550-2111

**Don't Miss This One!**

**Central Nevada Ranch**  
640 Acres, 500 acres water righted with creeks and ag wells. 5 pivots, 250 acres alfalfa/ grass in production. 1860s homestead, outbuildings, beautiful 1 bedroom 1 bath home. No neighbors. Just deer and antelope. \$2,400,000  
Call Tom 775-964-1298

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**SOUTH POE VALLEY FARM**



**SALE OR LEASE**  
Banks, OR.  
96 Acre nursery farm, 2 homes, shop and outbuildings, 40 acres gravel yard, 43 acres dirt beds, 100x200 steel building, dairy creek water rights, 4" TVID box, recirculation pond, 2" valve every 40', fenced. Highway frontage. 503-320-0783

• 346 acres w/326 irrigated, plus drought well.  
• Feedlot, irrigation pond & equipment, fenced & cross-fenced.  
• Alfalfa, orchard grass, grain & permanent pasture.  
• 3 hay barns, one is steel construction and sized for indoor arena.  
• Lovely 3141 sq. ft. country home, garages.  
• Amazing shop: heated floor, office, laundry/ restroom, storage loft, 3 tall doors.  
• Immaculate, productive, ease of management.  
**Price Reduced! Now \$1,820,000**

**Crater Lake Realty, Inc.**  
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**564 Farms**

**SALE OR LEASE**  
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**564 Farms**

**Indian Valley, ID. 1,153 +/- Acres. Hell's Canyon Rim Country:** For Sale By Owner. Magnificent Mountain Views, highly productive farmland, growing alfalfa hay, timothy hay and grain. One main home, a secondary home and 4 additional home sites with access to power and water. 5 large hay barns, 7 pivots, 2 wheel lines, granary and additional outbuildings. Water rights, well water, two irrigation wells, surface water. Hunting opportunities. About 15 miles from Council, ID. Firm Pricing. Possible short-term owner financing. Serious Buyers only, \$5,000,000. Call 208-256-4419, 208-741-2399

**564 Farms**

**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

**FARM/RANCH FOR SALE**

**34 Acre Farm/ Ranch** all under irrigation, 2600 sq.ft. home, 4-1/2 acre pond, 130x65 shop, 65x45 machine shed, 40x26 garage, \$625,000. Monroe, OR. Call for more information 541-321-9088

**FARM/RANCH FOR SALE**

**FARM/ RANCHETTE**  
65.1 Acres- 2 Homes Madras, OR.  
Beautifully landscaped with terrific views! 61.1 acres of water rights, fenced and cross fenced, several out buildings, \$1,750,000. 3114 NE Cherry Lane, Madras, OR 97741. Carlos Smith: Broker. Keller Williams Realty Central Oregon 541-325-3322

2000 Acre ranch in Elgin, Oregon, updated 2 story ranch house. Out buildings to support cattle 150- 200 AMU'S. 1000 acres marketable timber. Water rights. \$4,500,000. For full details, visit: www.oregontrailrealty.com Broker: Candy 541-786-3164 candy@oregontrailrealty.com

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Reduced: 80 Acres Vale Oregon, 3 bedroom, 1 bath, shop and corral. 60 acres irrigated in pasture and new Alfalfa. \$369,000. 541-881-3974, 208-599-1151

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

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**107+ Acre Farm Okanogan Valley, WA**

Primo 502 location. 107+ acres near Hwy 97 and Omak, WA. 56 acres in income producing alfalfa; irrigated by deep wells (350 gpm), water rights, 2 domestic wells. Underground mainlines/pumps/pivots/and solid set sprinklers. Great grow sites. Area to expand. 40 ac.fenced. Good 40' X 60' cement floor shop. Bath, septic, hot water avail., 220v. workshop with stove, & metal roof. Also orchard/housing development potential, or sell off a few of 5 parcels! Reduced price.

**\$340,000**

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