

354 Auction Sales354 Auction Sales

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30-1/106

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30-1/108

ONLINE AUCTION
Bidding Ends: **Saturday, August 18th at 6:30pm**
URGENT CARE / FAMILY MEDICAL CENTER
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1319 NE 134th St. Vancouver, Washington Suite #107
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30-1/109

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SAT. AUG 4TH • STARTS 9:00 AM
Preview One Hour Prior to Auction
117 S. Alder, Colville, WA
Household Items, Furniture, Artwork, Shop Items, Antiques, Collectibles, Alum. Boat, Camping Gear and Much More.
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Auctioneers: Jeff Pitts & Gary Clowser
WSL #3036

30-1/100

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S. Idaho St. & F Ave W., Wendell, Idaho

30-4/109

525 Commercial Property


6280 sq.ft. building in down town **Coos Bay, Oregon** includes 3200 sq.ft. refrigerator/ freezer areas with food quality production floor. This facility has been a USDA inspected butcher shop with retail space in front, alley access and loading dock in rear, second floor office and storage. This location, one block from Hwy 101, is fenced with onsite parking and a sign pole. Coos Bay does not currently have a stand-alone butcher shop, \$299,995. Please call for details: **Jim Berg**- Broker/ Owner North Point Real Estate & Development. 541-269-1601, 541-404-6133
jimberg@north-pt.com
www.north-pt.com

30-1/108

Approximately 9000 sq.ft. commercial and residential building in center of town, 100% occupied, \$649,000. Will carry contract. Molalla, OR. After 5pm 503-829-6377

RETAIL SPACE
Established Jefferson, OR. Business Opportunity "You Name It" Smoke Shop. Long Term Established Business with Regular Clientele on large .36 Acre Lot. Business boasts great retail exposure and regular traffic with additional rental income potential. \$250,000 buys Property, Business, Inventory and Fixtures.
Bill Flesher Licensed Oregon Broker, Keller Williams Commercial, Gillott Team-Keller Williams Realty Mid-Willamette. 541-905-3258 billf@lauragillott.com
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525 Commercial Property

FOR LEASE on HWY 101 in Florence, OR.: fenced and gated 47 unit mini storage business. Currently full, grossing \$1600 monthly, plus 30x50 shop set up for heavy work and 15x30 two room, 1/2 bath office. 5 year lease at \$2500 monthly. Purchase option available. Serious inquires only! 541-999-1011

540 Recreational Property

SECLUSION AND BEAUTY: John Day, OR. 560 acres with water rights from year-round creek. Off grid, 2 story, 2 bedroom, 2 bath, 1884 sq. ft. home with tongue and groove vaulted ceilings with open beams. 40x60 barn with riding area, \$995,000. RMLS #15128485
Duke Warner Realty. Dayville, OR. 541-987-2363
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540-1-52-2/HOU

546 Rentals, Leases


FARM LEASE AVAILABLE
Prosser, WA. Washington State University ("WSU") is offering for lease a +/- 150 acre Irrigated Agricultural Farm at its Prosser IAREC Roza Unit. WSU is requesting qualified Farmers ("Applicant") to submit proposals to farm the land located along N. Crosby Rd. in Prosser, Benton County, WA. The tenant will be selected through an application process. Applications will be accepted through Tuesday August 10, 2018. For details, and to obtain an application packet, please contact the Request for Proposals (RFP) Coordinator Ms. Shawna Thompson at 509-335-7049, or shawna.thompson@wsu.edu
FOR LEASE or SELL: 80x200 pre cast concrete storage building, 24' inside peak, 20' outside walls. Would make a great micro greens facility or other indoor farming. Othello, WA. For more info call 509-760-7077 if no answer please leave message, will call back.

549 Residential Property

ROOM FOR YOUR HORSES!

Beautiful Custom All Brick 3500 Sq. Ft., 3 bdrm., 3 bath home w/ finished basement on almost an acre. Big shop w/office, barn, RV parking, dog run, pond. Lots of extra storage. City amenities w/ country setting. Nampa, ID
REDUCED TO \$379,900.
Debbie Lasher
Delta Land Real Estate
(208) 371-4397
dlasher@dlasher.com


30-4/108

561 Ranches


WRIGHT FARM
792 acres with 3 irrigation pivots covering 316 ac, nice shop, 2- newer hay sheds, good set of pipe corrals & 3 bd, 2 bth houses. Plus 320 ac of State Lease ground. This is a clean farm.
\$1,150,000
"WARM SPRINGS BUTTE FARM"
25 miles east of Burns. 720 ac consisting of 508 +/- ac pivot irrigated, 130 +/- ac pivot corners & roads. 80 +/- ac native sage, newer developed farm, good water source, irrigation equipment installed in last 7 yrs. All pivots are equipped with a "ON TRAC" radio system. Conveniently located between Crane & Burns.
\$1,700,000
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

30-1/108

552 Equestrian Properties


Great Equestrian Property!
EQUESTRIAN property on Hamilton Creek, Lebanon Oregon! Indoor/ outdoor riding arena with auto sprinklers, skylights and rubber-mixed footing. 48x48 7- stall feeder barn with water & electric to each stall, tack room and roll down doors to shield animals and property from weather. 32x34 general purpose building with guest quarter (dual living). 1996 Goldenwest triple-wide, 2510 sqft. home sits just yards away from Hamilton Creek. Park-like landscaping with 2 pond water garden, fruit trees, garden area, \$575,000.00.
Gillott Home Team, Licensed Oregon Brokers, Keller Williams Realty Mid-Willamette. Call 541-451-2211.



\$1,900,000 Chehalis, WA. Iconic luxurious Ranch: One level house set on 45 acres. Private gated road leads to this beautiful property. This illustrious equestrian estate includes 110 x 80' covered riding arena, 60 x 65' stall barn with hay storage, 72 x 36' open loafing shed for cattle, 30 x 42' shop, and 30 acres of hay pasture with 9 paddocks. Amazing master bedroom with high ceilings tons of natural light with an on suite bathroom. Lounge in the private backyard with a large in-ground pool. Enjoy this spacious home with territorial views of the Newaukum river right out your doorstep. Property includes underground mainline irrigation to keep your property in pristine condition. Located right next to Newaukum Valley Golf. Property fully fenced. MLS#1326509
Ryan Deskins, licensed broker, ID#102927 Keller Williams South Sound. 360-827-5268

555 Mini Ranchettes



F.S.B.O. Open House Daily 2-7pm. 21315 NE Hwy 240, Newberg, OR. 20.5 Acres, water rights, tax deferral, 3 stall lean to barn, 10 ton hay storage barn, open garage/ equipment/ storage with stall. Chehalem Creek backs north property line. 4552 sq.ft. 4 bed, 4.5 bath, 4 fireplaces. Finished downstairs (potential separate living quarters) with 2 bonus rooms. Wash/ dry hook-ups upstairs and down. 3 tax lots, taxes approx \$3900/ year. Close to schools and shopping, 2 miles to downtown Newberg and 18 miles from Portland. \$1,055,000. Yvonne 503-828-8849

LINE CLASSIFIEDS
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FAX: (503) 370-4383
Deadline Wed. at Noon (Holidays may differ)
CapitalPress.com

549 Residential Property

561 Ranches

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30-3/100

561 Ranches

SX RANCH - Turn key year-round cattle operation. Three ranches totaling 7,125 acres west of Alturas in Modoc County, CA. Farm equipment, two custom homes, employee homes, and out-buildings. Well-balanced mix of properties offers irrigated cropland, irrigated pasture and meadows, and rangeland. Year-round cattle operation; carrying capacity of 1,885± AU annually.

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Exceptional wilderness ranch fully encompassed by national forest with 293± acres, 2 miles of a wild trout fishery, immaculately maintained improvements, and a 2,500± foot private airstrip. 75 air miles from Sun Valley.
Offered at \$2,850,000
EAST MAGIC RANCH
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640± undeveloped acres surrounded by BLM 20 miles from Sun Valley's airport with excellent grazing resources, home sites, views, and potential for landowner tags. Year-round access to Hwy. 75.
Offered at \$800,000
TIMMERMAN RANCH
SUN VALLEY, IDAHO
176± acres 30 minutes south of Sun Valley along Hwy. 75. One of the original ranches in the valley, the property features 55± acres of irrigated cropland along with excellent views and building sites.
Offered at \$710,000
TRENT JONES | 208.622.4133 | TJONES@HALLANDHALL.COM
SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT

30-3/102

RANCH & FARM
PRICE REDUCTION / OWNER FINANCE – 500 animal units – approximately 4,100 deeded acres – 450 IRRIGATED WITH FREE, ARTESIAN AND SPRING FED WATER heading and used on the home place – private BLM – nice improvements - elk, deer, water fowl, pheasant, quail and fishery. Management currently in place. Well rounded working/recreational opportunity.
Real Estate at \$4,250,000 • 1/3 down • 3% interest.
You cannot match the terms and dependable water!
3,326 TOTAL DEED ACRES – 1,758 irrigated – SEED POTATOES, ALFALFA, WHEAT rotation - East Oregon – surrounded by neighboring deeded rangeland, within a closed aquifer, assuring limited exposure to any competing crops – 18 Zimmatic pivots – 11 wells – lifting between 56' to 155' – righted for approximately 19,931 GPM. Just the right amount of improvements for an absentee owner and/or investor. Management available if needed. 3.5% double net lease if desired. Property shows excellent management and pride of ownership. - \$10,000,000, cash @ closing.
See @: agrilandsrealestate.com
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