

**561 Ranches**

**SELLERS BEWARE**

- Know who you are dealing with – independently confirm your buyer's name, street address, and telephone number.
- Never accept a check for more than your selling price.
- Never agree to wire back funds to a buyer or a third party – a legitimate buyer will not pressure you to do so, and you have limited recourse if there is a problem with a wire transfer.
- Resist pressure to "act now." If the buyer's offer is good now, it should be good when the check clears.
- If you accept payment by check, ask for a check drawn on a local bank or a bank with a local branch. You can visit that bank branch to determine if the check is legitimate.
- Consider an alternative method of payment, such as an escrow service or online payment service. If the buyer wants to use a service you have not heard of, be sure to check it out to be sure it is reliable. If you do not feel comfortable with the service, do not use it.

**525 Commercial Property**


**Processing Plant, Warehouse, Offices.** Property includes 5.14 Acres and 77,000sqft of buildings and office space. Hot pack processing line, warehouse, and offices. North of Salem, OR. Close to I-5. \$3,000,000. Email: farmforlease18@gmail.com



**Straw/ Hay Warehouse space for sale!** 11,800sqft total building space with 25' eave height & rock base. Space is two buildings on two tax lots totaling 10 ACRES. Located on Hwy 20, south of Lebanon, OR. Asking 1,200,000. MLS#775291 Contact Bill Flesher, Licensed OR. Broker & Commercial Specialist: 541-905-3258 or email BillF@lauragillott.com. **Gillott Home Team, Keller Williams Realty Mid-Willamette**

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**525 Commercial Property**



Own an established & profitable Butcher Shop in rural Eastern WA. Garfield Meat's was established in 1952. Since then, the shop has been producing quality meat with no interruptions and only 3 owners, with the current owners celebrating 25 years. The market has a strong State wide customer base, and the current owner is willing to stay on staff, to assure the customers the same great quality while you acclimate into ownership. The business has a great reputation with more potential growth for new owners.


- Approximately 2000sqft, brick building
- 2 massive walk-in freezers
- 4 walk-in coolers (1 new in 2020)
- Rail system to easily move product from butcher room to cutting floor
- Shrink Wrap Hot Knife Wrapping & Labeling System
- Tumbler
- Smokehouse
- Carcass breaking saws
- Slicers, Cuber, Stuffer, Grinder, Mixer
- Slaughter Truck
- Horse Trailer
- Completely Turn-Key \$420,000.

Garfield, WA. 509-288-0046 www.garfieldmeatshop.com. windytevin@gmail.com

**531 Real Estate Wanted**

Wanted: farm/ farm-house pet friendly private RENTAL within 30 minutes of the 101, anywhere from Neskowin, OR. to Eureka, CA. 216-509-1662

**540 Recreational Property**



**540 Recreational Property**

**83 Acres 7 miles West of Burns, OR.** 1884 water right on entire parcel. With 30 acres of Native Meadows. Water supplied from numerous year round ground springs & 5.5 acre spring fed pond stocked with bass & blue gill. Best duck & goose hunting area in Harney County. Year round gravel road to property. Excellent homesite overlooking creek. There is a domestic well & pumphouse. Plus 2 small outbuildings on property. Broker owned, \$360,000. Possible Owner Financing. Call for more details. 541-589-2068


**564 Farms**

**540 Recreational Property**

**PUBLISHER'S NOTICE**

All real estate advertising in this newspaper is subject to the Fair Housing Act which makes it illegal to advertise "any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, or any intention to make any such preference, limitation or discrimination." Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women and people securing custody of children under 18.

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**546 Rentals, Leases**

**FOR LEASE: 175 Acres.** Newberg and Chapman soil. 1st and 3rd water rights on South Santiam River. Buried main line. Above ground main line. 4000 ft of 3" pipe. 30HP and 60HP pumps. Traveler irrigation sprinkler. Currently in peas. Lebanon, OR. 503-819-6209; brianpaulod89@gmail.com

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**WANTED RV Parking**

**WANTED: RV space for parking and living.** Less than 1 hour drive from Portland. \$500/ month + utilities. Call Israel 503-521-6669

**FOR LEASE**

**Vegetable Processing Facility and 2 Storage Buildings** Hermiston Oregon. Processing Facility approximately 58,000 sq. ft. with office, lunch room, receiving area, packing room, two large cold rooms, shop/parts room, staging room, shipping/ loading dock for three (3) trucks, scales); 2 Storage Facilities (30,000 sq. ft. facility with dehumidification; 60,000 sq. ft. facility with computerized refrigeration and dehumidifiers), private railroad spurs for transportation, water rights (well), septic, electricity, water lagoon for waste water. Will possibly rent processing facility and storage facilities separately. Contact Larry Blunck at 503-656-1654 or larry@bluncklaw.com

**564 Farms**

**546 Rentals, Leases**

**FOR RENT Bend, OR**

For Rent 30 Irrigated Acres under pivot. Bend, OR. Long term/ short term. 1st year FREE with clean up. 503-330-8991

**564 Farms**

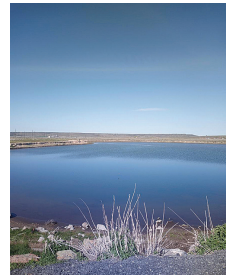


**Home on 80.94 Acres Sublimity, OR.** 2400sqft manufactured home with 4 Bedrooms; 2.5 baths. Panoramic and territorial views overlooking existing farmland stretching to the coast range. Currently farmed 61 acres of Christmas Trees, leased through 04/2023. Lease income is \$9600/ year. Previously farmed in grass seed. Majority is Nekia soils. Outbuildings include barn, pump house, and shed. Contingent upon access easement being recorded prior to closing. Whitney and Mike Ulven, Brokers, Silvertown Realty 503-705-6118; 503-510-6533; Email: whitney@silvertownrealty.com Visit: www.silvertownrealty.com

**564 Farms**

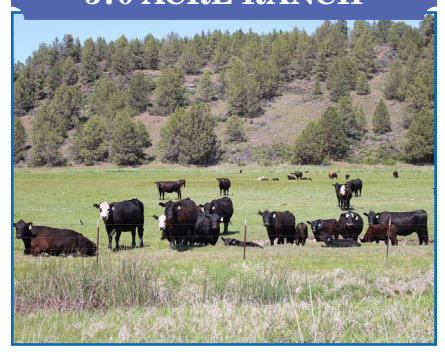
**564 Farms**

**2 Certified Organic Farms For Lease:** 100 acre, old, old dairy farm. 50 acres water rights. Farm next door is 82 acres with 65 acre water rights. Scio, OR. 541-990-0272



**83 Acres 7 miles West of Burns, OR.** 1884 water right on entire parcel. With 30 acres of Native Meadows. Water supplied from numerous year round ground springs & 5.5 acre spring fed pond stocked with bass & blue gill. Best duck & goose hunting area in Harney County. Year round gravel road to property. Excellent homesite overlooking creek. There is a domestic well & pumphouse. Plus 2 small outbuildings on property. Broker owned, \$360,000. Possible Owner Financing. Call for more details. 541-589-2068

**570 ACRE RANCH**



**A Versatile 570 Acre Ranch:** Unique and Beautiful property borders the Running Y Resort in Klamath Falls, OR. Has 250 acres of irrigation water rights from the lake, 5.9 acres zoned commercial, approx. 300 acres of (vs pf) marketable timber. Corrals, Loading chute, Stock wells. Capable of running 150 pair seasonally. \$1,850,000 MLS #220102059 craterlakerealty.com

**Linda L. Long, Broker** 541-891-5562  
**Andra Campbell** 541-281-2180

Chiloquin, Oregon  
linda@craterlakerealtyinc.com • craterlakerealtyinc.com

**561 Ranches**

**KNIFE LAND**



**Timbered Land - OR** \$2,492,800  
Timbered land parcels in NE Oregon ranging in size from 795± to 9,772± acres, all with great hunting and recreation. \$1,140,000 - \$9,319,000

**Cascade Timber Ranch NEW - ID**  
640± acres with meadows, timber, a creek, & ponds. \$5,350,000. Or purchase 320± acres \$2,970,000.

**Carey Farm - New - ID**  
30± air miles south of Sun Valley. 436± acres has 250± acres irrigated by 5 pivots and 3 wheel lines, & 1,288± sf home. Zoned for 1 home per acre, or 1 home per 10 acres. May work well to develop. BTVAD \$3,500,000

208.345.3163 knipeland.com

**FAY RANCHES, INC.**

Invest & Enjoy



**NEW LISTING**

**NORTH FORK RANCH**  
Kimberly, OR

Opportunity to own 2,720.92 ± acres of rugged and scenic Eastern Oregon hunting and grazing ground. Water rights, BLM allotment, 2.5± miles of North Fork John Day River frontage, 1.5± miles of Rudio Creek, quality hunting and fishing. Price: \$2,500,000

**FAY RANCHES, INC.**  
WWW.FAYRANCHES.COM

**Alex Robertson, Broker**  
Phone: 541-420-2394  
ARobertson@fayranches.com  
Licensed in Oregon

**Scott Hawes, Principal Broker**  
Phone: 541-419-0770  
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