

The Whitney Land Co.

EASTERN OREGON FARM AND RANCH PROPERTIES

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FARM/RANCH

GILLIAM COUNTY, ARLINGTON, OR – 3,659.43 total ac with 80 ac irrigated, 1,578 ac dryland wheat, 1,383 ac of rangeland, and 256 ac of CRP. Home, shop, corrals and 26 income-producing wind turbines 8 mi south of Arlington. **\$3,800,000.** #RG00315

UMATILLA COUNTY, PENDLETON, OR – 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreational opportunities with resident deer and elk herds. Multiple creeks draining into the North Fork of John Day River. Numerous springs and stock ponds. Historically 825-850 AUMs. Adjacent US Forest Service and BLM. Well balanced and various timber species along with mountain meadows. **\$12,960,000.** #RG01015

WALLOWA COUNTY, ELGIN/TROY, OR - Private river frontage with building sites on the Grande Ronde River, "A Wild and Scenic River Corridor." Catch salmon and steelhead or hunt deer and elk from this 1461 acre timber ranch. One of the last privately owned parcels with river access. Includes home, air strip. Recreation Paradise. **\$2,900,000** #RG01811

MALHEUR COUNTY, IRONSIDE, OR – 4,500 ac. ranch, of which 3,080 ac. are deeded and 200 ac. are irrigated. Excellent springs and perennial stream. Bunchgrass slopes, cross fenced. Home, multiple outbuildings and livestock facilities. Gold mining potential. **\$2,750,000.** #RG00914

UMATILLA COUNTY, UKIAH, OREGON – 2,568 deeded acre ranch equipped with 2 homes, outbuildings and full acreage. Balance in operation with timber, meadows and range. Multiple developed water sources for fishing and irrigation. **\$2,500,000.** #RG00913

BAKER COUNTY, BRIDGEPORT, OR – 2,729.26 deeded acres timber, meadows and irrigated hay fields. Multiple creeks and springs, and Burnt River flowing through property. Home, outbuildings and multiple buildable sites. LOP tags. Gold mining potential. **\$2,495,000.** #RG01114

GILLIAM COUNTY, ARLINGTON, OR – Rare rural investment property. 1,271+/- of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP w/7 yrs. remaining, 444 ac. of range and 10 wind turbines all contribute to the diversity of this investment located in north Central Oregon. **\$1,800,000.** #RG01214.

MORROW COUNTY, NEAR IONE, OR – 1,100 ac. ranch with 250 ac. irrigated and 94.3 are in CRP. 4 homes, outbuildings, recreation. Located along Rhea Creek. **\$1,700,000.** #RG00813

UMATILLA COUNTY, PENDLETON, OR – 2,529 acre ranch and winter cattle ranch with 577 acres of wheat ground planted to grass. Winter feed source of 120 irrigated acres. 40 acres of forest and 100+ homes. Great fishing for steelhead, salmon and trout. Good hunting for deer, turkey, pheasant, chukar. Good waterfowl hunting for ducks and geese. **\$1,650,000.** RG02210

BAKER COUNTY, BAKER VALLEY, OR – 307 +/- acres. Irrigated grass pasture, house, working facilities. 197 ac primary w/129 ac supplemental rights. 100 ac rangeland. Located 3 miles from Baker City. **\$725,000.** #RG03314

MORROW COUNTY, IONE, OR – 853.48 ac. ranch with 507.5 ac. currently in CRP. Located 10 miles south of Ione on Eight Mile Creek and the Ione-Gooseberry Road. 2,402 sf home, outbuildings, recreation. **\$700,000.** #RG01014

BAKER COUNTY, BAKER CITY, OR – 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi from town. **\$650,000.** #RG00115

UNION COUNTY, ELGIN, OR - Located on the Grande Ronde River, this 361.76 ac scenic property has great fishing for trout, steelhead and salmon. With access from Palmer Junction Road the property has a cabin. Looking Glass Creek flows through the property. Good hunting with LOP Tags. **\$608,000.** #RG02711

UMATILLA COUNTY, WESTON, OR – Weston Mtn. solitude. 40.91 ac. with a 2,850 Sq. Ft., 3 bed, 4 bath home. Huge shop. **\$550,000.** #RG02814

UNION COUNTY, UNION, OR – 325.97 +/- acres. Timber parcel with 1/2 mile of Catherine Creek. 1 mm BF timber per 2010 cruise. Adjacent to USFS. Downstream from wilderness access area. 11 mi South of Union. **\$499,000.** #RG02614

BAKER COUNTY, BAKER VALLEY, OR – 218 acres. Irrigated grass pasture 118ac. Powder River and Phillips Reservoir water rights. Buildable. Located 6 miles from Baker City. **\$379,000.** #RG01814

GILLIAM COUNTY, CONDON, OR – Columbia Plateau farm, 80 ac, 40 crop, 2,950 sf remodeled 4 bd, 2 bath home, shop, lg. barn and Cascade Range views. **\$365,000.** #RG00415

REDUCED! UMATILLA COUNTY, ADAMS, OR – 121.50 total acres of which 20 acres irrigated hay/pasture. Balance in range/pasture with open ridges and timbered draws. Includes main residence, barn, and additional outbuildings. Multiple water sources including a pond, springs and creeks. **\$359,900.** #RG01612

UMATILLA COUNTY, HERMISTON, OR – 250 ac. ranch with 100 ac. irrigated and 150 ac. in CRP. Good water rights, flood irrigated. Old home site, buildable, with power and well. **\$350,000.** #RG03115

UMATILLA COUNTY, HERMISTON, OR – 33.5 acres of dry farm ground. UGB city of Hermiston. Next to local airport. **\$250,000.** #RG00813.

SHERMAN COUNTY, WASCO, OR – 102 acre parcel of range. Unique rock mine with China Hollow Jasper and opal. Income potential with BP transmission and rock mine. **\$239,000.** #RG01714

MORROW COUNTY, HEPPNER, OR – Ranch with 250 ac. irrigated and 150 ac. in CRP. 4.6 acres with a 2,956 sq. ft. home, 2 shops, bunkhouse, and garage. Located the perfect distance from town. **\$199,000.** #RG02410

BAKER COUNTY, BAKER CITY, OR – 12 acres. Pine Creek, large timber, 30'x40' pavilion, well. 15 min. from town, able to be subdivided. Zoned RR5. **\$169,000.** #RG02414

BAKER COUNTY, GREENHORN, OR – 67 acre timber parcel. 20'x16' cabin with loft. Recreational getaway- springs, pond, meadow. Winter snowmobiling. Trail adjacent to property. **\$167,000.** #RG00814

UMATILLA COUNTY, CAYUSE - 79 ACRES - CRP - 100 ac. CRP, 10 ac. home, paved road. **\$149,500** RG01010

COMMERCIAL PROPERTY

REDUCED! GILLIAM COUNTY, OR - CEDAR SPRING INDUSTRIAL PARK is just 7 miles south of Arlington, Oregon, on Hwy 19, and 7 miles South of I-84. The property is adjacent to the Columbia Ridge Landfill and Chemical Waste Management Plant. **\$1,900,000** RG02807

REDUCED! UMATILLA COUNTY, PENDLETON, OR – 9 total acres with 3 separate commercial buildings. All 3 buildings have abundant parking and easy access to Hwy 11 and I-84. **\$1,450,000** #RG01614

REDUCED! UMATILLA COUNTY, PENDLETON, OR - Commercial Building. 3,009 sq. ft. currently utilized as a medical office. Located on major through street. Has current tenant. **\$360,000.** #RG02013

UMATILLA COUNTY, PENDLETON, OR – Auto detail/paint shop & storage units. 1,800 sf shop with paint booth, ada restroom and awning. 5 ea 10'x14' storage units on 2 cityfenced lots. Perfect for owner/operator or 2-3 worker operation. Possible lease or lease/purchase available. **\$239,900.** #RG03014



UMATILLA COUNTY, UKIAH, OR – 16,200 contiguous acres 7 miles SW of Ukiah. Premier hunting and recreational opportunities with resident deer and elk herds. Multiple creeks draining into the North Fork of John Day River. Numerous springs and stock ponds. Historically 825-850 AUMs. Adjacent US Forest Service and BLM. Well balanced and various timber species along with mountain meadows. **\$12,960,000.** #RG01015



WHEELER COUNTY, TWICKENHAM, OR – 7,744.08 deeded ac. with 3,407 BLM ac. of grazing allotments. 47 ac. of irrigated bottoms. 2 +/- miles of John Day River frontage. Hunting for deer, elk, upland birds, waterfowl and Mouflon sheep with LOP tags. **\$3,975,000.** #RG03414



UNION COUNTY, ELGIN, OR – 553 ac. ranch/farm. 185 ac. of irrigated farm land, 3 homes, indoor arena with horse stalls. Grande Ronde River frontage and Gordon Creek running through property. Great income and recreation potential. **\$2,000,000.** #RG01914



UMATILLA COUNTY, WESTON, OR – 989.4 ac., marketable timber, 2 cabins, 346 ac. of CRP, pasture, ponds, wells, views, good hunting for deer, elk, turkeys, and grouse, LOP tags, power and county road access. **\$1,500,000.** #RG01215



BAKER COUNTY, KEATING VALLEY, OR – 326 ac of which 238 are irrigated with 4 center pivots and wheel-lines. 100 ac of range. Main home, barn and livestock amenities. **\$999,000.** #RG02714



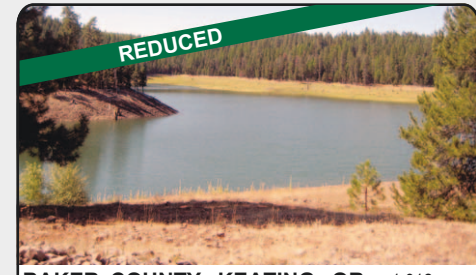
MORROW COUNTY, LEXINGTON, OR - 2,009 +/- deeded acres which includes 494.31 irrigated ac. 273 ac of dryland crop with attached undeveloped water rights, 138 ac of attached undeveloped WR, 612 ac of CRP, 23 ac of CREP, 331 ac of dryland crop and 136 ac of range. **\$6,300,000.** #RG01115



UNION COUNTY, MEDICAL SPRINGS, OR – 5,350 acres timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$3,445,000.** #RG02514.



BAKER COUNTY, DURKEE, OR – 2,021 ac. Ranch or hunting getaway. Home, outbuildings. BLM permit. Sagebrush/bunchgrass, springs, timber. Remote setting, quick I-84 access. **\$1,800,000** #RG03214



BAKER COUNTY, KEATING, OR – 1,312 acre timber parcel with mountain pasture. Located 10 miles from Keating Valley and 1 mile from Balm Creek Reservoir. Stream and springs. LOP tags for deer and elk. Located adjacent to Wallowa Whitman National Forest. **\$1,150,000.** #RG00714



UMATILLA COUNTY, PENDLETON, OR – 394.73 total acres of which 172 ac. enrolled in CRP through 2022 with balance of acres in production. Farm is located in the Missouri Gulch area northwest of Pendleton. Clean farm. Production records available. **\$633,000.** #RG02914