

The Whitney Land Co.

EASTERN OREGON FARM AND RANCH PROPERTIES

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FARM/RANCH

UMATILLA COUNTY, PENDLETON, OR – 737+/- deeded ac of which 549 ac are irrigated under center pivots. 115 ac dryland crop enrolled in CRP and 62 ac rangeland. Main home and outbuildings. Includes freestanding solar feedback panel. Deer and bird hunting. Broker owned. **\$4,500,000.** #RG01316

SPOKANE COUNTY, MEDICAL LAKE, WA – 500 acres 10 miles south of Spokane and west of I-90, with 1 mile frontage on Silver Lake. 24 tax lots including 96 platted, approved lots. 200 acres in dryland alfalfa. Home and 8 outbuildings. **\$3,200,000** #RG00715

MORROW COUNTY, LEXINGTON, OR – 337 ac equine facility which includes 65 ac irrigated lands, 261 ac CRP, 3,349 SF home, and complete horse facilities. Additional 225 ac water rights. Turn-key operation. **\$1,995,000** #RG00616

GILLIAM COUNTY, ARLINGTON, OR – Rare rural investment property. Approx. 1,271 of dryland crop, CRP, pasture and wind turbines. 88 ac. currently seeded to wheat, 732 ac. in CRP contract expiring in 2020, 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.

REDUCED! UMATILLA COUNTY, PENDLETON, OR – 1,508.17 total ac of which 1,494.52 ac are tillable soils containing expiring CRP contracts. Includes single story, well maintained residence and older barn. **\$1,500,000.** #RG00516

MORROW COUNTY, HEPPNER, OR – 1,110.86 acre working ranch located in Eastern Oregon, on Rhea Creek. Rhea Creek runs through the middle of the property with irrigated bottom land and excellent water rights. Three homes and bunkhouse with rental income, working cattle, and sheep facilities on the property. **\$1,450,000** #RG03215avr

MORROW COUNTY, HEPPNER, OR – 517.31 acres located on Big Butter Creek. Pivots & wheel lines cover the 82 acres of irrigated fields. Beautiful home, arena, horse barn, shop, and hay barns. Deer, upland bird are abundant. Big Butter creek flows through the property. A rare Butter Creek Ranch property. **\$1,595,000.00** #RG01716

GILLIAM COUNTY, CONDON, OR – 1,976.64 total acres. Deer, elk, and upland birds located throughout the property. Currently 837.74 acres of range, 984.96 acres of dryland crop, and 153.94 acres under CRP contract. Home with bunkhouse and outbuildings. **\$1,405,000**

JACKSON COUNTY, EAGLE POINT, OR – 41.16 acres of which 33 acres are irrigated. Home, shop, equipment shed, and equestrian facilities. Beautiful views and BLM riding trails nearby. **\$1,290,000**

BAKER COUNTY, HEREFORD, OR – 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$1,053,000** #RG02915

GILLIAM COUNTY, CONDON, OR – 1,526.30 total acres. Property consists of 1,199.19 acres of range, 186.23 acres under current CRP contract, and 278.88 currently in crop. Two homes with shop and numerous outbuildings. **\$950,000**

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 Willowa Whitman National Forest. **\$899,000.** #RG00714

GILLIAM COUNTY, CONDON, OR – 1,398.18 total acres. CRP contract in place on 108.01 acres. 784.24 acres of range and 505.93 acres currently seeded to wheat. No improvements. Great deer, elk, and chukar hunting. **\$740,000**

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, HAINES, OR – 160 acres, 120 acres water rights. Home with life estate. **\$640,000.** #RG02215

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

REDUCED! BAKER COUNTY, BAKER CITY, OR – 42 acres, home, equestrian facility, timber, pasture, springs and USFS adjacent. 6 mi from town. **\$599,000.** #RG00115

UMATILLA COUNTY, HERMISTON, OR – 1/4 mile of secluded property with 42.95 total ac. of which 40 ac. tillable soil. Mobile home, shop with apartment, arena and horse facilities. **\$595,000.** #RG02315

UMATILLA COUNTY, HERMISTON, OR – 29 total acres. 17 acre pivot with well-established alfalfa stand. 10 acre grass pasture blend with solid set sprinkler system. Stanfield Irrigation district water right. Main home, 30'x60' shop. Located just minutes from future site of the new fairgrounds/equestrian facility. **\$585,000.** #RG01616

REDUCED! MALHEUR COUNTY, ONTARIO, OR - 115 acres, 66 acres irrigated. Pond, 2500 sq. ft. home and outbuildings. Wildlife, views, 6 miles from Ontario. **\$550,000.** #RG01915

UNION COUNTY, UNION, OR – Approx. 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

REDUCED! UMATILLA COUNTY, PILOT ROCK, OR – 405.64 deeded acres with 146 acres tillable and 40 acres of irrigated with water rights, with the balance in range. Year-round creek, 2 homes, and shop. Recreational opportunities include deer, elk, and upland birds. Located in the foothills of the Blue Mountains. **\$480,000** #RG00916

GILLIAM COUNTY, CONDON, OR – 939.75 total acres. Property consisting of 612.27 acres of range, 229.52 acres currently in wheat production, and 97.96 acres of CRP. Abundant deer and upland birds with occasional elk. **\$410,000**

REDUCED! 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 Missour Gulch area northwest of Pendleton. Clean farm. Production records available. **\$395,000.** #RG02914

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

UMATILLA COUNTY, PENDLETON, OR – Development potential on this 76.37 acre parcel. Zoned to allow the creation of 4ea nine acre lots with 40+ acres of river bottom remaining for recreation. CRP contract on 31+ acres that expires in 2016. **\$350,000** #RG02415

MORROW COUNTY, ECHO, OR – CRP income property. 186.9 acres of land with 157.7 acres of CRP. Annual CRP payment of \$10,992 with power and well located on the property. CRP contract runs through 2020. The balance of the property is range pasture. **\$295,000** #RG03515

POLK COUNTY, SHERIDAN AREA, OR – Bargain priced. 86+/- acres of potentially buildable rural acreage. Small stream, 51 acres previously farmed, has raised Christmas trees, oak trees, nice setting. **\$270,000** #RG01516

UMATILLA COUNTY, PENDLETON, OR – 150.64 total acres of which 142 acres currently enrolled in CRP. Great potential home site near Pendleton with power located near property. **\$250,000** #RG00716

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, BOARDMAN OR – 3.2 acres of irrigated pasture and horse barn. Hard to find property. **\$215,000,** #RG01816

UMATILLA COUNTY, PENDLETON, OR – Potentially buildable lot of record. 39.24 acres with great views of the Blue Mountains. CRP contract that expires in 2016. Adjacent to a County road and 1/2 mile to power. Past uses include wheat production. **\$150,000** #RG02515

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! WHEELER COUNTY, FOSSIL/KINZUA, OR – 39,670 deeded acres with adjacent USFS grazing allotment. One contiguous tract. Timber, numerous water sources, recreation paradise. **\$28,000,000** #RG02815



WASCO COUNTY, CLARNO, OR – Approximately 44,000 acres, with just over 26,000 acres deeded, and an additional 11,000 acres of BLM and 7,000 acres of USFS leased lands. The business operation has been in cattle, sheep, grain, hay, and recreation. Over 8 miles of deeded river frontage on the lower John Day River. Exceptional fishing. **\$25,000,000.** #RG03015



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



MORROW COUNTY, LEXINGTON, OR - Approx. 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. **\$5,475,000.** #RG01115



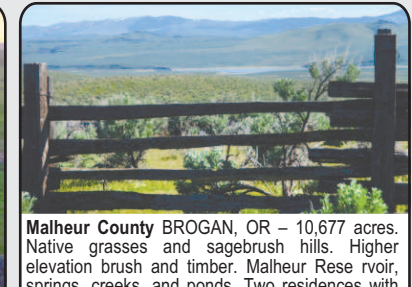
UNION COUNTY, MEDICAL SPRINGS, OR – 5,350 acres timber parcel with mountain pasture. Additional grazing acres available for lease from seller. Ponds and springs. LOP tags for deer and elk. Located adjacent to Willowa Whitman National Forest. **\$3,445,000.** #RG02514.



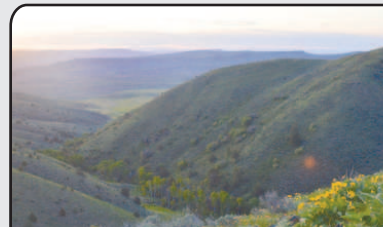
BAKER/MALHEUR COUNTY, IRONSIDE, OR – 6,860 contiguous acres, excellent water including over 30 springs, superior hunting opportunity, corrals with truck access and separate holding pasture, currently runs 300 head for 6 months. **\$4,300,000.00.** RG#02116



BAKER COUNTY, KEATING, OR – 262 acres. Nice home, additional living quarters, shop, irrigated pasture, 1 mile of Powder River frontage. 127 acre water right, 2.5 acre pond. **\$1,699,000.** #RG00416



Malheur County BROGAN, OR – 10,677 acres. Native grasses and sagebrush hills. Higher elevation brush and timber. Malheur Rese rvior, springs, creeks, and ponds. Two residences with outbuildings. Hayfield. BLM allotments. Excellent big game hunting. Offered separately or in combination with neighboring 8,811 acre ranch. **\$4,540,000.** #RG01016



Malheur County BROGAN, OR/BAKER COUNTY, MALHEUR CITY, OR – 8,811 acres. Spring, summer, fall grazing. BLM allotment. Perennial grasses, sagebrush, and timber. Contiguous pastures. Excellent hunting opportunity. Offered separately or in combination with contiguous 10,677 acres. **\$3,970,000.** #RG01116



WHEELER COUNTY, MITCHELL, OR – 1,475 total acres of timber and range. Bridge Creek borders the property and seasonal creeks and springs provide water for grazing with good stand of timber. Elk and mule deer roam the pine and juniper filled grasslands found in the property's secluded reaches. **\$1,143,125** #RG03415