



The Whitney Land Co.

EASTERN OREGON FARM AND RANCH PROPERTIES

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ANDERSON DRYLAND FARM

UMATILLA COUNTY, PENDLETON, OR
6,488.53 +/- acres, 53 bushels average production history, with a CSP contract. The farm contains 6092.15 tillable acres with a proven 97 bushel crop in 2017. Two homes, bunk house, shop, machinery shed, and barn. **\$7,310,000 RG#03217**



RHEA CREEK RANCH

MORROW COUNTY, HEPNER, OR
1,258 acres with custom 3,400 sq. ft. log home. Two year-round creeks run through the property. Outbuildings include bunkhouse, barn shop and shop. Completely fenced and cross fenced. **\$1,300,000 RG#02617**



FRAZIER MOUNTAIN - 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. RG#02514**



NORTH POWDER MEADOWS RANCH - BAKER COUNTY, BAKER CITY, OR - 559.09 ac with house, barn and hay shed. 547.9 ac of water rights. Wheel lines and flood irrigation. **\$2,300,000. RG#00317**

MORE LISTINGS INSIDE!



RUDIO MOUNTAIN RANCH

GRANT COUNTY, DAYVILLE, OR
The 24,178 +/- acre ranch extends almost 14 miles from the NW to the SE and contains the ridgetop of the 5,700-foot Rudio Mountain. Over 25 miles of year-round and seasonal creeks. Outstanding big game hunting within the Northside Unit. Borders Malheur National Forest. Of the total acres, 22,000 + are considered timber and have been managed for production.. **\$27,950,000.00 RG#02517**



TRIPALONG RANCH
WALLOWA COUNTY, ENTERPRISE, OR
Off-Grid, self-sufficient 5,386 +/- Sq. Ft. home on canyon rim overlooking 861 +/- acres and 3 +/- miles of deeded river frontage. Bordered by the Wenaha Wildlife Area. Fishing and hunting within the property. This property has Wi-Fi. **\$2,900,000 RG#02417**



MEADOW GRASS RIVER RANCH - BAKER COUNTY, BAKER CITY, OR
- Keating Valley 425 ac irrigated hay/pasture ranch. 360 ac Powder River water rights. 8 Tower pivot. 196 ac irr along river. Remodeled home. Shop w/working facilities. 1 mo BLM permit out the gate. 18 miles from Baker City. **\$2,300,000. RG#00617**



REDUCED - The 57 Ranch - BAKER COUNTY, KEATING, OR - 262 acres. Nice home, additional living quarters, shop, irrigated pasture, 1 mile off Powder River frontage. 127 acre water right, 2.5 acre pond. **\$1,399,000. RG#00416**

• **ROCK CREEK RANCH - KLAMATH COUNTY, KLAMATH FALLS, OR** - 3386 +/- acres with 4 miles of lake frontage. A very efficient and economically operating cattle ranch with a combination of rangeland pasture, irrigated meadows and timberland. Big game wildlife includes deer, elk, bear, and mountain lion. Other wildlife includes bobcat, bald eagles, Mt. quail, ruffed, and blue grouse and doves. Denny Creek flows through the ranch. Zoned for a destination resort. **\$21,000,000. RG#03317**

• **MAURER RANCH - WASCO COUNTY, WASCO, OR** - Approximately 47,120 acres, with just over 29,279 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. **\$19,750,000. RG#03015**

• **PENDING - Buckaroo Ranch - 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. RG#01015**

• **REDUCED - WOLF CREEK RANCH - NORTH POWDER - UNION COUNTY, NORTH POWDER, OR** - This private 2,518 +/- acre ranch located at the base of the Elkhorn Mountains. A Spacious 11,000 +/- square foot custom built timber frame home with guest quarters. Outbuildings include multiple workshops. Recreational opportunities for outstanding elk, deer, and turkey hunting, and stocked fishing ponds. Wintertime recreation includes skiing at Anthony Lake Ski resort, which is less than 20 miles away, and snowmobiling. **\$6,500,000. RG#00217**

• **BIRCH CREEK IRRIGATED FARM - 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. RG#01316**

• **SILVERLAKE PROPERTY - SPOKANE COUNTY, MEDICAL LAKE, WA** - consists of 500 acres 10 miles south of Spokane and west of I-90, with 1 mile of frontage on Silver Lake. The property has 24 tax lots including 96 platted, approved lots. There are 200 acres in dryland alfalfa. There is one home on the property, as well as eight outbuildings. **\$2,500,000. RG#00715**

• **HERMISTON DEVELOPMENT PROPERTY - UMATILLA COUNTY, HERMISTON, OR** - Commercial/Industrial development gem. This is not path of progress property, it is in the center of Hermiston's newest development area. Adjacent to Hwy 395 this 41 +/- acre parcel contains 6 tax lots and sits between the new Eastern Oregon Trade and Events Center and the proposed Ranch & Home development, as well as Hermiston Foods and the Wal-Mart Distribution Center. This premier site is being offered in 3 parcels. Call for price and acreage breakdown. **\$2,295,000. RG#02216**

• **ARLINGTON PROPERTY - 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. RG#01214.**

• **LAZY 66 RANCH GILLIAM COUNTY, CONDON, OR-2,248 TOTAL ACRES.** Excellent deer hunting, with upland birds and elk throughout the property. East 30 Mile Creek runs through property. 750 acres of CRP with 4 years remaining on contract, 407 acres to tillable, and 1091 acres of range. **\$1,750,000 RG#01917**

• **REDUCED - SOUTH UMPQUA RIVER RANCH - DOUGLAS COUNTY, CANYONVILLE, OR** - 618.17 ac with 142 ac irrigated cropland/ pivot and hillside pasture. 5 ac/2 home sites, feeder barns, hay barns, milk parlor and shops/storage. Water rights.. **\$1,600,000. RG#00517**

• **SOLD - BLACKHORSE CANYON FARM - MORROW COUNTY, LEXINGTON, OR** - Northeast of Heppner. Two homes, 2,731 ac of which 200 acres are tillable. Farm is on a year-to-year lease. **\$1,650,000. RG#01317**

• **BENSEL ROAD IRRIGATED PROPERTY - HERMISTON, OR** - 38.5 acre small-scale, full-operation facility. Commercialized 6,000 sq. ft. shop, pivot irrigated fields, featured pond, large equipment yard, small feed lot, corral system, pastures, and a 2,400 sq. ft. custom-built home with attached 900 sq. ft. garage. **\$1,500,000. RG#01117**

• **East Birch Creek Ranch, Umatilla County, Pilot Rock, OR** - 728 +/- deeded acres. 2,712 sq. ft. home, a secluded hunting cabin, working corrals, multiple developed ponds fed by springs and surface runoff, rock pits, and a very unique fossil bed. Multiple recreational opportunities including digging for ancient fossils to hunting with 2 LOP tags within the Ukiah unit. **\$1,500,000 RG#01817**

• **ANGEL GULCH PROPERTY, GRANT COUNTY, MT. VERNON, OR** - 464.03 total acres. 55 acres of pasture, 330 acres planted to spring barley and alfalfa. 8 springs located throughout. 2015 Marlette Home, with 3 bedrooms, 2 bath, office, and carport. Fully fenced perimeter with new fence. Great deer and quail hunting. **\$1,350,000. RG#02217**

• **OLD RATTRAY RANCH NORTH - 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. **\$1,335,430 RG#02716**

• **SOLD - STAGE GULCH DRYLAND WHEAT FARM - UMATILLA COUNTY, PENDLETON OR** 1,508.17 ac on Stage Gulch Road. 1,494.52 tillable. Area historic yield of 50-55 bushels per ac. Good gravel road access. Includes residence. **\$1,302,340 RG#00516**

• **REDUCED - MUNKERS EQUINE RANCH - 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. **\$1,000,000 RG#00616**

• **MITCHELL RANCH - 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 RG#03415**

• **REDUCED - ROCK CREEK BUTTE RANCH BAKER COUNTY, HEREFORD, OR** - 1,560 acres. Perennial streams, springs, timber, corrals. Excellent hunting, 3 LOP tags. **\$834,000 RG#00714**

• **FRASER FARM - UMATILLA COUNTY, PENDLETON OR** - 1402 ac. 1288 ac expired CRP. 45 bu average historical wheat production. Suitable for pasture and/or renewed wheat rotation. Good ROI. **\$865,900 RG#00417**

• **COLUMBIA OUTDOOR SPORTS - UMATILLA COUNTY, HERMISTON, OR** - Sporting goods, tools and loan business including the real estate in a growing Eastern Oregon community. Two buildings, 8,540 sq. ft. with a common wall. 3,050 sq. ft. main street location. Established clientele and solid financials. Fixtures included and inventory at wholesale, to be inventoried prior to closing. **\$850,000 + Inventory. RG#02717**

• **REDUCED - HUNT PROPERTY - 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. **\$799,000. RG#00714**

• **HATLEY DEVELOPMENT PROPERTY - UMATILLA COUNTY, PENDLETON, OR** - 14.66 acres located in Southeast Pendleton at the Red Lion Interchange. Commercial Investment property ready for development. Tremendous Blue Mountain views, ideal for motel and/or apartments. **\$733,000. RG#03117**

• **OLD RATTRAY RANCH EAST - 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. **\$700,491. RG#02616**

• **TUM-A-LUM PROPERTY - UMATILLA COUNTY PENDLETON, OR** - Retail location in downtown Pendleton. Building for sale only, business will remain under an existing lease. 15,000 Sq.Ft main building on 1.47 acres with 3 outbuilding for additional storage or truck parking. **\$630,000. RG#03216**