

# EASTERN OREGON REAL ESTATE & HOMEBUILDERS GUIDE

## WEST ZONE

### TABLE OF CONTENTS

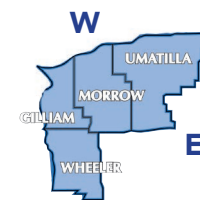
Service Directory ..... 10W

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 C Holt Real Estate ..... 17W  
 Christianson Realty Group ..... 3W, 21W  
 Mountain Valley Land ..... 2W, 14W  
 AgriLand ..... 3W  
 Guild Mortgage ..... 8W

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**W = WEST:** Umatilla, Morrow, Gilliam & Wheeler Counties  
**E = EAST:** Umatilla, Morrow, Gilliam & Wheeler Counties  
**M = MOUNTAIN:** Union, Walla Walla, Baker, Grant, Malheur & Harney Counties

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**POTATOES, HAY, GRAIN:** 3,300 +/- deeded - 1,758 +/- irrigated - 18 pivots, 11 wells lifting 56'-155' - pride of ownership - management or leaseback available - \$10,000,000

**500 ANIMAL UNITS YEAR LONG:** 4,100 deeded acres, private BLM & small landlocked private lease - 450 irrigated acres - FREE ARTISIAN WATER - quality improvements - landowner hunting tags for elk and mule deer - upland game birds - fishing - OWNER FINANCE - asking \$4,850,000

**7,280 DEEDED ACRES :** - 640 state lease - 240 BLM: rates at approximately 1,800 AUM's for year- long or seasonal grazing - currently used as WINTER PASTURE for 2017/2018 - \$20,700 CRP payment w/9 years remaining - about 800 acres neglected dry farm can be seeded to grass or farmed for increased production - over 13 miles of newly constructed fencing in 2017 - Columbia Basin - \$2,400,000 - owner agent

**RECREATION/LIFESTYLE:** 4,070 deeded acres - high end improvements - elk, mule deer, bear, lion - turkey - landowner tags - approximate 50 acre reservoir stocked with Steelhead and Rainbow - close to Eagle Cap Wilderness, Hells Canyon, 3 golf courses and town - summer pasture for about 140 cow/calf pairs - \$4,000,000 -owner agent - can add adjacent 5,000 acre grazing/timber tract if desired

**EAST OREGON FARM:** 1,206 deeded acres w/600 irrigated - offering all or just irrigated - currently hay, grain, pasture - about \$14/acre water with strong reliable history - proposed gravity irrigation project in near future with 50% gov. cost share - modest improvements - close to town, schools - \$2,700,000 for all or \$2,300,000 for just irrigated.



**For details - [agrilandsrealestate.com](http://agrilandsrealestate.com)**  
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