

IRRIGATED FARM, VINEYARD & RESIDENCE

118 +/- Acres | Sunnyside, WA | Yakima County | Price: \$1,695,000



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LISTING AGENTS

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ABOUT THE PROPERTY

This operating, established family owned farm asset lies in South Central Washington State approximately four miles Northeast of Sunnyside in Yakima County Washington. It is located on Sli Road and is within the Yakima Valley American Viticultural Area, the largest sub-appellation of Columbia Valley AVA. The sale of this asset includes planted vineyards, irrigated farm ground and residence with detached garage and large shop that would allow the farm operator to live on-site.

Per the Yakima County Assessor, this asset includes two separate tax parcels with 118 +/- total deeded acres. The water rights for the tillable farm ground are currently sourced from the Roza Irrigation District. There are 14 +/- acres of mature Riesling grape vines that produced just over 100 tons in 2018. The remaining 100 +/- acres are currently in corn production but are suitable for development of additional vineyard and/or other permanent crops. The remaining acres consist of the homesite with residence, detached garage and shop.

LOCATION

- The address of the property is 1911 Sli Road, Sunnyside, WA 98944.

ACCESS

- The property is accessed via paved county maintained roads and gravel roads within the property.

TOTAL ACRES

- Per the Yakima County Assessor, there are 118 total deeded acres included in the asset.
- The property consists of two tax parcels.
- Property ID #231-004-1001 and #231-004-2001.
- Per the Yakima County Assessor, the total property taxes for 2019 are \$4,470.17.

ZONING

- Per Yakima County Planning Department, zoning of the property is AG with 40 acre minimum parcel size.

WATER RIGHTS

- Roza Irrigation District serves the property.
- The irrigation water is currently sourced from the Roza Canal and gravity fed via a Rill Irrigation System.
- The water allocation is 3.0 acre feet, per irrigated acre.



POTENTIAL USES

- Vineyard
- Other Permanent Crop Production
- Irrigated Farm
- Residence



RESIDENCE

- 2,542 sq ft
- 3 bed, 1.75 bath
- Built in 1958
- HVAC system, well and septic system
- Brick-veneer
- Composition shingle roof
- Located in the Sunnyside School District

DETACHED GARAGE

- 720 sq ft
- 2 stalls
- Built in 1958
- Masonry block construction, has electricity

SHOP

- 2,304 sq ft
- Shop is 24' x 36'
- Built in 1962
- Masonry block construction, has electricity

There are just under 5,566 square feet of space in multiple structures that make up the home, garage and shop. The buildings lie on approximately 4 acres of the property. There is a house that could be occupied by a family or farm manager. The garage has 2 stalls with electricity. The shop is workable for farm equipment and has electricity. This property hosts a beautiful view of the Yakima Valley.

CLIMATE AND SOILS

Sunnyside and the Yakima Valley enjoys 300 days of sunshine and boasts 2683-2870 degree-days each year, which is mild compared to the surrounding regions. Moxee is more than 500 degree-days cooler, and Parker, Badger Canyon and Benton City are more than 100 degree-days hotter annually.

To the west, the high Cascade Range shields the Yakima Valley, and much of eastern Washington, from ocean influences, and the Umptanum Ridge, Yakima Ridge and the Rattlesnake Hills ridgeline shields the permanent crops from Canada's freezing polar air that can severely damage or kill the crops.

This rich combination of elevation, soils, precipitation and heat units creates an ideal growing region for apples, pears, cherries, grapes and hops. Yakima Valley has the top 10 cash crops of Washington State.

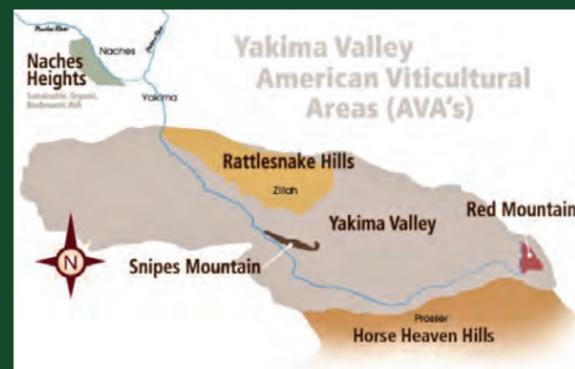
Yakima Valley is located in south-central Washington State and became recognized as the largest sub-appellation of Columbia Valley AVA in 1983 because of its size and vineyard acreage. There are over 10,000 acres of vineyards in the Yakima Valley AVA.

With its complex terrain, the Yakima Valley is the most diverse growing region of Washington State and produces one-third of all the wine grapes in the state. The elevation lessens the risk of Spring and Fall frosts and Winter temperatures are typically warmer than other local growing regions, limiting the danger of hard freezes.

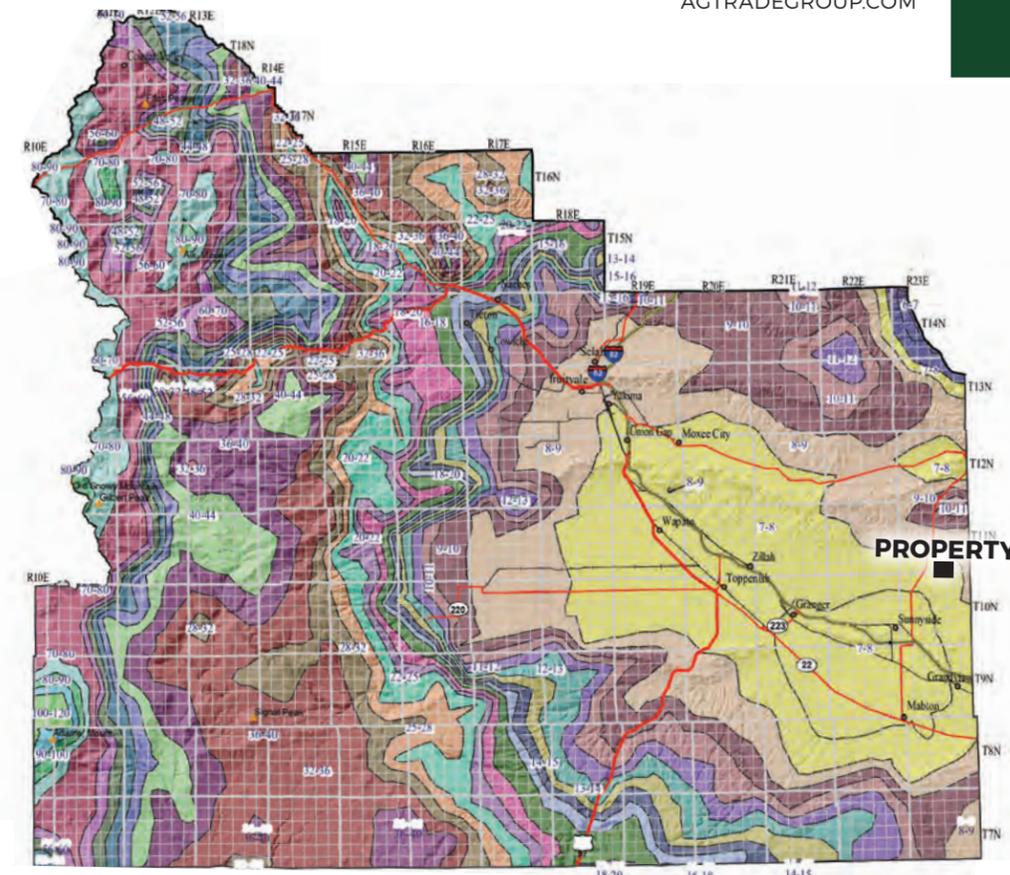
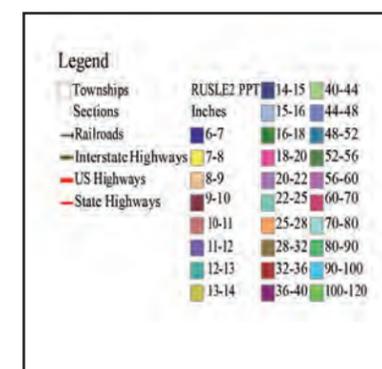
Elevation of the property runs from approximately 980 feet to 1100 feet and annual rainfall for this area averages 13 to 14 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Warden Silt Loam with gentle 2% to 15% slopes throughout. The included irrigation water rights are accessed via the Roza Irrigation District.

Yakima Valley soils are strongly influenced by the Missoula Floods, which were a series of dramatic cataclysms in prehistoric times. Moderate to deep silt-loam is layered over gravel or directly onto basalt bedrock. This foundation creates well-drained soils that are ideal for viticulture and other permanent crop production.

- ELEVATION:** 980 to 1,100 Feet
- SOIL:** 100% Warden Silt Loam
- SLOPE:** 2%-15% across the property
- RAINFALL:** 13-14 inches per year
- HEAT UNITS:** 2683-2870 annual degree-days
- WIND:** Predominantly from the Southwest



YAKIMA COUNTY PRECIPITATION MAP



WATER AND PRECIPITATION

The Yakima Valley AVA relies heavily on the Roza Irrigation District to supply adequate water to vineyards and other permanent crops in the area. The Cascade Range is to the west and creates a natural border and forms a rain shadow over the area which prevents some of the excessive West Coast precipitation from making it to the Yakima Valley.

- Annual rainfall for this area averages 13 to 14 inches per year, per the USDA Natural Resources Conservation Service.
- The vineyard and farm ground rely on irrigation to bring ample amounts of water to the crops.
- The irrigation water allocation, to be included in the sale, is provided by the Roza Irrigation District and consists of 3.0 acre feet, per acre. RID currently charges an assessment for the water of \$18,448.23 per year.
- The irrigation water is currently sourced from the Roza Canal.
- The water is gravity fed via a Rill Irrigation System.
- There are multiple points of delivery on the asset offering great versatility to water disbursement throughout the property.
- Water service for the residence is accessed from a domestic well.



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