

IRRIGATED APPLE & PEAR ORCHARD

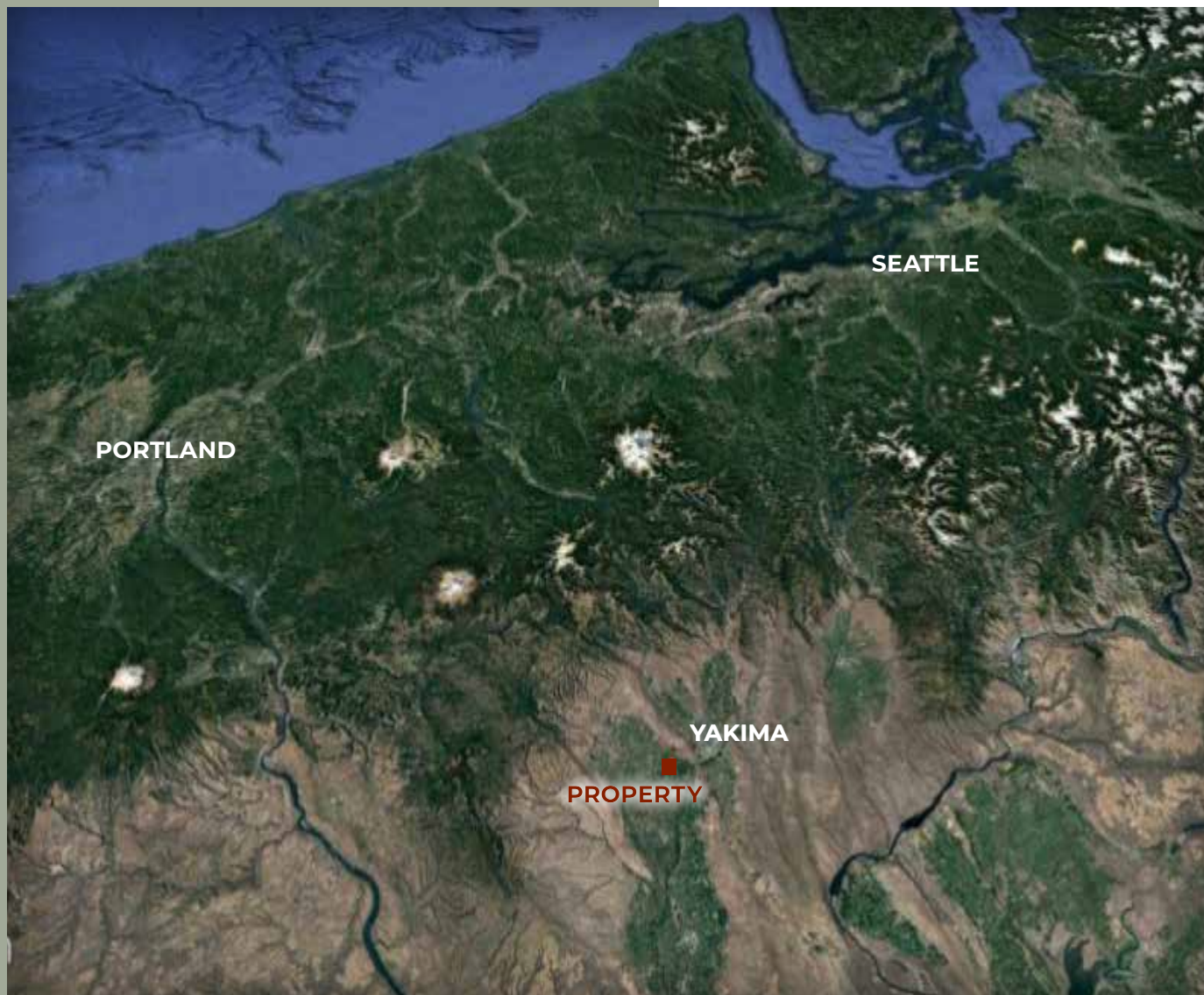
55 +/- Acres | Yakima County, WA | Asking Price: \$1,200,000



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OVERVIEW



We have available for acquisition a premium orchard property located in Yakima Valley, within the heart of Central Washington. This asset is approximately eight miles south of Yakima, WA, in Yakima County. The physical address of the property is 281 Lateral C Road, Wapato, WA, and lies within the geographic region of the Confederated Tribes of the Yakama Nation. With its complex terrain, the Yakima Valley is the most diverse fruit growing region of Washington State and produces one-third of all apples and one-fourth of all pears in the state.

Per the Yakima County Assessor, this asset includes two separate tax parcels with 54.59 +/- deeded acres fully developed into apple and pear orchard. Current apple varieties are Red Delicious, Golden Delicious, Gala, Granny Smith, and Cosmic Crisp, and the pear variety is Bartlett. The Yakima region produces high-quality apples and other fruit of every variation known for its prolonged growing season.

Per the USDA Natural Resources Conservation Service, the elevation of the property runs from approximately 897 to 907 feet and annual rainfall for this area averages 7 to 8 inches per year. Soils on the property primarily consist of Naches Loam, Esquatzel Silt Loam, and Ashue Loam. The irrigation water is currently sourced from the Wapato Irrigation District operated by the Yakama Nation and the sale includes senior and junior water allocations that have historically provided ample irrigation for the property.

The sale of this asset includes five wind machines, propane tanks, and irrigation pump to continue operation of the orchard.

OVERVIEW DETAILS

LOCATION

- The address of the property is 281 Lateral C Road, Wapato, WA 98951.

ACCESS

- The property is accessed via paved and gravel roads.

TOTAL ACRES

- Per the Yakima County Assessor, there are 54.59 total deeded acres included in the asset.
- The property consists of two tax parcels.
- Property ID #1811-0122-001 & #1811-0123-406.
- Per the Yakima County Assessor, the total property taxes for 2020 are \$3,067.07.

ORCHARD EQUIPMENT INCLUDED

- Five wind machines, Irrigation pump, propane tanks.

ZONING

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

WATER RIGHTS

- Wapato Irrigation District operated by the Yakama Nation, includes senior and junior water allocations.

STRUCTURES

- There are no structures included in this sale.



REGION

Yakima and the Wapato area is approximately 60 miles southeast of Mount Rainier in Washington State. The name Yakima originated from the Yakama Nation Native American Tribe, whose reservation is south of Yakima. The Yakama people were the first known inhabitants of the Yakima Valley. In 1805 the Lewis and Clark Expedition came to the area and discovered abundant wildlife and fertile soil prompting homesteaders to settle here, leading to the first planting of apple trees.

Spanning from Naches to the Tri-Cities, Yakima Valley is the largest apple-growing region in Washington State. Yakima County is geographically divided by Ahtanum Ridge and Rattlesnake Ridge. This region produces high-quality apples of every variety and is known for its early beginning and late ending growing season. With over 69,117 acres of planted apple orchards, Yakima County is very competitive in the Western United States apple industry. In conjunction with quality apple production, over 3,319 acres of pears and tens of thousands of acres of other fruits and various varieties of produce are grown in the valley.

The elevation of this property runs from approximately 897 to 907 feet, decreasing the risk of spring and fall frosts. In addition, winter temperatures are typically warmer in the Yakima Valley, as a whole, than other local growing regions limiting the danger of a hard freeze.

Annual rainfall for this area averages 7 to 8 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property consist primarily of Naches Loam, Esquatzel Silt Loam, and Ashue Loam. The ancient Missoula Floods created these soils through a series of dramatic flood cataclysms in prehistoric times. Due to these floods, moderate to deep silt-loam is layered over gravel or directly onto basalt bedrock creating a foundation of well-drained soils ideal for viticulture and other permanent crop production, such as orchards. This rich combination of elevation, soils, and precipitation makes an ideal growing region for apples, pears, cherries, grapes, and hops.

Yakima Valley is home to the top ten cash crops grown in Washington State. Along with a diverse selection of apples, a wide variety of crops are grown here, making Yakima County Washington State's leading producer of high-value fruits, vegetables, and grains. The region is recognized as one of the world's leading producers of apples and, as of the 2010 Census, is noted as producing 77% of the United States hop supply.





VARIETALS

Okanogan, Lake Chelan, Wenatchee Valley, Columbia Basin, and Yakima Valley are the five prominent apple growing regions in Washington State. With their unique characteristics, all share the same ideal growing conditions that lay the foundation for producing the world's best apples. These regions are noted for long growing seasons and later maturing apple varieties.

There are more than 3,000 pear varieties grown worldwide. Of those, only ten principle varieties are grown commercially in the Pacific Northwest, accounting for 80% of the United States fresh

pear production. The Bartlett, commonly referred to as "Williams Pear," is harvested in late fall and originated in England. This classic bell shape fruit first develops green then turns to a golden yellow when ripe. Its sweet, aromatic characteristics and floral essence along with a juicy and smooth texture make this a popular pear variety that can store for up to 6 months.

There are 54.59 +/- acres in this asset, most of which, except the field roads, are fully developed into orchard with its fruit sold to various local processors and packing sheds under year to year contracts. This orchard consists of Red Delicious, Golden Delicious, Gala, Granny Smith, and Cosmic Crisp apple varieties and a "summer pear" variety called Bartlett. The apple trees are in various stages of development, with some recent plantings to consumer-preferred, newer varieties.



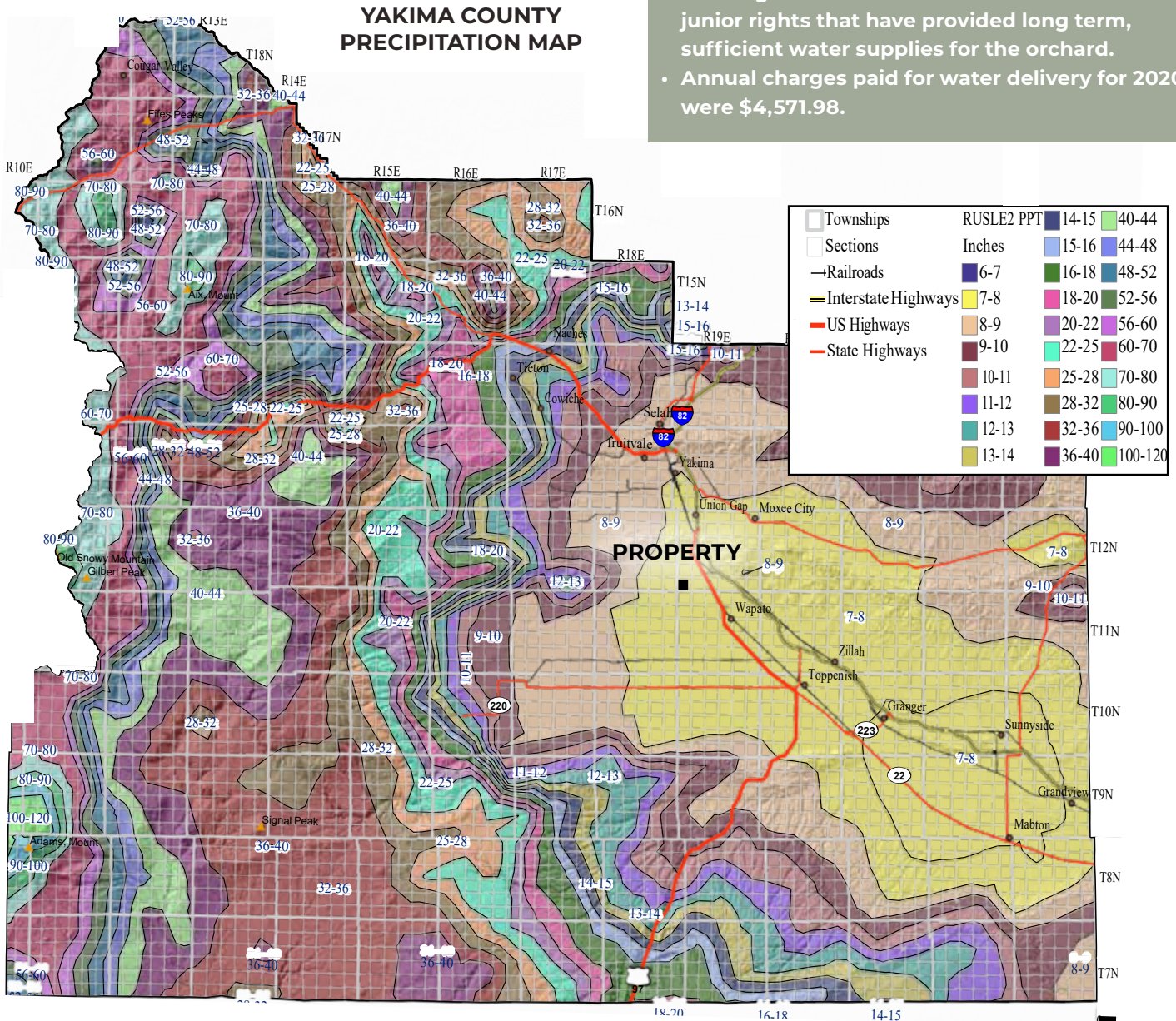
BLOCK	ACRES	VARIETY	DATE OF PLANTING	TRELLIS TYPE
A1	12	BARTLETT PEAR	1996	NO TRELLIS
A2	2.39	BARTLETT PEAR	2016	NO TRELLIS
B & E	11	RED & GOLDEN DELICIOUS APPLE	1992	NO TRELLIS
C	6.85	GALA APPLE	1996	VERTICAL TRELLIS
D	7.3	GRANNY SMITH APPLE	2010 & 2016	NO TRELLIS
X1	4.71	GRANNY SMITH APPLE	SPRING 2020	NO TRELLIS
X2	6.08	GRANNY SMITH APPLE	SPRING 2020	NO TRELLIS
F	2.76	COSMIC CRISP APPLE	2018	VERTICAL TRELLIS
F	1.5	COSMIC CRISP APPLE	SPRING 2020	VERTICAL TRELLIS



WATER AND PRECIPITATION

The Yakima Valley relies heavily on water districts to supply adequate water to orchards and other permanent crops. The Cascade Range is to the west and creates a natural border that forms a rain shadow over the area, which prevents much of the heavy West Coast precipitation from making it to the Valley. The Yakima River, a tributary of the Columbia River, runs 214 miles from its headwaters to its mouth with an average drop of 9.85 feet per mile. It is the longest river, with both its start and end, located entirely within Washington State.

- Annual rainfall for this area averages 7 to 8 inches per year, per the USDA Natural Resources Conservation Service.
- This property relies on irrigation systems to bring the required water to the orchard.
- The Wapato Irrigation District and Yakima Nation Water Resource provide irrigation water allocations.
- There is a 6-inch buried mainline throughout the property providing the multiple points of delivery to each orchard block that culminates in either under tree sprinklers or drip irrigation lines.
- The irrigation allocation consists of senior and junior rights that have provided long term, sufficient water supplies for the orchard.
- Annual charges paid for water delivery for 2020 were \$4,571.98.



CLIMATE & SOILS

ELEVATION: 897 to 907 Feet

SOIL: Mainly consists of Naches Loam, Esquatzel Silt Loam, and Ashue Loam

SLOPE: 0%-2% across the property

RAINFALL: 7-8 inches per year

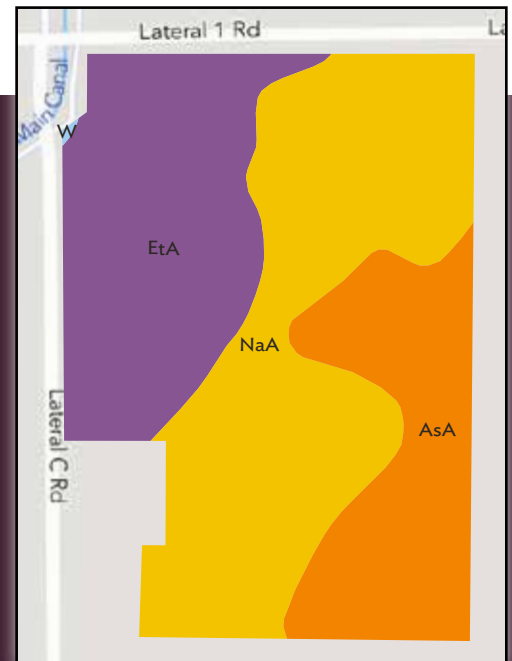
HEAT UNITS: 2388-2706 annual degree-days

WIND: Predominantly from the southwest and west

The Yakima Valley has an advantage when it comes to producing high-quality fruit. Stretching over 350,000 acres of patchwork fields, the fertile land of the valley is a bountiful combination of small farms yielding incredible fruit and produce crops. Asparagus, eggplant, winter pears, mint, berries, and pumpkins are just a few of the various produce crops grown in the region.

Yakima Valley, on average, enjoys 300 days of sunshine each year. There is a 141-day-long growing season that is characterized by hot days and cool nights. The summer growing season high temperatures typically range between 75 to 100 degrees. August is the hottest month, posting an average high temperature of 82 degrees, which ranks it as warmer than most places in Washington State.

To the west, the high Cascade Range shields the Yakima Valley and much of Eastern Washington from the Pacific Ocean's influences. The Umptanum Ridge, Yakima Ridge, and the Rattlesnake Hills ridgeline assist in protecting the region's permanent crops from Canada's freezing polar air, severely damaging or killing the crops.



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NaA	Naches loam, 0 to 2 percent slopes	24.89	45.6%	6	14.0
■ EtA	Esquatzel silt loam, 0 to 2 percent slopes	16.85	30.9%	6	21.3
■ AsA	Ashue loam, 0 to 2 percent slopes	12.83	23.5%	6	9.3
■ W	Water	0.05	0.1%		N/A
		54.56	99.9%		15.1

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