

MATTAWA IRRIGATED FARM

319.20 +/- ACRES
GRANT COUNTY, WASHINGTON
ASKING PRICE \$4,500,000



OVERVIEW

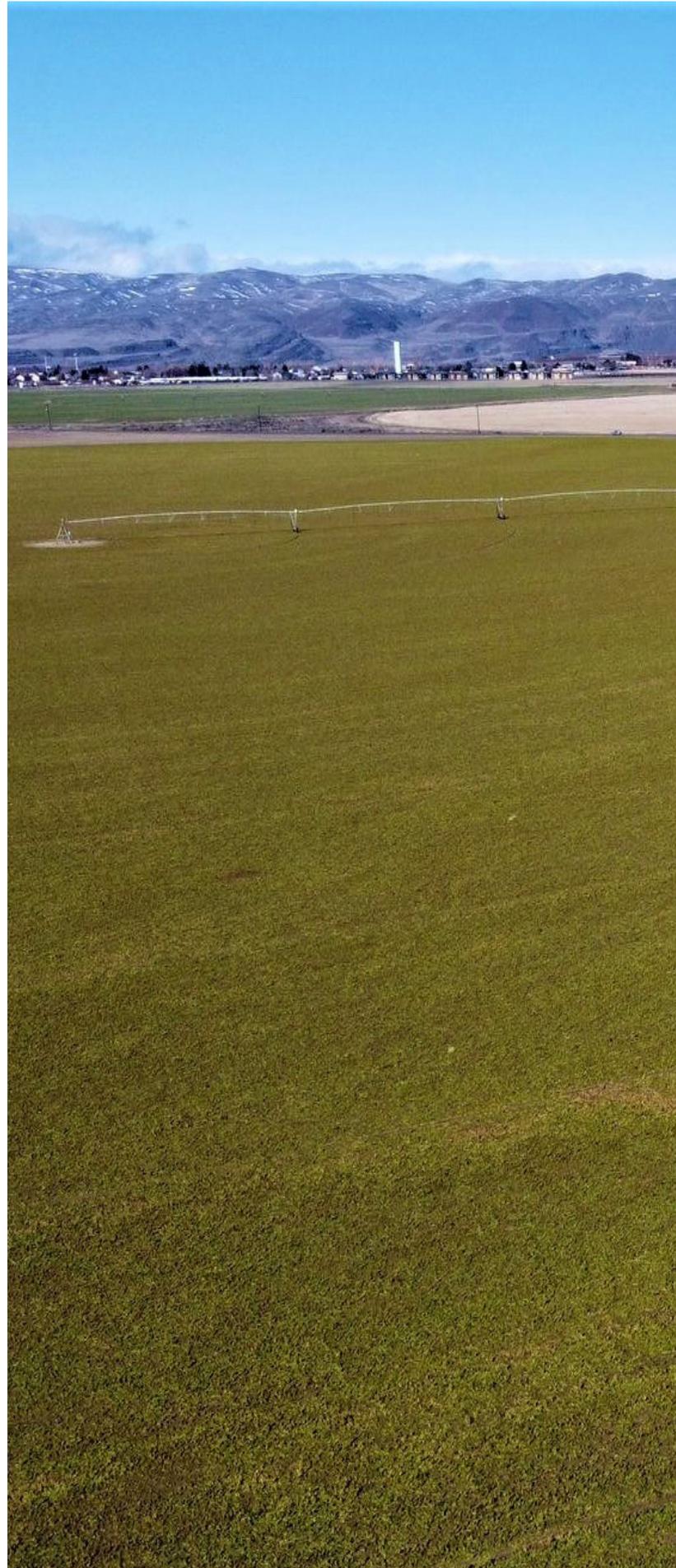
Here is a rare opportunity to buy an irrigated, Pacific Northwest farm with the South Columbia Basin Irrigation District serving its surface water rights. This pivot system, irrigated asset lies approximately 30 miles east of Yakima, WA, in central Washington State. The physical location of the farm is at the intersection of Road 25 SW and Road R SW, Mattawa, WA in Grant County.

This farm consists of three tax parcels, and per the Grant County Assessor, there are 319.20 +/- total deeded acres included in the sale. The Grant County Farm Service Agency shows total farmland as 315.42 acres with 260.19 acres stated as cropland. The South Columbia Basin Irrigation District shows 305.5 acres as irrigable under their allocations to the farm with the irrigation water delivered to the crops via two pivot irrigation systems.

The farm is currently leased to a local farmer under a cash rent agreement through 2022. Under this lease, the landlord receives a set dollar amount per year for the entire farm with the only cost responsibility of paying the real estate taxes each year. The tillable acres under pivot are currently planted to a 2021 crop of timothy hay but the property has a crop history of many different row crops over the years, including potatoes. This area of the state is known as a prime location for growing permanent crops including orchards, berries and vineyards and this type of crop is likely the highest and best use for this asset with its abundant and reliable water source.

Elevation of the property runs from approximately 750 feet to 790 feet with near flat topography, and annual rainfall for this area averages six to seven inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Burbank loamy fine sand with 0% to 5% slopes throughout.

Per the Grant County Planning Department, the zoning of the property is Agriculture with a 40 acre minimum parcel size. There are no structures included with the sale. The property is accessed via paved and gravel, county-maintained roads.





OVERVIEW DETAILS

LOCATION

- This asset is located in Grant County at the intersection of Road 25 SW and Road R SW in Mattawa, WA, approximately 30 miles east of Yakima, WA.

ACCESS

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

TOTAL ACRES & TAXES

- Per the Grant County Assessor, there are 319.20 total deeded acres included in the asset.
- The property consists of three tax parcels: Property ID's #21-191579000, #21-191577000, #21-191576000.
- Per the Grant County Assessor, the total property taxes for 2021 are \$8,039.48.
- Per the Grant County FSA there are 315.42 farmland acres and 260.19 cropland acres.

FARM LEASE

- The farm is currently leased through the year 2022 under a cash rent agreement.
- The farm tenant pays all operations costs associated with the farm except the property taxes which are the landlord's responsibility.
- The farm is currently planted to Timothy hay.
- Historical crop rotation includes alfalfa and potatoes.
- The current farm plan includes farming the approximately 265 acres under pivot to row crops and no cropping of the corners.

ZONING

- Per Grant County Planning Department, the zoning of the property is Agriculture with a 40 acre minimum parcel size.

WATER RIGHTS

- Irrigation water rights are included in the sale and are served by the South Columbia Basin Irrigation District (SCBID).
- Water rights include total irrigable acres of 305.5 and 1,374.75 acre feet of water which equates to 4.5 acre feet of water per irrigable acre.
- Total annual irrigation assessment payable to the SCBID is \$23,910.27. This amount is paid by the tenant, per the current lease.

IRRIGATION EQUIPMENT

- There are two pivot systems that cover approximately 265 irrigated, tillable acres per the farm tenant.

STRUCTURES

- There are no structures included in this sale.

REGION

This farm is located near Mattawa, WA, and strategically positioned in the Columbia Basin region of central Washington State. Grant County, where this asset is located, is relatively flat, which made it ideal for early settlers to raise livestock on its dry grassland. The transition to fruit and row crop farming as the dominant industries resulted from the development of the Grand Coulee Dam and associated federal irrigation system in the 1940s.

Irrigated agriculture is the most significant economic force in the region. According to the Grant County Economic Development Council, the county's farms annually produce crops and livestock valued at \$1.19 billion. Permanent crops are a highly desirable asset in this region of the state and primarily include orchards, berries and vineyards. This asset also lies within the Wahluke Slope American Viticultural Area (AVA), a sub-appellation of the greater Columbia Valley AVA and a region whose grapes are highly sought after by winemakers. This AVA is one of the driest, hottest grape growing regions in the state and is responsible for production of ripe, full-bodied wines.

The county's topography soars from 350 feet above sea level to over 2,884 feet at its highest point. Annual rainfall figures double from six inches at the southern most point of Grant County to 13 inches along its northeastern border.

The long growing season and solid availability of water make this region and the greater Columbia Basin a prime location for row crop and permanent crop farms.





CLIMATE

The climate of the Columbia Basin is ideal for permanent crops and this area is known for producing high-quality apples, berries and grapes to name just a few of the various crops grown here. Blessed by a long growing season, the region is known for producing larger apples from later-maturing varieties. The Columbia Basin also produces over half of Washington State's organic apples. Berry growers have flocked to the area because of the area's warm weather and dry climate, where fewer diseases attack the plants.

The Mattawa area, on average, enjoys 188 days of sunshine each year. Within the region, high temperatures during the summer growing season typically average between 83 to 91 degrees. July is the hottest month, typically posting an average high temperature of 91 degrees, which ranks it as one of the hottest places in Washington State. The coolest month is January, with an average low of 27 degrees.

CROP PRODUCTION



■ Timothy Hay

WATER & PRECIPITATION

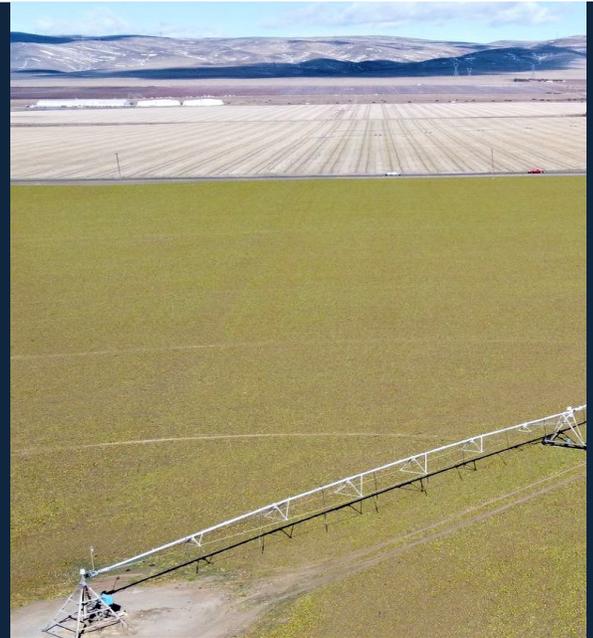
Mattawa, WA receives an average of 59 days of precipitation per year totaling an area average of 8 inches of rain per year. From these precipitation amounts, the region averages 9 inches of snow per year.

This farm asset receives an average of 6-7 inches of precipitation per year, per the USDA Natural Resources Conservation Service.

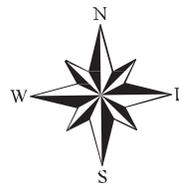
WATER RIGHTS

Surface water rights included in the sale consist of 305.5 total, irrigable acres that have 4.5 acre feet of water per acre. This equates to a total of 1,374.75 acre feet of water right.

Water rights are served by the South Columbia Basin Irrigation District.

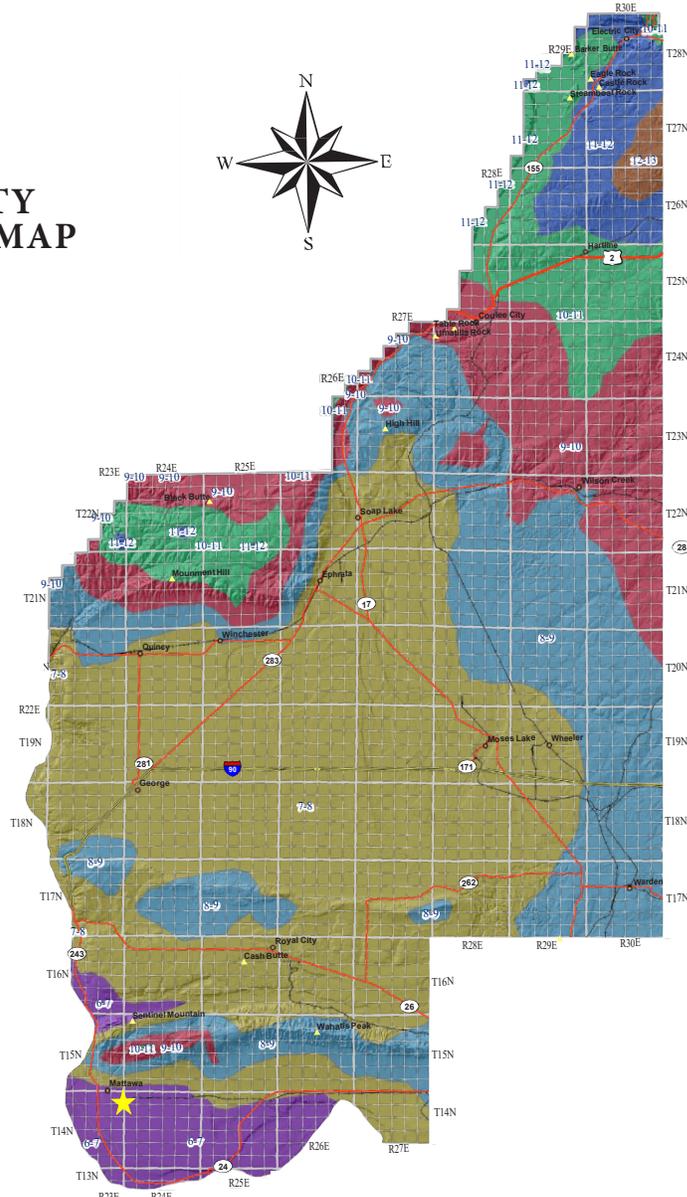


GRANT COUNTY PRECIPITATION MAP



Legend

- Townships
- Sections
- Interstate Highways
- US Highways
- State Highways
- Railroads
- RUSLE2 Precipitation**
- Inches**
- 6-7
- 7-8
- 8-9
- 9-10
- 10-11
- 11-12
- 12-13

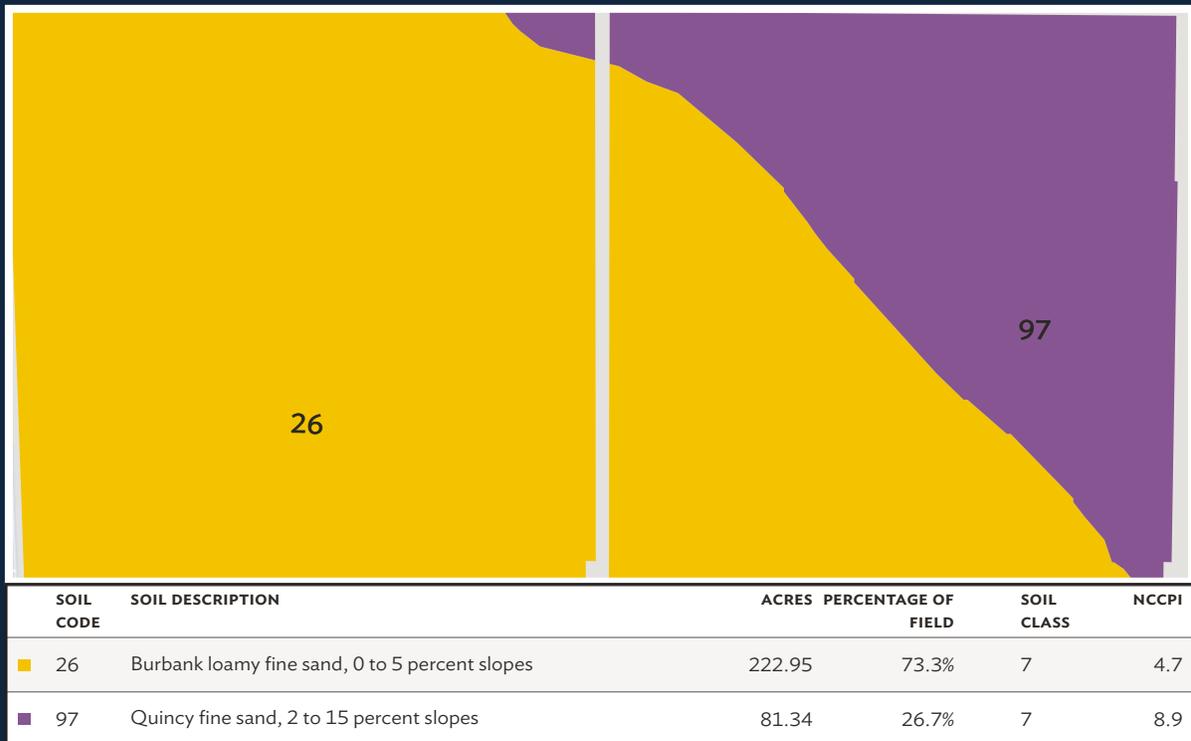


SOILS

Written by: Dr. Alan Busacca

The soils and farming landscapes of central Washington are intertwined with the history of Ice Age megafloods (the largest flows of water ever to occur on Earth!) from glacier-impounded Lake Missoula in western Montana. The lake filled with glacial meltwater and sediment leading to giant floods that then broke out through the ice dam dozens of times between about 20,000 and 14,000 years ago. The floods roared from western Montana and northern Idaho through the Spokane Valley and flowed southwest through today's Tri-Cities and from there down the Columbia River canyon past today's Portland, Oregon to the sea. As the floodwaters carried into south-central Washington, they deposited millions, perhaps billions, of tons of gravel, sand, and silt in the low-lying areas, and billions more tons of sediment were laid down by the same floods in Oregon's Umatilla Basin and again in the Willamette Valley before the floods blasted into the Pacific Ocean. These sediments from the floods, along with huge areas of sediment that were reworked by wind in the current 'interglacial' period (last 14,000 years or so), form the basis for the tremendous agricultural soils throughout eastern Washington and northeastern Oregon, both in the dryland and irrigated areas.

SOILS MAP



RD 25 SW



RD S SW

RD R SW