



MILTON FREEWATER APPLE ORCHARD

Premium Walla Walla Valley Location | Asking Price: \$640,000

40 +/- ACRES AVAILABLE



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INVESTMENT GRADE AGRICULTURAL ASSETS

OVERVIEW

LOCATION

- This 40.0-acre orchard asset lies approximately five miles from downtown Milton Freewater, OR in Umatilla County in the southern portion of the Walla Walla Valley American Viticultural Area. The physical location of the property is on Seven Hills Road, Milton Freewater, OR 97862.

ACCESS

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

TOTAL ACRES

- Per the Umatilla County Assessor, there are 40.0 total deeded acres included in the asset.
- The property consists of one tax parcel, Umatilla County Property ID #129336.
- 2020 property taxes are \$895.40.

ZONING

- Per the Umatilla County Planning Department zoning of the property is EFU – Exclusive Farm Use with 160 acre minimum parcel size. This parcel cannot be split into smaller parcels and allowed buildings are for agricultural use only.

WATER & IRRIGATION

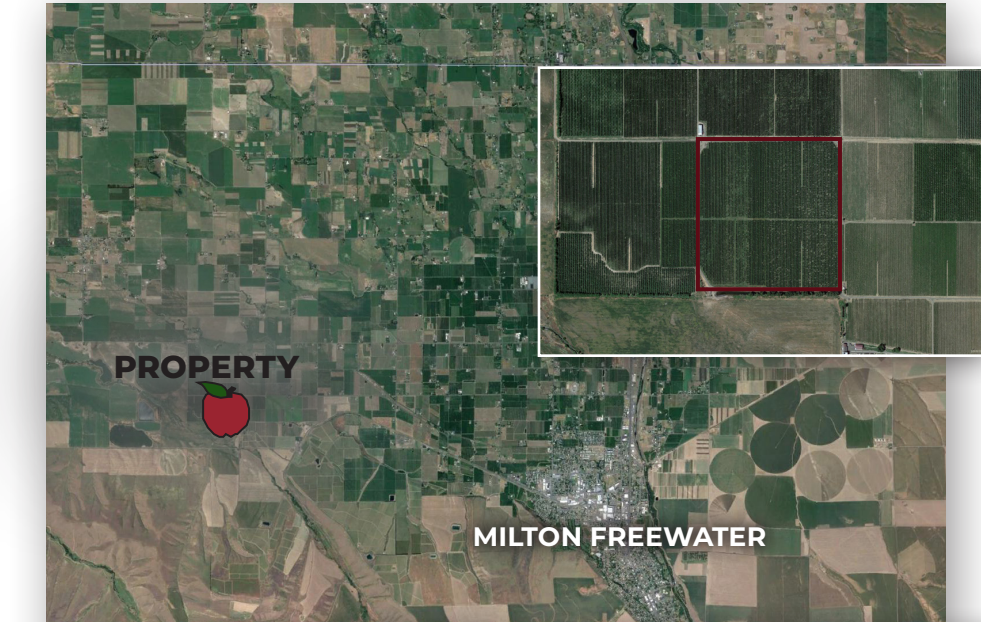
- Primary irrigation consists of a surface water assessment from the Hudson Bay District Improvement Company accessed from a canal located on the southern border of the property.
- Secondary irrigation is via ground water rights sourced from a deep basalt well located on a neighboring property via a shared well use agreement. This water right is for three-acre feet per acre, per year.
- The farm tenant pays all pumping costs and assessments for irrigation water.

FROST PREVENTION

- There are two propane powered wind machines located within the boundaries of the property that belong to the tenant per the terms of the lease. These wind machines can be used, as necessary, for frost mitigation. Many of the surrounding orchard and vineyard properties also have wind machines that potentially provide a secondary benefit to the property.

STRUCTURES

- There are no structures on the property or included in the sale.



CURRENT LEASE

- The property, in its entirety, is leased to a local farmer, via a 25-year cash rent lease that includes a rent escalator. This lease concludes at the end of the crop year in 2041.
- The tenant pays all costs associated with the property and the farming of the orchard, including, but not limited to, the costs of water, property taxes, and other expenses necessary to operate the property and orchard.
- The tenant owns all improvements located on the property per the terms of their lease.
- The tenant is currently operating this orchard as an organically certified farm.



We have available for acquisition, a turn-key, operating apple orchard located in Umatilla County, OR within the Walla Walla Valley American Viticultural Area.

This organically certified, mature orchard consists of 38 +/- planted acres and is under a long-term, cash rent lease to a local farmer with 20 years left on the lease. Elevation of the property runs from approximately 820 feet to 850 feet. Annual rainfall for this area averages 13-14 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Ellisforde silt loam with 1-7% slopes throughout.

Primary source for irrigation is via surface water from the Hudson Bay Irrigation District with the secondary source being ground water rights sourced from a deep basalt well located on a neighboring property via a shared well use agreement. Per the Umatilla County Planning Department, zoning of the property is Exclusive Farm Use, 160-acre minimum parcel size. There are no structures located on the property or included in the sale.

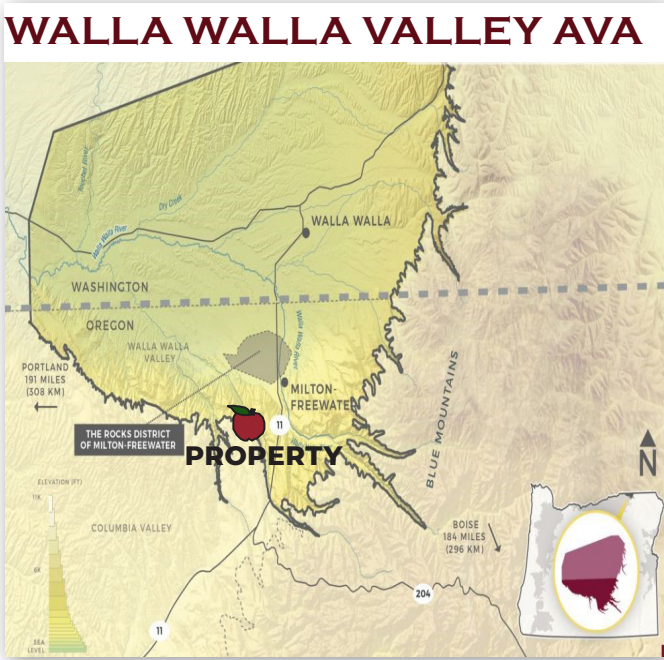


With rich soils, long days and warm climates the Walla Walla Valley produces some of Washington's finest apples.

REGION

The Walla Walla Valley has been a regional agricultural hub for more than a century. The elevations across the Walla Walla Valley start at 400 feet and soar to 2000+ feet above sea level. Similarly, annual rainfall figures triple from a sparse seven inches at the western end of the valley to 22+ inches along the foothills of the Blue Mountains to the east. The soils of the Walla Walla Valley consist mostly of wind-deposited loess, which provides good drainage for crops. The 200-day-long growing season is characterized by hot days and cool nights.

This property lies within the Walla Walla Valley American Viticultural Area, one of the most highly sought-after AVA's in the Pacific Northwest. The valley overtly straddles state lines: two-thirds of the AVA is in Washington and one-third is in Oregon. Nearly 3,000 acres of prime vineyards and more than 100 remarkable wineries are represented. This area is very popular for vineyard operations, but also suitable for other permanent crops such as orchards and berries.



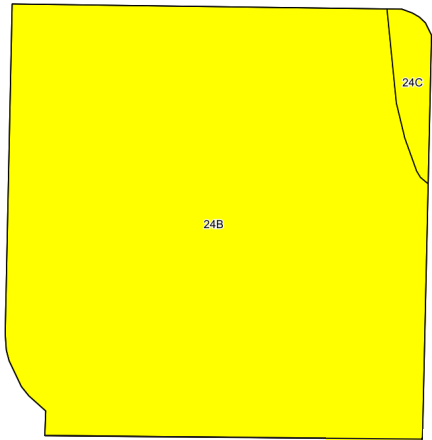
CLIMATE & SOILS

The Walla Walla Valley has an advantage when it comes to producing high-quality fruit. The 530 square-mile Walla Walla Valley Appellation benefits from bountiful layers of topsoil which was an outcome of prehistoric Missoula floods. This topsoil, combined with wind-deposited loess, provides good drainage and an excellent source of nutrients for crops.

The valley boasts a 200-day-long growing season that is characterized by hot days and cool nights. The region is set in a hardiness zone. Because of cold air coming down from the Blue Mountains and then being trapped in the Snake and Columbia River valleys, the Walla Walla AVA is cooler than surrounding AVAs. With 2,700-3,300 annual degree-days and consistent southwest wind, the perfect climate is created for quality fruit.

The orchard sits at an elevation between 820 and 850 feet with relatively flat topography. With a good combination of temperature, soils, and climate, the Walla Walla AVA is ideal for growing high-quality fruit.

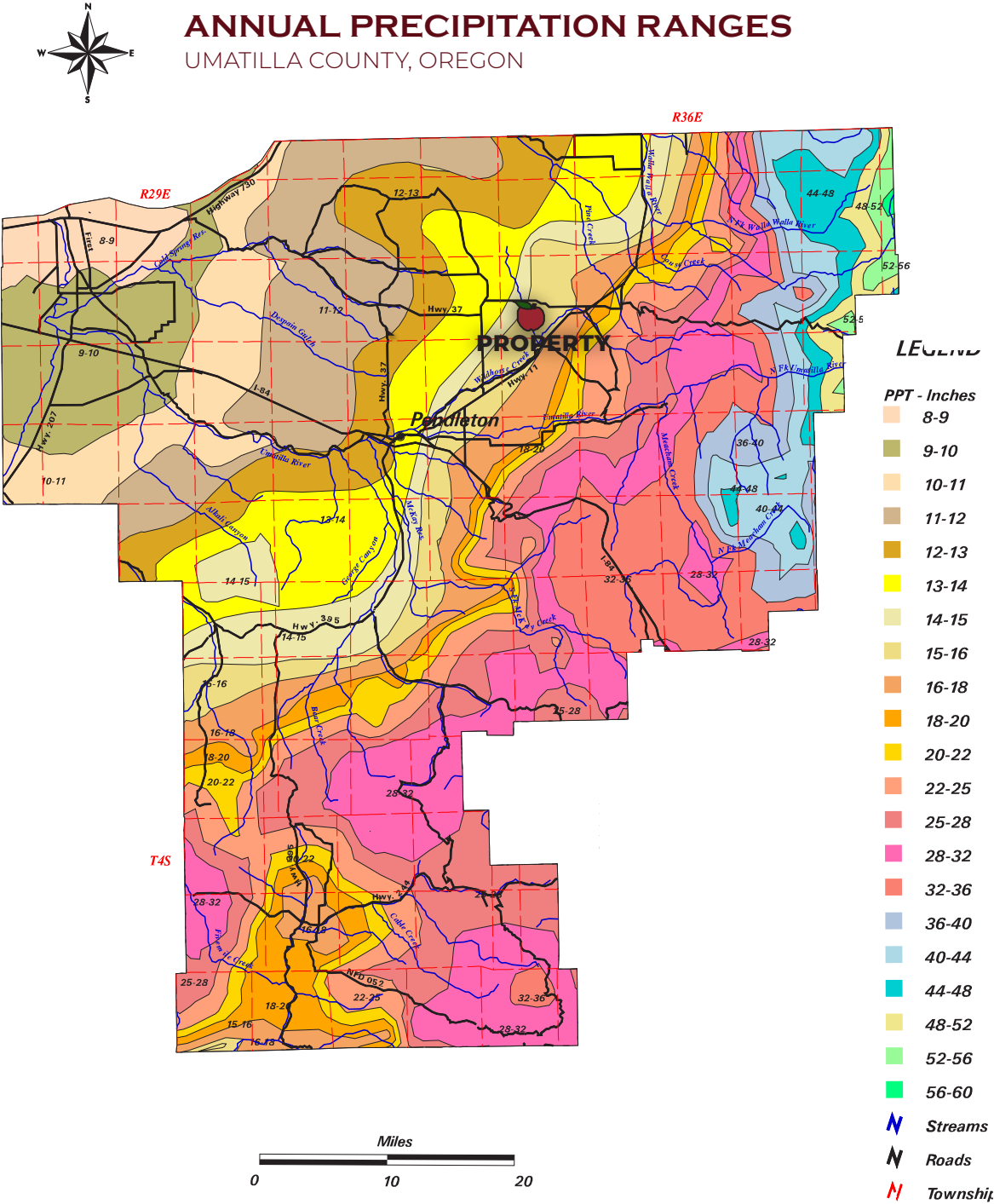
- ELEVATION**
820-850 feet.
- SOIL**
Series of Ellisforde silt loam.
- RAINFALL**
Per the NRCS, 13-14 inches per year.



SOILS MAP

Area Symbol: OR667, Soil Area Version: 16														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	Altalfa hay Irrigated	Altalfa seed Irrigated	Apples Irrigated	Barley Irrigated	Canning peas Irrigated	Pasture Irrigated	Spring wheat	Winter wheat Irrigated
24B	Ellisforde silt loam, 1 to 7 percent slopes	37.17	97.1%		IIIe	Ile	8	500	1500	31	2	13	32	110
24C	Ellisforde silt loam, 7 to 20 percent slopes	1.10	2.9%		IIIe	IVe	8	500	1500	31	2	13	27	110
Weighted Average							8	500	1500	31	2	13	31.9	110

FSA MAP



WATER & PRECIPITATION

This orchard asset's annual rainfall averages 13-14 inches per year, per the USDA Natural Resources Conservation Service. The orchard relies on irrigation to bring ample amounts of water to the trees. The irrigation water is sourced from surface water and a deep basalt well located on a neighboring property. All acres are irrigated via under and over tree sprinklers and positioned on trellis.

VARIETALS

Apples are grown in three distinct areas in Oregon: the Willamette Valley, the Mid-Columbia Valley, and the Milton Freewater area. The most popular varieties of apples grown in Oregon are Fuji and Gala. The value of Oregon apples, sold as fresh or processed product, is estimated at \$39 million annually. Bearing apple acreage in Oregon is estimated at 5,000 + acres.

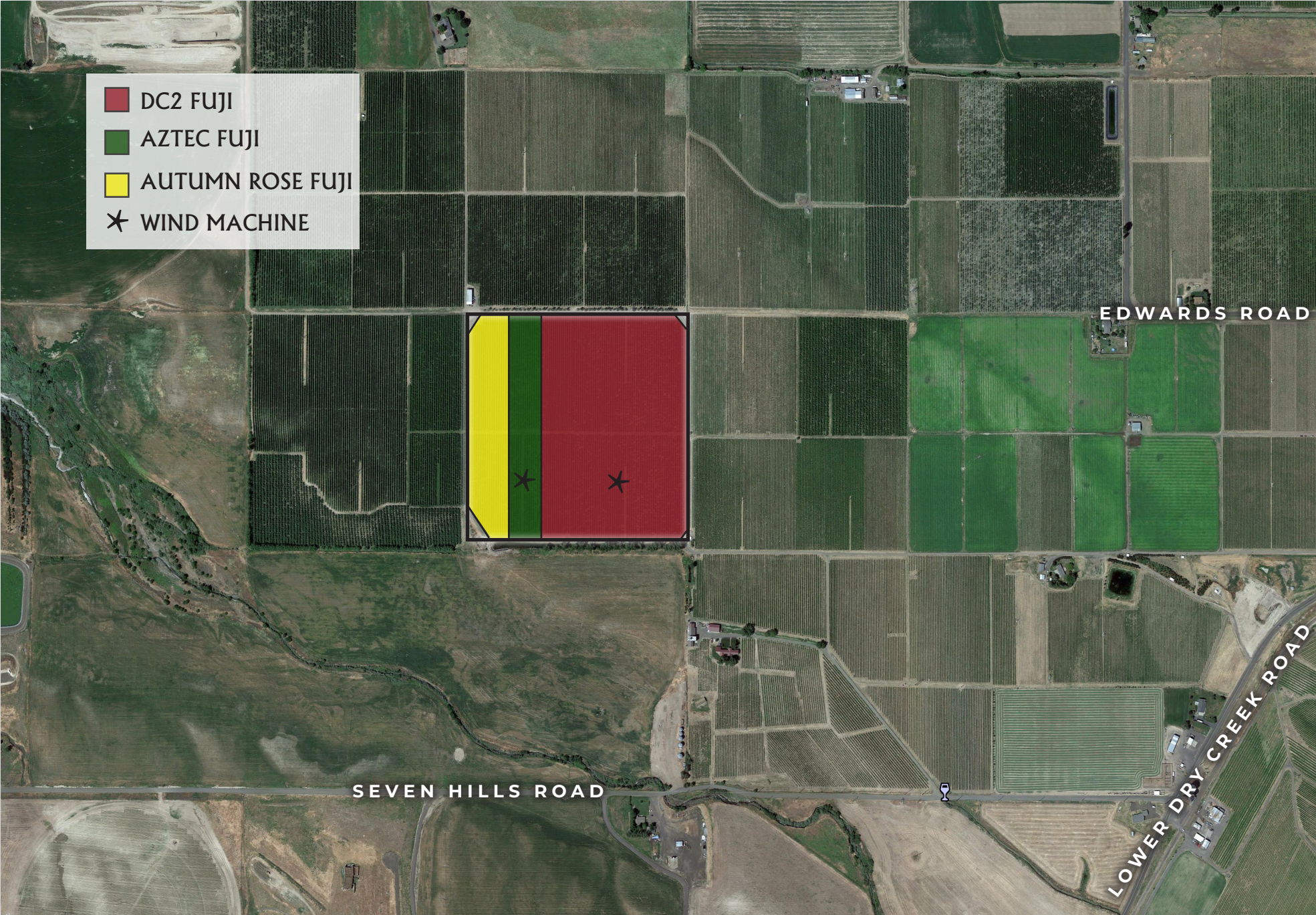
DC2 Fuji – The Fuji apple is an incredibly sweet, crisp apple with a pink speckled flush over a yellow-green background. Fujis are considered one of the best options for snacking due to their pleasant texture and sweet flavor!

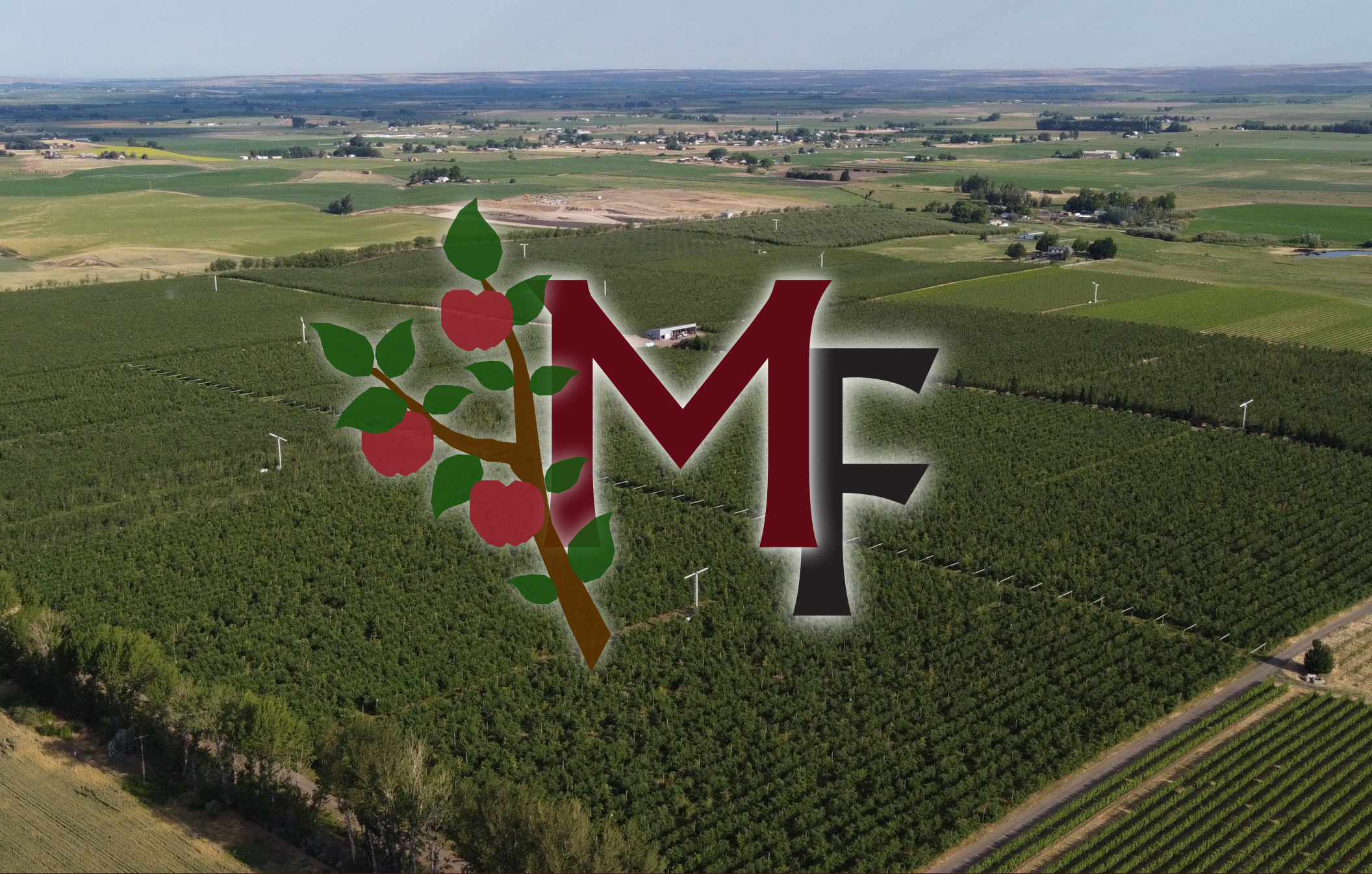
Aztec Fuji – The Aztec Fuji originated in New Zealand and has gained considerable popularity in the United States. The fruit exhibits the traditional, sweet flavor of Fuji and is very popular in the international trade because of its consistent, red blush coloring.

Autumn Rose Fuji - The Autumn Rose Fuji was a chance alteration that appeared spontaneously on a branch of a standard Fuji tree! The fruit has a sweet and juicy flavor, crisp texture and is ready to harvest in late October.



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