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A-23135

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LAND FOR SALE

136.77± Acres, Grant County, Washington

OFFERED AT
\$1,960,000

Highlights:

- Productive Warden silt loam soils suitable to all crops grown in the Columbia Basin; including potatoes, onions, alfalfa and wheat.
- Water is supplied by the East Columbia Irrigation District (ECBID). The unit has 119.2 acres of water rights with the 2025 annual assessment being \$9,896.68 or \$83.03 per water righted acre. Base water is 210.34 SDF.
- Easy access with a paved road to the south and gravel roads on the other three sides.



For additional information, please contact:

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Property Information

Property Description:

The property is located just west of Warden, WA, in the Columbia Basin Irrigation Project. The unit consists of two contiguous tax parcels farmed as one unit. The land is irrigated by one center pivot that covers 97.82 acres. An additional 20.78 acres in three corners are rill irrigated. The balance of the acres are dry corners that could be irrigated, but no infrastructure is in place. The building site and about 4 acres are owned by a third party, which is excluded from the legal description.

The unit is split by an irrigation drainage ditch that bisects the lands from north to south and establishes the tax parcel boundary between the two tracts. The pivot crosses the ditch twice by means of small bridges matching the tire locations. The pivot is a 6-tower older Valley with an end gun. The pump is a Cornell with the motor being a 30 HP Baldor. The low pressure drop hose irrigation package and control box belong to the tenant. The rill ground is all irrigated by tubes from concrete ditches. Tubes are not included.

The ground is subject to a one year farm lease, terminating November 15, 2026.

Directions to Property:

1.5 miles west of Warden at the intersection of SR 170E and County Rd R.5 SE.

Price: \$1,960,000

2025 Taxes:

Tract 1: \$1,782.23

Tract 2: \$1,937.38

Farm Data:

Tract 1:

Cropland	54.25 acres
Pasture	2.85 acres
Other	8.00 acres
Total	65.10 acres

Tract 2:

Cropland	59 acres
Pasture	4.57 acres
Non-crop	8.10 acres
Total	71.67 acres

FSA Information:

Crops	Base	Yield
Wheat	52.39 acres	145 bushels
Corn	5.01 acres	171 bushels

Legal Description:

Tract 1: Farm Unit 165, Irrigation Block 44, Columbia Basin Project, lying in the NW1/4SW1/4, NE1/4SW1/4 & S1/2SW1/4

Tract 2: Farm Unit 166, Irrigation Block 44, Columbia Basin Project, lying in the NE1/4SW1/4 & S1/2SW1/4, Ex Pt, Sec. 7, Twp 17N, Rge 30E, Willamette Meridian, Grant County Washington



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	IRR LCC	ACRES
177	Warden silt loam, 0 to 2 percent slopes	6c	2c	92.3
178	Warden silt loam, 2 to 5 percent slopes	6e	2e	26.6
123	Sagehill very fine sandy loam, 5 to 10 percent slopes	6e	4e	1.4
TOTAL				120.4

Location Map



