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FOR MORE INFO!



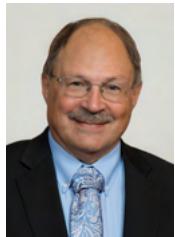
LAND FOR SALE

225.56± Acres, Adams County, Washington

OFFERED AT
\$4,950,000

Highlights:

- Excellent Esquatzel and Shano silt loam soils well suited to potatoes, onions, alfalfa, mint and other vegetable crops.
- New Valley center pivots and full irrigation infrastructure installed in 2022.
- Cropland rental rates are strong for all crops grown in the area.



For additional information, please contact:
Neal Goplen, Agent | (509) 521-1797
NGoplen@FarmersNational.com

Property Information

Directions to Property:

Go south of Bruce on Booker Road to Cunningham Road, turn left on Cunningham and go one mile east to Rayburn Road. Turn left and go approximately one-quarter mile to the property on the right hand side of the road.

Legal Description:

Lot 2 Kent WDU 211 Short Plat according to the Short Plat recorded April 12, 2018 under Auditor's File 8318373 records Adams Co, WA. Tax parcel #1529033210002.

Property Description:

This farm, originally known as WDU Unit 211 Block 46, was all rill irrigated, but was converted to pivot irrigation in 2022 with the addition of eight new Valley center pivots, two pumping stations and all new mainlines.. The farm is located along a main irrigation canal and has turnouts on both sides of the farm. The unit is cut by a drainage ditch, so each side of the ditch has four pivots. Water is provided by the East Columbia Basin Irrigation District (ECBID). They show 271.9 acres within the unit with 39.7 acres being CL 1, 143.1 acres CL 2, 15.3 acres CL 3, 20.6 acres CL 6, 6.9 acres considered High and 46.3 acres being Right of Way. Irrigable acres are shown as 198.1 with the unit having 299.62 sfd and 693.35 total acre feet of water. The preliminary irrigation assessment for 2026 is \$16,935.94.

A survey was done when the house site was sold a few years ago. It shows the unit has 271.6 acres. The assessor's office only shows 225.56 acres since their number is net of right of ways. The Farm Data section below is based on the surveyed acres. Some

of the ground not irrigated by pivots, is open pasture ground that could be grazed. The balance is water ways and ditch banks. The only building is an older machine shortage building with power.

Farm Data:

Cropland	221.00 acres
Non-crop	50.10 acres
Buildings	.50 acres
Total	271.60 acres

FSA Information:

Farm has no FSA base acres

Improvements:

60' x 60' machine shed and pivot irrigation.

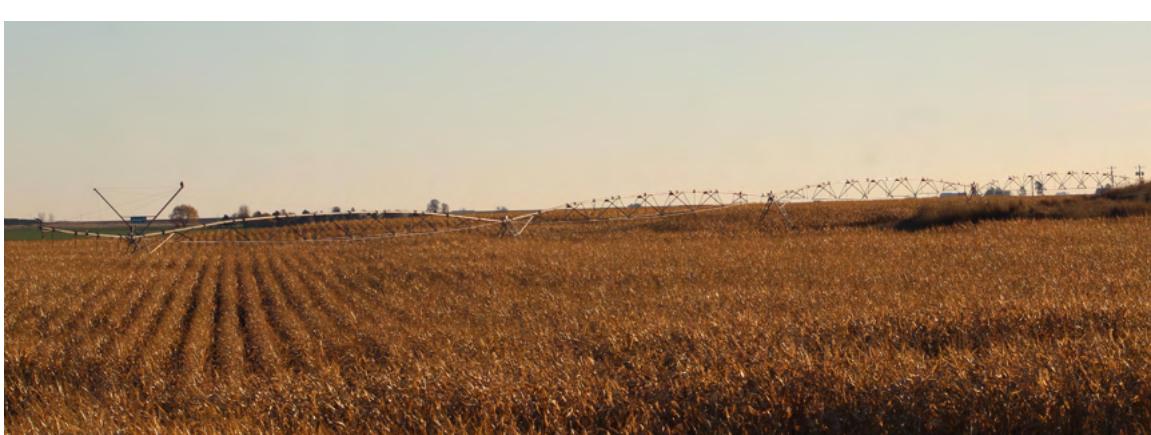
2026 Taxes:

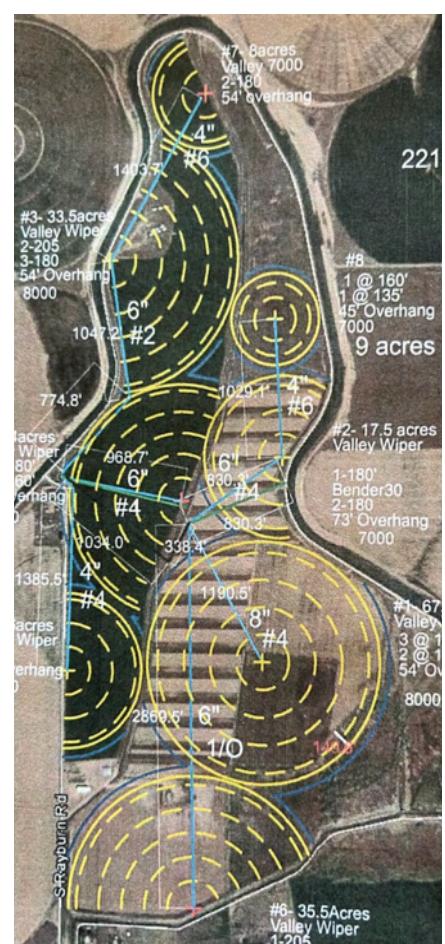
\$5,813.36 Tax Parcel 1529033210002

Price:

\$4,950,000.00

Seller is a licensed real estate agent in the State of Utah.



Aerial Map**Soil Map****Field Map of Pivots**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SsB	Shano silt loam, 2 to 5 percent slopes	125.0	46.22	0	-	-
SsC	Shano silt loam, 5 to 10 percent slopes	58.23	21.53	0	-	-
EzA	Esquatzel silt loam, 0 to 2 percent slopes	42.22	15.61	0	-	-
SsA	Shano silt loam, 0 to 2 percent slopes	30.17	11.16	0	-	-
SsD	Shano silt loam, 10 to 15 percent slopes	5.01	1.85	0	-	-
BuB	Burke silt loam, 2 to 5 percent slopes	5	1.85	0	-	-
W	Water	4.8	1.77	0	-	-
TOTALS		270.4 3(*)	100%	-	-	-

Kent Legacy Irrigation Equipment Listing

Pivot #	Acres	Make	Model	Towers	Overhang
Pivot #1	67.5	Valley	8000	5	54' Est
Pivot #2	17.5	Valley Wiper	7000	3	73' Est
Pivot #3	33.5	Valley Wiper	8000	5	50' Est
Pivot #4	34	Valley Wiper	8000	5	5' Est
Pivot #5	16	Valley Wiper	7000	3	45' Est
Pivot #6	35.5	Valley Wiper	8000	5	40' Est
Pivot #7	8	Valley Wiper	7000	2	54' Est
Pivot #8	9	Valley Wiper	7000	2	45' Est
Total	221				

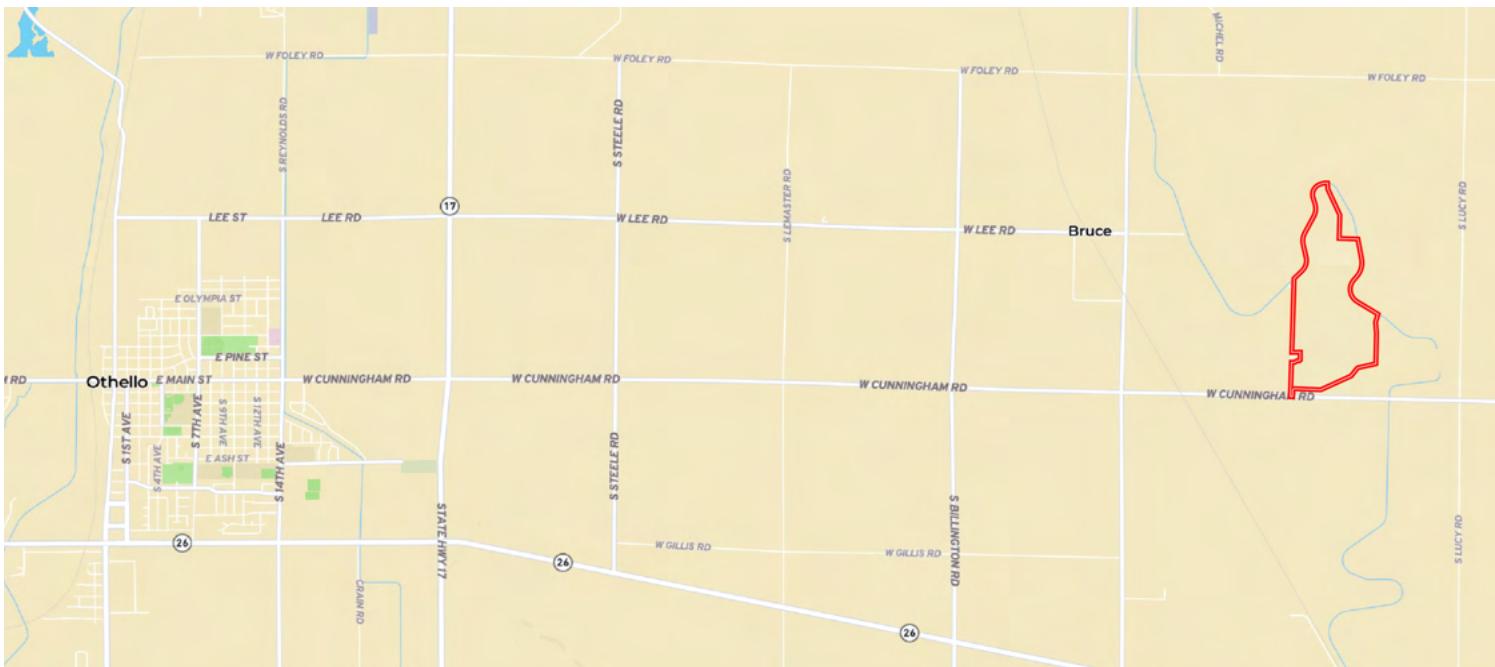
Pump Station - West

Balfor Motor
50 hp
Cornell Pump
Electric Feeds to 4 Pivots

Pump Station - East

Balfor Electric Motor
50 hp
Cornell Pump
Electric Feeds to 4 Pivots

Property Location



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