

Franklin County, WA



Property Overview

Franklin County, WA

201.3 Acres, 2 Boundaries



Property Overview - Parcel

Franklin County, WA

181.21 Acres, Boundary 1 of 2



Franklin County, WA Township: 013N	Locations 34 T13N R28E	Courthouse Acres 181.1	Parcel # 125330052
Owner 1 WI FRANKLIN COUNTY WA - 2 LLC	Owner 2	Owner Address 542016 PO BOX OMAHA NE 681548016	Property Address 413 SMITH LN, MESA, WA 993439558
Total Assessed Value \$857,200	Assessed Land Value \$686,900	Assessed Improvement \$170,300	Assessed Land Year 2025
County Use Description AGRICULTURE CLASSIFIED UNDER C	Legal Description WDU 62, IRRIG BLK 23 DESC AS; FU 51 & ALSO PTN SE4 34-13-28, EXC THE FDP; BEG AT S4 COR SD SEC 34; TH N55D24'E & FOL COM BDRY TO FU 53 & WDU...		

Property Overview - Parcel

Franklin County, WA

20.04 Acres, Boundary 2 of 2



Franklin County, WA Township: 013N	Locations 35 T13N R28E	Courthouse Acres 19.81	Parcel # 125330018
Owner 1 WI FRANKLIN COUNTY WA - 2 LLC	Owner 2	Owner Address 542016 PO BOX OMAHA NE 681548016	Property Address 401 SMITH LN, MESA, WA 993439558
Total Assessed Value \$390,800	Assessed Land Value \$233,000	Assessed Improvement \$157,800	Assessed Land Year 2025
County Use Description AGRICULTURE CLASSIFIED UNDER C		Legal Description PTN FARM UNIT 52 BLK 23 K/N/A LOT 2 OF RS #1723800	

Soils

Franklin County, WA

201.3 Acres, 2 Boundaries



12.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	29	Hezel loamy fine sand, 0 to 15 percent slopes	43.5%	87.5	6e	3e	12.6
●	89	Quincy loamy fine sand, 0 to 15 percent slopes	12.7%	25.5	7e	3e	10
●	196	Warden very fine sandy loam, 2 to 5 percent slopes	10.4%	20.9	6e	2e	15.9
●	197	Warden very fine sandy loam, 5 to 10 percent slopes	7.7%	15.5	6e	3e	15.7
●	136	Sagehill very fine sandy loam, 10 to 15 percent slopes	6.3%	12.7	6e	3e	14.7

Soils

Franklin County, WA

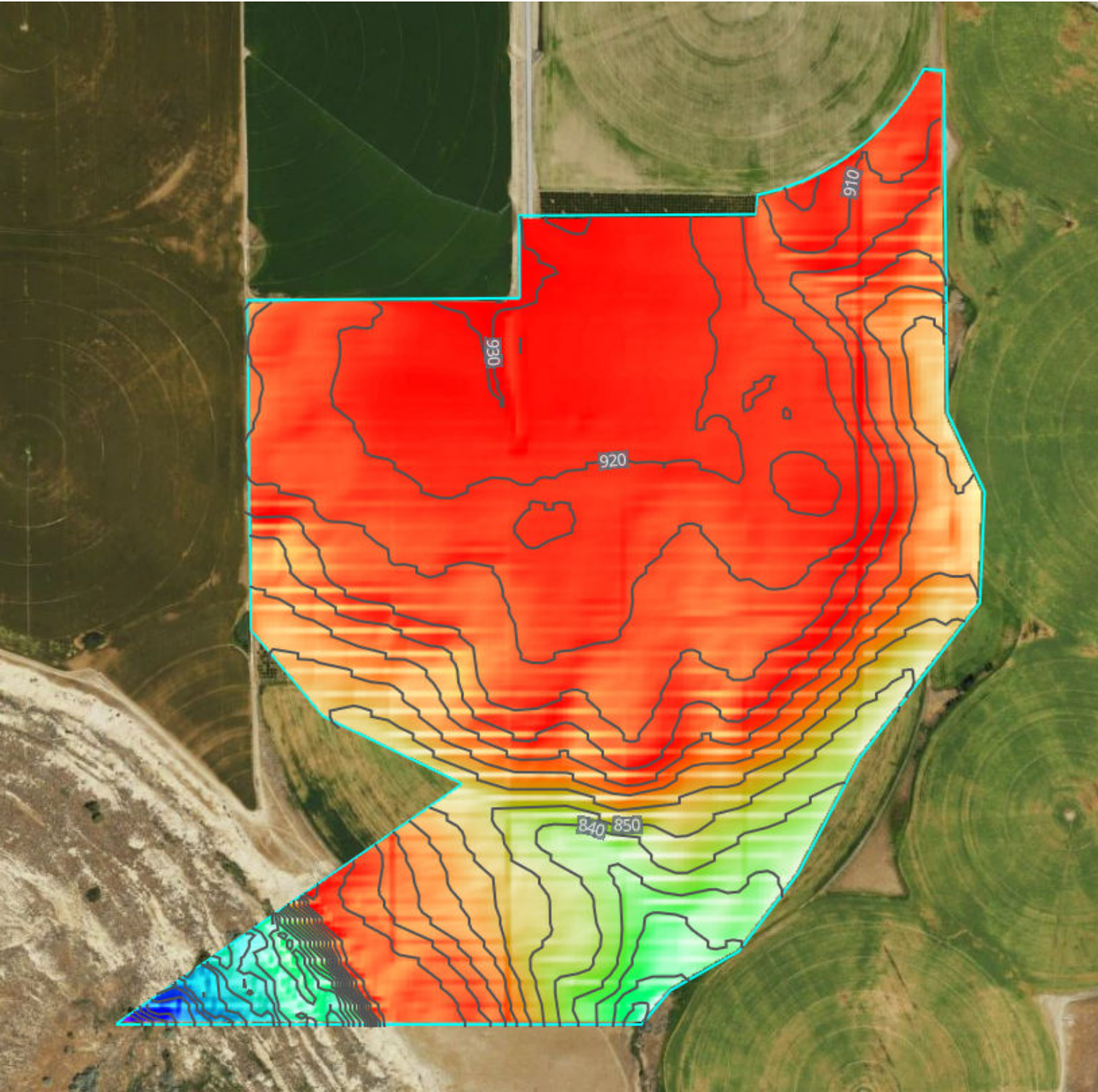
201.3 Acres, 2 Boundaries

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	50	Koehler fine sand, 0 to 15 percent slopes	5.2%	10.4	7e	4e	7.9
●	199	Warden very fine sandy loam, 15 to 25 percent slopes	4.0%	8	6e	6e	15.1
●	97	Quincy-Hezel complex, 0 to 15 percent slopes	3.8%	7.6	7e	3e	10.9
●	3	Badland-Xeric Torriorthents complex, very steep	2.6%	5.2	8e	--	3.3
●	203	Warden silt loam, 5 to 10 percent slopes	1.1%	2.2	6e	3e	16.4
●	127	Royal loamy fine sand, 10 to 30 percent slopes	1.0%	2	7s	--	11
●	148	Schlomer silt loam, 2 to 5 percent slopes	0.9%	1.8	6e	3e	15.9
●	149	Schlomer silt loam, 5 to 10 percent slopes	0.4%	0.8	6s	3e	15.7
●	198	Warden very fine sandy loam, 10 to 15 percent slopes	0.4%	0.8	6e	3e	15.5
●	150	Schlomer silt loam, 10 to 15 percent slopes	0.1%	0.2	6s	3e	15.5

Elevation

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Source: USGS 3 Meter Dem	Interval: 10 feet	Range: 251.2 feet	Min: 681.2 feet	Max: 932.5 feet
		Slope: 5.6%	Min: 0%	Max: 104.4%

Flood (FEMA Report)

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Flood Zone Hazard

-  500-year flood plain (.2% annual chance)
-  100-year flood plain (1% annual chance)
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

Historical Imagery

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2023



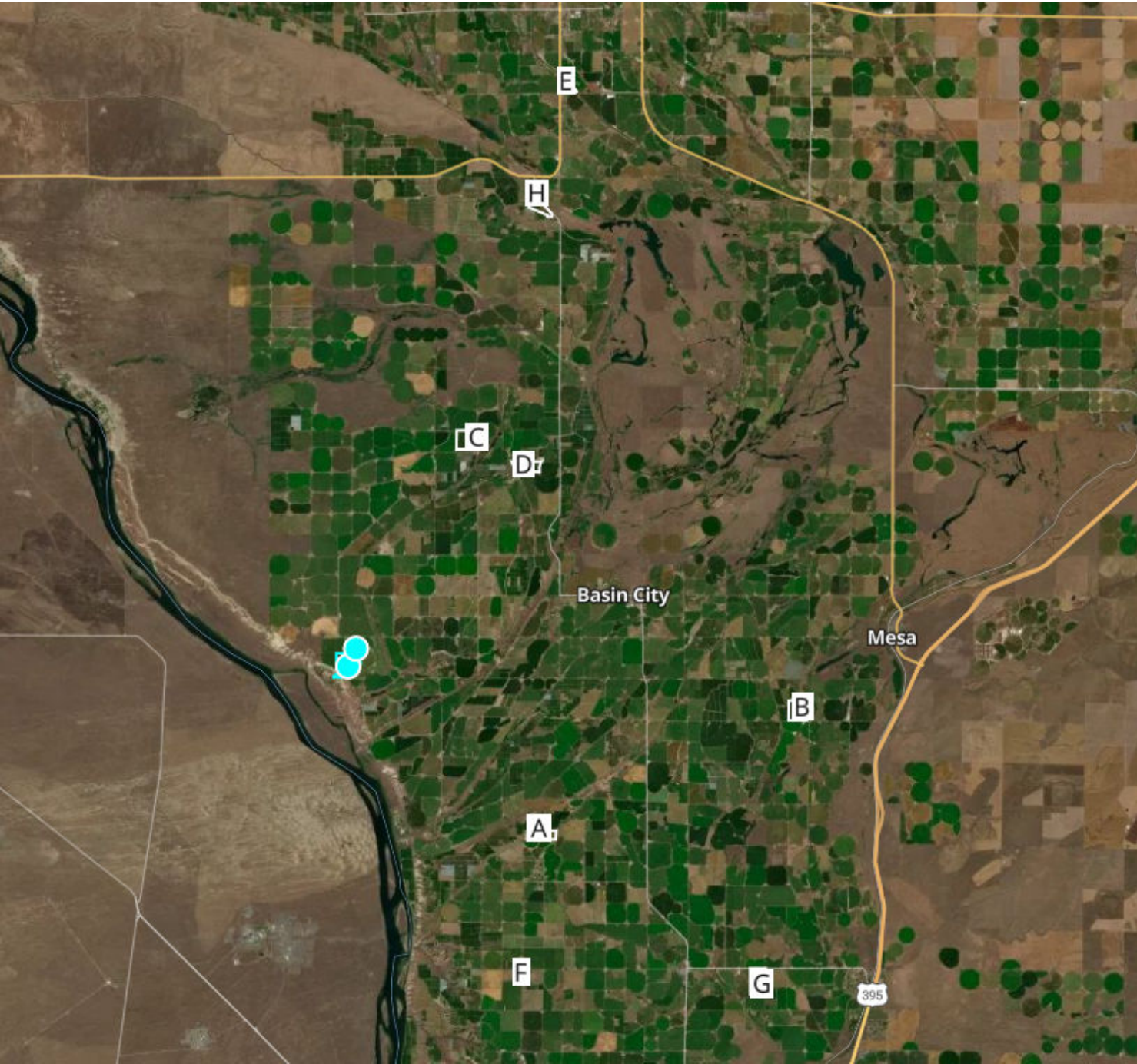
2021



Comparable Sales

Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$15,221	\$14,820	\$8,974	\$20,539
Average \$/NCCPI:			
\$1,169			



Comparable Sales

Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Franklin	04-09-26	\$1,236,000	101.80	\$12,141	13.9	\$873
B	Franklin	03-17-26	\$2,000,000	133.79	\$14,949	14	\$1,069
C	Franklin	05-27-26	\$2,260,800	126.19	\$17,916	12	\$1,493
D	Franklin	06-22-26	\$1,200,000	97.40	\$12,320	10.5	\$1,173
E	Adams	06-18-26	\$750,750	51.10	\$14,692	12	\$1,225
F	Franklin	04-10-26	\$596,910	29.50	\$20,234	13.4	\$1,509
G	Franklin	03-23-26	\$2,951,400	143.70	\$20,539	14.5	\$1,414
H	Franklin	02-13-26	\$1,050,000	117.00	\$8,974	15.1	\$595