

ORGANIC WASHINGTON STATE APPLE & CHERRY ORCHARD

119.50 +/- Deeded Acres | Mesa, WA | Franklin County, WA | Offered At \$2,900,000



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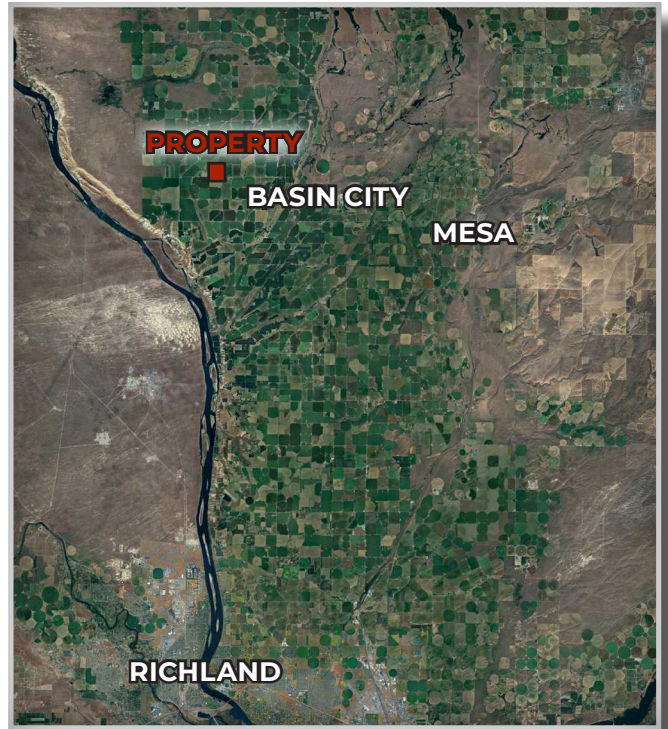
OVERVIEW

This organic, Washington State apple and cherry orchard offering is comprised of 119.50 +/- deeded acres across two tax parcels in the heart of the Columbia Basin – a region that accounts for approximately one-third of the total value of agricultural production in the state. There are 87.16 +/- planted cropland acres, which consist of 76.05 +/- acres currently planted to apples, 11.11 +/- acres planted to cherries, and 27.79 +/- acres of open, plantable acres that recently had apple trees removed.

Washington's organic apple growers produce more than 93% of the country's organic apple output, according to the Washington Tree Fruit Association. Current apple varieties include Golden Delicious, Gala, Granny Smith, Pink Lady, and Fuji and the cherry variety is Chelan. The asset has been operated by the current landowner for several decades and the fruit is sold to various local packing sheds under year-to-year contracts.

Irrigation water for the asset is delivered via surface water rights from the South Columbia Basin Irrigation District. There are 119.50 +/- acres shown as irrigable by SCBID with a total allotment of 492.65 acre-feet. The 2024 irrigation assessment is \$11,115.57. The water allocations included in the sale are not subject to Reclamation Reform Act limitations.

There is a single-family residence (SFR), a single-wide manufactured home, and numerous general-purpose agricultural buildings located on the property and included in the sale of this asset. The SFR is currently occupied by the orchard foreman and the manufactured home is currently vacant. A new owner could utilize one or both of the homes for themselves, a farm manager, or rent them out for an additional source of income.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Franklin County Assessor, there are 119.50 +/- deeded acres included in the sale of this asset.
 - » The deeded property consists of two tax parcels.
 - » The total property taxes for 2024 are \$6,177.46.
 - » Access to the data room, which contains the full list of tax parcels and associated information, will be granted upon execution of a Non-Disclosure Agreement.
- There are 87.16 +/- planted cropland acres, broken down as follows:
 - » There are 76.05 +/- acres currently planted to organic apples.
 - » There are 11.11 +/- acres currently planted to organic cherries.
- There are 27.79 +/- open, plantable acres that recently had the apple trees removed.
- There are 4.55 +/- acres which consist of outground, roads, and other acres.

ZONING

- Per the Franklin County Planning and Building Department, the property is located within an Agricultural Production Zone (AP-20) with a minimum parcel size of 20 acres.

CURRENT FARM OPERATION

- The current farming operation consists of permanent crop plantings directly operated by the landowner.
 - » The fruit is delivered to and sold via various local packing warehouses.
 - » The organic acres are certified yearly by the Washington State Department of Agriculture.
- Access to the data room, which contains production records and other confidential information, will be granted upon execution of a Non-Disclosure Agreement.

WATER RIGHTS & IRRIGATION

- Irrigation water for the asset is provided by the South Columbia Basin Irrigation District.
 - » The SCBID unit, within which this asset lies, is not subject to the Reclamation Reform Act limitations.
- There are 119.50 +/- acres shown as irrigable by SCBID allotments.
 - » The total allotment in acre-feet is 492.65.
 - » The 2024 irrigation assessment is \$11,115.57.
- The residences and general-purpose buildings are served by a domestic well and a private septic system serves sanitation needs.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Fruit sales.
- Potential, additional income sources:
 - » Residential lease of the homes and/or buildings.
 - » Re-development opportunity into other alternative crops.

STRUCTURES AND EQUIPMENT

- Residences:
 - » 1,730-square-foot single-family residence.
 - » 924 +/- square-foot single-wide manufactured house.
- General-Purpose Buildings:
 - » 1,800 +/- square-foot farm implement shed.
 - » 1,200 +/- square-foot utility building.
 - » 720 +/- square-foot farm implement building.
- Wind Machines:
 - » One propane-powered wind machine.



REGION & CLIMATE

The Columbia Basin's climate is semi-arid, with cool and wet winters and hot and dry summers. The region is in the rain shadow of the Cascade Mountains and is partially influenced by maritime winds from the Pacific Ocean. The long, frost-free growing season and favorable location of the Columbia Basin allows farmers to grow a variety of crops and reach major commercial markets.

There are more than 90 crops grown in the Columbia Basin on over 3,500 farms. The top commodities in the area are apples, potatoes, wheat, hay, and onions. As of 2021, Columbia Basin agriculture is worth over \$3 billion in production value.

Precipitation for this asset averages 8-9 inches annually, per the USDA Natural Resources Conservation Service. The long growing season and solid availability of water make this region a prime location for permanent crop and row crop farms.

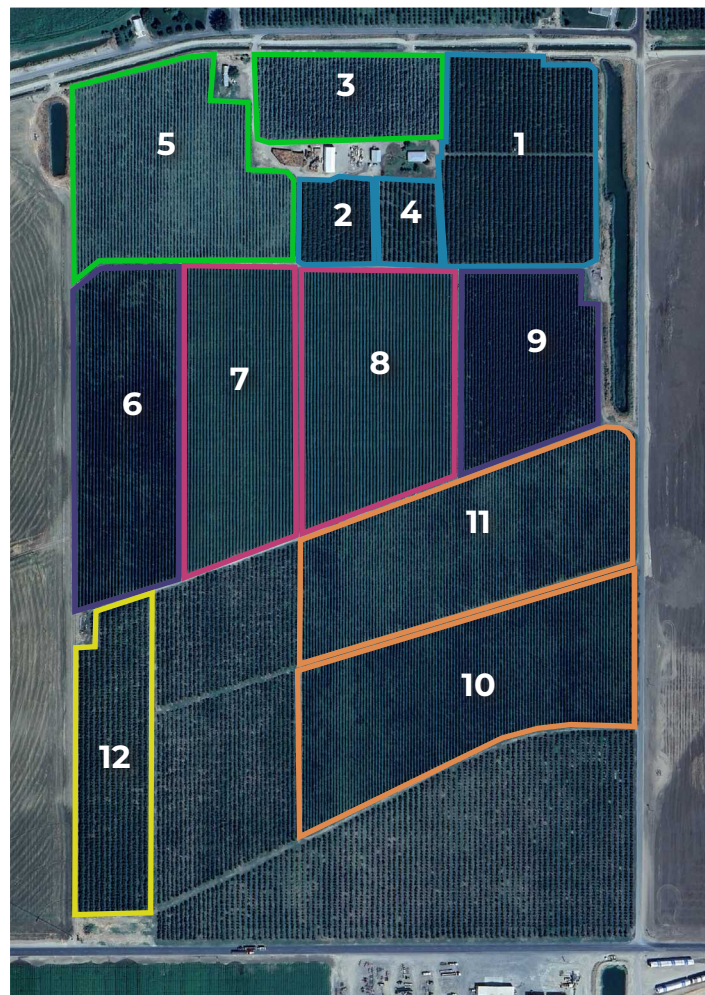


CURRENT FARM OPERATION

There are 87.16 +/- planted cropland acres and 27.79 +/- open, plantable acres that recently had the apple trees removed by the owner-operator. The orchard is certified organic each year by the Washington State Department of Agriculture.

Current apple varieties include Golden Delicious, Gala, Pink Lady, and Fuji and the cherries are Chelan. The fruit is delivered to and sold via various local packing warehouses under year-to-year contracts.

There is one wind machine located on the property and included in the sale of this asset.



| Block Number | Variety | Acres |
|----------------------------|------------------|--------------|
| 1 | Chelan | 8.03 |
| 2 | Chelan | 1.60 |
| 3 | Granny Smith | 3.93 |
| 4 | Chelan | 1.48 |
| 5 | Granny Smith | 9.24 |
| 6 | Gala - Buckeye | 8.18 |
| 7 | Pink Lady | 8.71 |
| 8 | Pink Lady | 8.59 |
| 9 | Gala - Buckeye | 7.51 |
| 10 | Fuji - Aztec | 12.44 |
| 11 | Fuji - Aztec | 11.43 |
| 12 | Golden Delicious | 6.02 |
| Total Planted Acres | | 87.16 |

| Variety | Acres |
|---------------------|--------------|
| Chelan | 11.11 |
| Cherry Total | 11.11 |
| Granny Smith | 13.17 |
| Gala - Buckeye | 15.69 |
| Pink Lady | 17.30 |
| Fuji - Aztec | 23.87 |
| Golden Delicious | 6.02 |
| Apple Total | 76.05 |
| Grand Total | 87.16 |

RESIDENCE & BUILDINGS

There is a single-family residence (SFR), a single-wide manufactured home, and numerous general-purpose agricultural buildings located on the property and included in the sale of this asset.

The residence is 1,730 +/- square feet, was built in 1964, and has 3 bedrooms and 1.5 bathrooms. The manufactured home is 924 +/- square feet, was built in 1979, and has 3 bedrooms and 1 bathroom. The SFR is currently occupied by the orchard foreman and the manufactured home is currently vacant.

The general-purpose buildings include a 1,800 +/- square foot farm implement shed, a 1,200 +/- square foot utility building, and a 720 +/- square foot farm implement building.



IRRIGATION EQUIPMENT & WATER RIGHTS

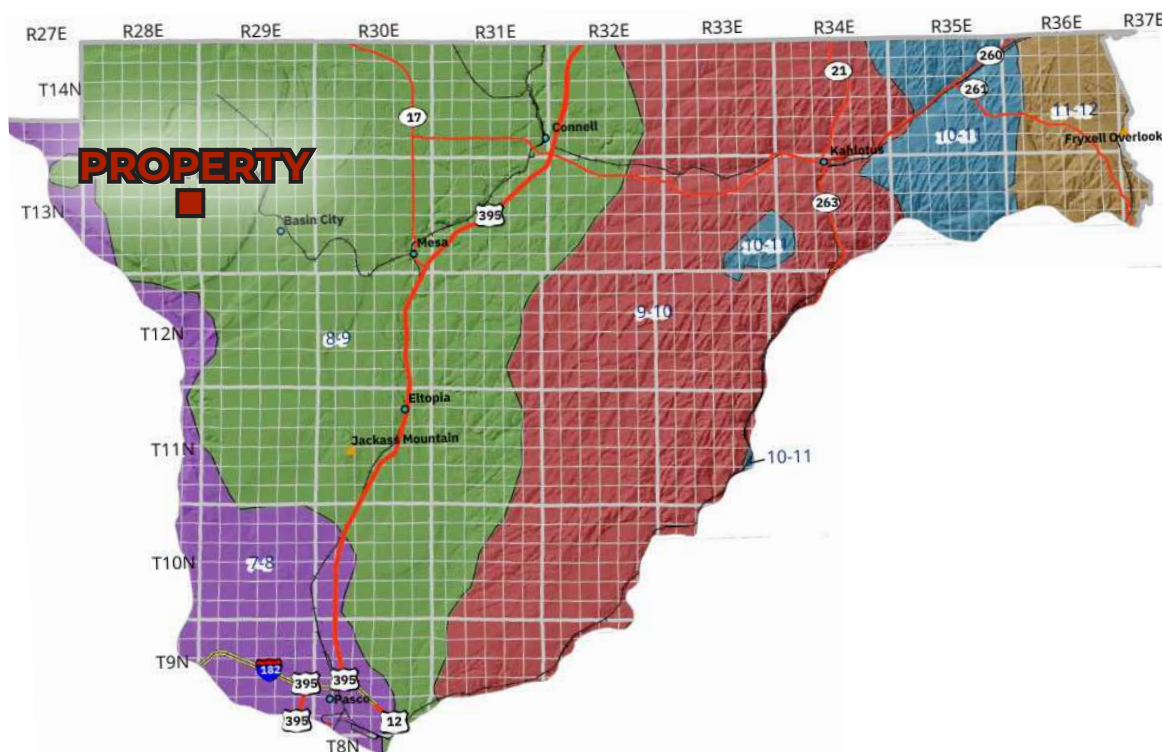
Water for the entire property is delivered to an on-site irrigation pond via surface water rights from the South Columbia Basin Irrigation District. The water is then pumped, via a farm-owned pumping station, to drip lines and/or under-tree sprinklers. The landowner recently revamped the pumping station with new, state-of-the-art pumps and circuits. The landowner also employs precision irrigation methods which yield more efficient irrigation usage.

There are 119.50 +/- acres shown as irrigable by SCBID allotments. These water allocations, included in the sale, consist of 492.65 +/- acre-feet and are not subject to Reclamation Reform Act limitations. The 2024 irrigation assessment is \$11,115.57.

The residences and general-purpose buildings are supplied by a domestic well and a private septic system serves sanitation needs.

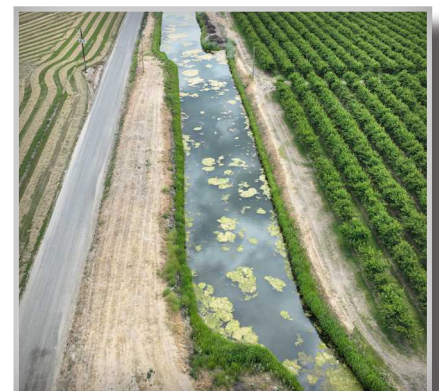
All irrigation infrastructure located on the property is included in the sale of this asset.

FRANKLIN COUNTY PRECIPITATION MAP



Legend

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

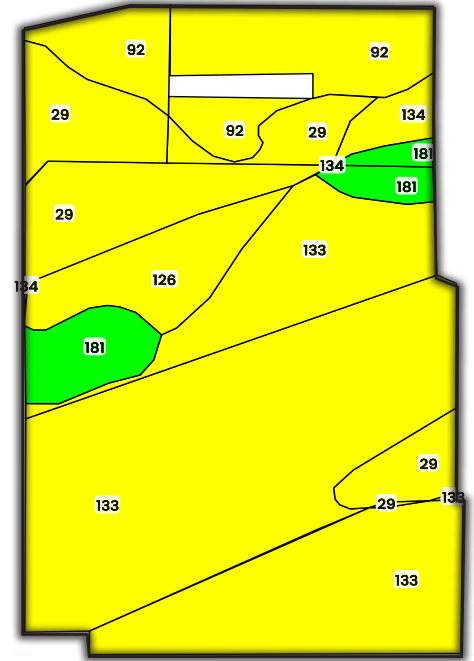


SOILS & TOPOGRAPHY

Soils on the property consist primarily of Sagehill very fine sandy loam, Hezel loamy fine sand, and Quincy loamy fine sand. The ancient Missoula Floods created these soils through a series of dramatic flood cataclysms in prehistoric times. The floods left behind thick deposits of sand, silt, and gravel along the Columbia River.

The elevation of the property runs from approximately 978 to 1,002 feet.

This rich combination of topography, climate, and soils creates an ideal growing region for permanent crops such as apples, cherries, and wine grapes.



| Code | Description | Acres | % of field | Overall NCCPI | Soil Class (Irr) | Soil Class (Non-Irr) | Drainage Class |
|-----------------|--|-------|------------|---------------|------------------|----------------------|------------------------------|
| 133 | Sagehill very fine sandy loam, 0 to 2 percent slopes | 69.09 | 56.89 % | 13 | 1 | 6 | Well drained |
| 29 | Hezel loamy fine sand, 0 to 15 percent slopes | 20.33 | 16.74 % | 11 | 3 | 6 | Somewhat excessively drained |
| 92 | Quincy loamy fine sand, loamy substratum, 0 to 10 percent slopes | 15.86 | 13.06 % | 9 | 3 | 7 | Excessively drained |
| 126 | Royal loamy fine sand, 0 to 10 percent slopes | 7.34 | 6.04 % | 10 | 3 | 6 | Well drained |
| 181 | Taunton very fine sandy loam, 0 to 2 percent slopes | 6.76 | 5.57 % | 14 | 1 | 3 | Well drained |
| 134 | Sagehill very fine sandy loam, 2 to 5 percent slopes | 2.07 | 1.70 % | 13 | 2 | 6 | Well drained |
| Average: | | | | 12.0 | | | |

Soils data provided by USDA and NRCS.





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