



## **Listing Information Packet**

# **CENTRAL COLUMBIA BASIN FARMLAND** **Franklin Co., Washington**

**Price - \$2,995,000**

**200 tillable, irrigated acres**  
**236.80 acres total**

*Listed By:*

**Michael Fredrickson**

*mike@asapww.com*

*WA Lic.#21009558*

**509-522-2272**

This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

**Associated Appraisers of Walla Walla, LLC**

*2 West Main Street*

*Walla Walla, WA 99362*

*Firm #21010246*

# Central Columbia Basin Farmland Property Franklin County, Washington

## PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale a property located in the Central Columbia Basin area, near Mesa, Franklin County, Washington.

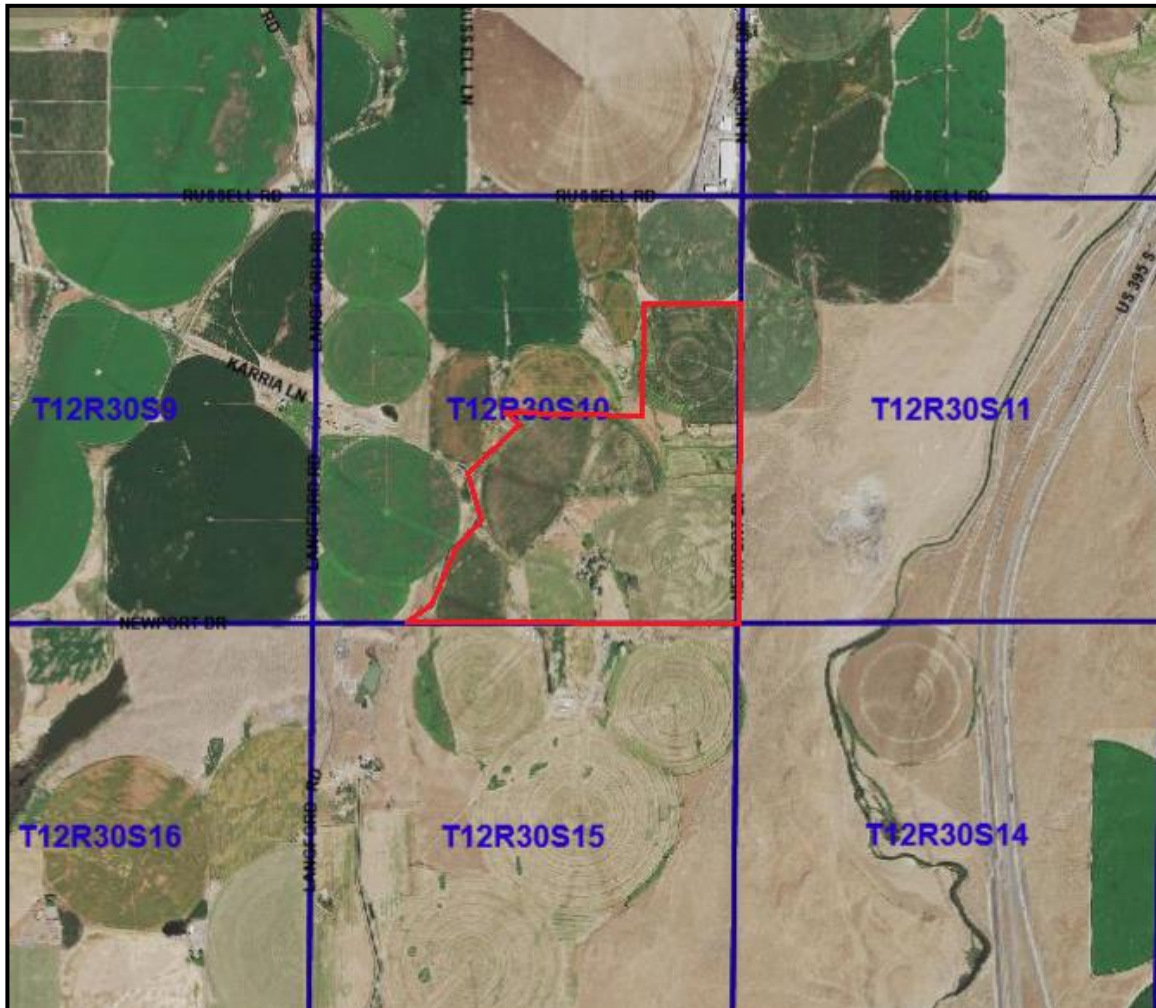
This farm has a total of 236.80 acres. Within this property, there are **200.00 acres of cropland under pivot and handline**. The farm is located west of US Highway 395 along the north and west side of Newport Drive, about three and a half miles southwest of the town of Mesa. The topography is fairly level to rolling with elevations ranging from 770 feet to 830 feet above sea level. Average annual rainfall is 8 to 9 inches. Primary access is provided from the gravel surfaced Newport Drive.



Central Columbia Basin Farmland Property  
Franklin County, Washington

PROPERTY DESCRIPTION, continued

Franklin County Parcel Map



# Central Columbia Basin Farmland Property Franklin County, Washington

## PROPERTY DESCRIPTION, continued

### Soils

The predominant soil types on the property are Prosser-Starbuck-Rock outcrop complex, 2 to 15 percent slopes (83) and Starbuck-Prosser-Finley complex, 0 to 25 percent slopes (168). These soil types are fairly poor quality for the area and are not suitable for irrigated root crop farming operations. Thus, the farm is limited to rotation type crops.



**Central Columbia Basin Farmland Property  
Franklin County, Washington**

**PROPERTY DESCRIPTION, continued**

**Water Rights and Irrigation System**

The property is provided irrigation water from the South Columbia Basin Irrigation District. Water is delivered to buried 3-inch mainlines by (2) 25 Horsepower pumps, and (1) 30 Horsepower pump. The above ground system consists of (3) 4-inch wheel lines and (5) pivots.

The 2024 irrigation assessment was approximately \$14,800. The base quantity of water (SFD) is 315; each SFD is 1 CFS flow for 24 hours or about 1.9835 acre feet, for an estimated 624.8025 acre feet.

**Current Farming Operations**

The farm is currently leased for \$30,000 per year as rent paid on or before April 1<sup>st</sup> of each year, including fertilizer or other chemicals applied through the irrigation system, until November 30, 2025. Under the conditions of the lease the property owner (Lessor) is responsible for all Real Estate taxes on the property. Whereas, the tenant (Lessee) is responsible for all irrigation assessments from the irrigation district.

Historically, the property has been planted in alfalfa, wheat, corn, sorghum, Sudan grass, triticale, arugula, and carrot seed. The unplanted acreage is used as pasture ground.



**Central Columbia Basin Farmland Property  
Franklin County, Washington**

**PROPERTY DESCRIPTION, continued**

**Improvements**

The property's primary residence is located in the central area of the property east of the farmstead staging area. The manufactured home contains 1,734 square feet.



Other improvements include:

- A one bedroom, one bath residence constructed in 1955 with 840 square feet. It has a mix of cedar hardwood and masonry siding with a concrete foundation and metal roof. The overall condition is poor.

- A Quonset building refabricated into a residence. It contains 732 square feet and is metal clad with a concrete foundation. It has three bedrooms and 1 bathroom.

- An equipment shed that is a metal clad wood-pole constructed building with a concrete foundation. It consists of 1,232 square feet.

# Central Columbia Basin Farmland Property Franklin County, Washington

## Driving Map – 1354 Newport Drive, Mesa, Washington

From Mesa, WA – take Old State Hwy 17 south, turn right on Russell Road, then turn left onto Newport Drive. Property will be on the right.



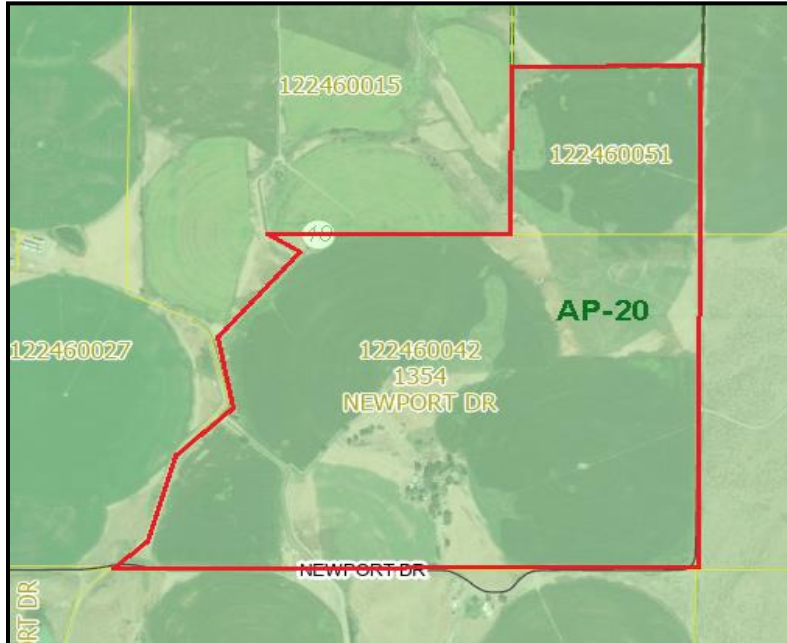
**Central Columbia Basin Farmland Property  
Franklin County, Washington**

**COUNTY ASSESSED VALUE AND TAXES**

Parcel Number	Market Assessed Value				2024
	Land	Taxable*	Improve.	Total	RE Taxes*
122-460-042	\$ 1,731,300	\$ 412,200	\$ 74,200	\$ 486,900	\$3,968.86
122-460-051	\$ 320,100	\$ 78,700	\$ -	\$ 78,700	\$ 685.70
Totals:	\$ 2,051,400	\$ 490,900	\$ 74,200	\$ 565,600	\$4,654.56

**ZONING**

The subject is zoned AP – 20 – Agricultural Production 20-acre minimum lot size.



**LEGAL DESCRIPTION**

Farm Unit 23, Irrigation Block 13, Columbia Basin Project, Washington, according to the First Revision to the Farm Unit Plat thereof as recorded in Franklin County on September 28, 1954.

Also, the Southeast quarter of the Northeast Quarter (SE¼ NE¼) of Section ten (10), Township twelve (12) North, Range thirty (30) East, Willamette Meridian.