



# VALUE-ADD CHERRY & APPLE ORCHARD FOR SALE ±216 ACRES

BENTON CITY, WA 99320



**AGENT509**  
REAL ESTATE

**kw**  
KELLER WILLIAMS.

**CENTURY 21**  
Tri-Cities

**LAND**  
ADVISORY GROUP

**CUSHMAN & WAKEFIELD**

# Executive Summary

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Cushman & Wakefield and AGENT509 are proud to introduce Benton Acord North Orchard, a value-add investment opportunity consisting of 216.22 deeded acres and 177.60 planted acres. Benton Acord North Orchard currently features two agricultural structures and an H-2A residence for accommodating up to 15 workers. The orchard is adjacent to an additional 9.9 acres of Early Robin cherries which are also available for sale.

The story of recent ownership has been of concerted effort and investment. Purchased in 2019, the owner developed about 17 acres of highly productive apples and 43 acres of cherries. This and other property improvements have not yet been fully realized in the orchard's performance, but as these come into full maturity and utilization, they will have a positive impact on yields. Notwithstanding, recent historical crop production on the property has been challenged. In the realm of farming, weather plays a significant role, and the Benton Acord Orchards have endured a series of severe weather-related challenges. Weather abnormalities started with a frost event in early spring 2020, which was followed by an unusual heat dome in March 2021, a surprise snowstorm during full bloom in 2022, and a market disruption ("glut") across the North American cherry industry in 2023 due to an overlap of the Washington cherry harvest with the California crop. Each of these events caused crop results on the property to be well below both expectation and orchard capabilities. The Benton Acord Orchards are well-positioned for future success: younger cherry blocks are maturing and expected to boost yields, recent high-density apple plantings are nearing production, and horticultural practices are being updated to enhance tree vitality.

Herein lies the opportunity. Cherries are a cash crop in the state of Washington, with most warehouses paying out by October of the same year, so revenue capture is quicker than other tree fruits such as apples and pears. The property is in one of the earlier harvest windows for cherries in Washington. As such, the cherry crop harvest is normally finishing up around July 4th, during the marketing window when cherry sales tend to command premium prices. The Benton Acord North Orchard maintains a crop balance of 71% of its acreage devoted to cherries. This value-add orchard is uniquely positioned to capitalize on the lucrative cherry market, supported by strong fundamentals such as a skilled labor pool near the Tri-Cities, well-maintained county roads and services, and ample surrounding infrastructure. Benton Acord Orchards is not located in an isolated region, it is in the heart of the Columbia Basin in the nation's leading cherry producing state. Don't miss this opportunity!

**Price: \$1,999,000**

\*Reach out to Broker for more details on the Benton Acord Eastside Residence

# Highlights



**±177 planted acres with 71% cherries**

**Opportunity for on-site farm management**

**Well functioning v-trellis and trellis systems throughout as well as 16.8 acres of wind and shade cloth**

**Early cherry harvest, finished by July 4th, with abundant labor pool**

**Opportunity to lease and or purchase adjoining profitable 9.9 acres of early robin cherries**

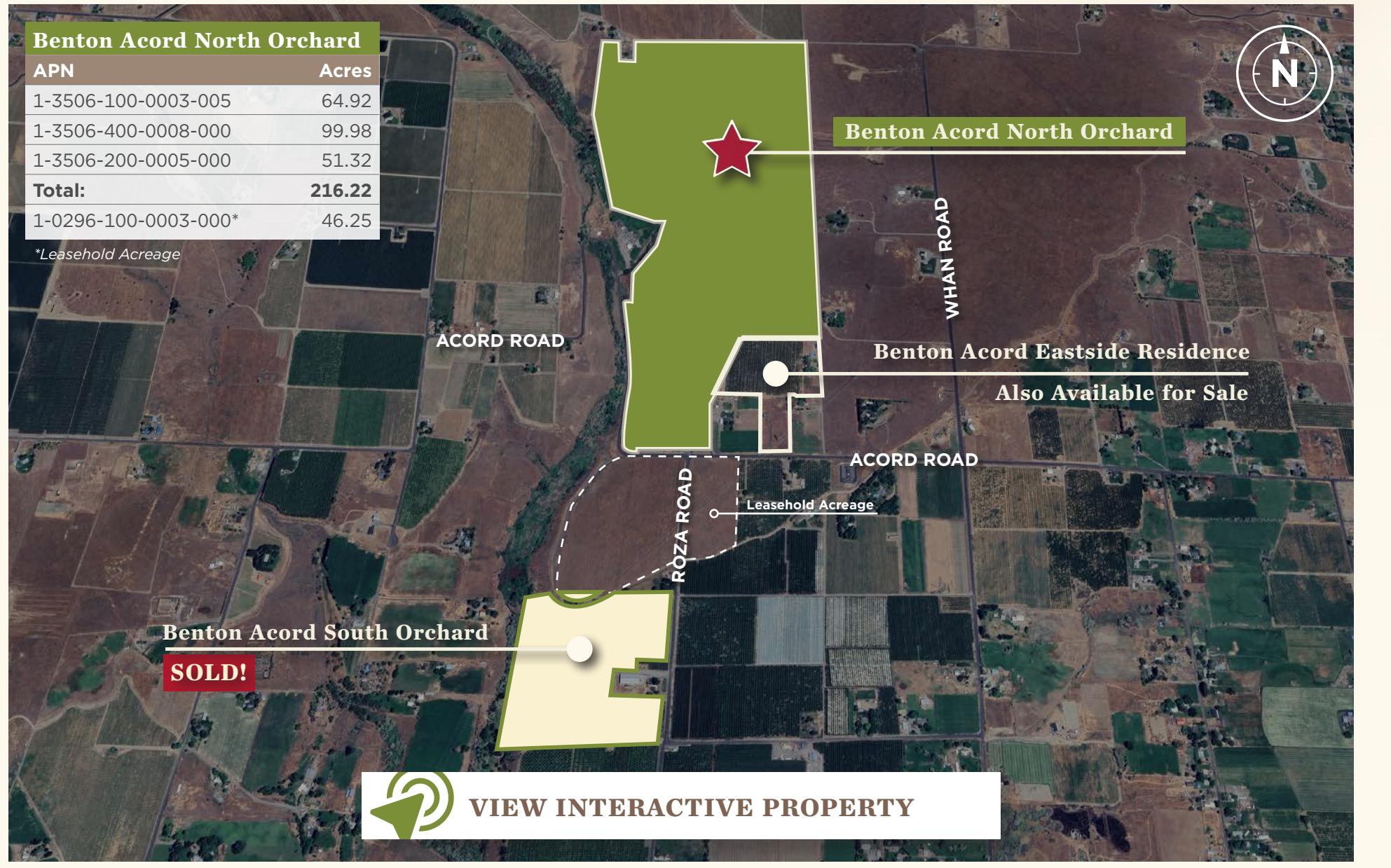
**Strong water rights from Roza Irrigation District (RID)**

**Development of frost protection pond can help to further increase yields**

**Potential for increased yields as cherries reach maturity**

**Improvements include: 2 agricultural buildings, and an H-2A housing unit permitted to house 15 employees**

# Property Overview | Benton Acord North



# Property Details | Benton Acord North

APN	Acres
1-3506-100-0003-005	64.92
1-3506-400-0008-000	99.98
1-3506-200-0005-000	51.32
<b>Total</b>	<b>216.22</b>
1-0296-100-0003-000*	46.25

**Jurisdiction:** Benton County  
**Zoning:** Rural Lands Five Acre District (RL-5) – 5-acre min parcel size

- Leased Ground:**
- Purpose:** Fallowed ground for water rights
  - Lessor:** Bonneville Power Administration
  - Term:** 5-year term expiring 8/30/2025 (plus 3 additional 5-year extensions)
  - Lease Rate:** Water Assessment & Property Taxes



## Improvements

Address	Structure	Built	Size	Description	Cond.
14306 W Acord	H2A Residence	1920	3,305 SF	Conc. found, vinyl siding, mtl roof	Ave
	Shop/Office	1990	1,200 SF	Pole, metal clad	Ave
	Machine Sheds	1950	4,890 SF	Conc blk found, sht siding, comp roof	Fair

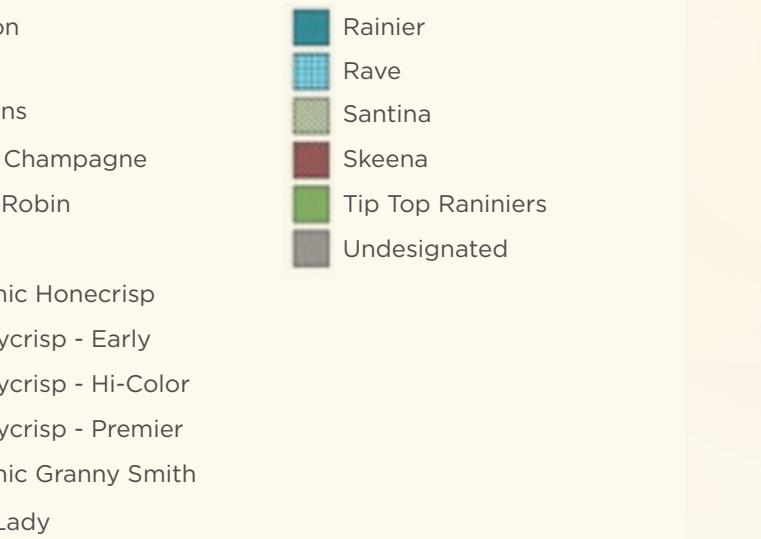


## Utilities (Gas & Electric)

Location	Account #	Meter #
Benton County - Benton REA 20 Hp Pump	33353302	4695494
Benton County- Benton REA 14306 W. Acord Rd. - Home	25800128	18472743G

# Agricultural Details | Benton Acord North

## Benton Acord North



## Open Ground

Block	Acres	Total Acreage
15	0.2	
24	1.6	1.8

## Apples

Variety	Block	Planted Acres	Total Acreage	Leaf Stage	Trellis	Yr Planted	Tree Spacing	Row Spacing	Rootstock	Trees/Acre
Organic Gala	8	8.2	8.2	16	Vertical	2007	5	16	M9	545
Organic Granny Smith	10	5.1	13.5	16	V-Trellis	2007	4	14	M9	778
Organic Granny Smith	11	8.4			V-Trellis	2007	4	14	M9	778
<b>Honeycrisp</b>										
Organic Honeycrisp	5	12.7	22.3	10	V-Trellis	2013	3	16	M-106	908
Premier Honeycrisp Conventional	4	9.6		5	Vertical	2020	2	10		2178
<b>Pink Lady</b>										
Pink Lady Lady In Red Conventional	1	7.4	7.4		Vertical	2021	1	10	M9-337	4356

## Cherries

Variety	Block	Planted Acres	Total Acreage	Leaf Stage	Trellis	Yr Planted	Tree Spacing	Row Spacing	Rootstock	Trees/Acre
<b>Benton</b>										
Benton Conventional	3	2.7	15.6	10	N/A	2015	8	16	Gesta 6	40
Benton Conventional	7	4.0		10	N/A	2015	8	16	Gesta 6	40
Benton Conventional	9	6.8		17	N/A	2007	8	15	Gesta 6	33
Benton Conventional	12-D	2.1		17	N/A	2007	8	15	Gesta 12	33
<b>Bing</b>										
Bing Conventional	9	2.7	8.3	16	N/A	2008	7	15	Gesta 5	15
Bing Conventional	12-A	4.7		17	N/A	2007	8	15	Gesta 5	33
Bing Conventional	15	0.9		19	N/A	2005	9	15	Gesta 6	23
<b>Chelan</b>										
Chelan Conventional	18	8.9	12.8	N/A	2016	8	15	Mazzard	33	
Chelan Conventional	19	3.9		N/A	2019	8	16	Krysk 5	30	
<b>Corral Champagne</b>										
Corral Champagne Conventional	13	2.6	23.5	10	N/A	2019	8	16	Krysk 5	40
Corral Champagne Conventional	16	6.5		10	N/A	2019	8	16	Krysk 5	40
Corral Champagne Conventional	19	6.9		17	N/A	2019	8	16	Krysk 5	40
Corral Champagne Conventional	17	7.5		17	N/A	2019	8	16	Krysk 5	40
<b>Early Robin</b>										
Early Robin Conventional	12-B	6.0	24.5	N/A	2007	8	15	Mazzard	33	
Early Robin Conventional	12-B	2.6		N/A	2016	8	15	Gesta 6	33	
Early Robin Conventional	14	6.2		N/A	2019	8	16	Krysk 5	40	
Early Robin Conventional	21	1.9		N/A	2016	8	15	Gesta 6	33	
Early Robin Conventional	21	5.4		N/A	2015	8	16	Mazzard	40	
Early Robin Conventional	22	2.4		N/A	2019	8	16	Krysk 5	40	
<b>Rainier</b>										
Rainiers Conventional	12-E	2.2	7.6	N/A	2007	8	15	Mazzard	33	
Rainiers Conventional	15	5.4		N/A	2005	9	15	Gesta 6	23	
<b>Santina</b>										
Santina Conventional	2	4.5	6.5	V-Trellis	2008	7	15	Gesta 5	15	
Santina Conventional	12-C	2.0		N/A	2007	8	15	Gesta 5	33	
<b>Skeena</b>										
Skeena Conventional	3	1.5	20.8	N/A	2015	8	16	Mazzard	40	
Skeena Conventional	6	7.2		N/A	2019	8	16	Krysk 5	40	
Skeena Conventional	7	9.5		N/A	2015	8	16	Mazzard	40	
Skeena Conventional	20	2.6		N/A	2015	8	16	Mazzard	40	
<b>Tip Top</b>										
Tip Top Conventional	12-F	2.0	6.6	N/A	2007	8	15	Mazzard	33	
Tip Top Conventional	20	4.6		N/A	2015	8	16	Mazzard	40	

# Irrigation Water | Benton Acord North

## Benton Acord North Orchard

**District:** Roza Irrigation District (RID)

**Irrigable Acres:** 179.50 Total

- **Deeded:** 139.1
- **Leasehold** 40.40\*

\*Lease on neighboring fallowed ground for water rights

**Property contains Drip Irrigation & Filter Stations**

**Assessment:** \$34,805.05 Total

- **Deeded:** \$29,938.16 (2023)
- **Leasehold:** \$7,833.56 (2023)\*

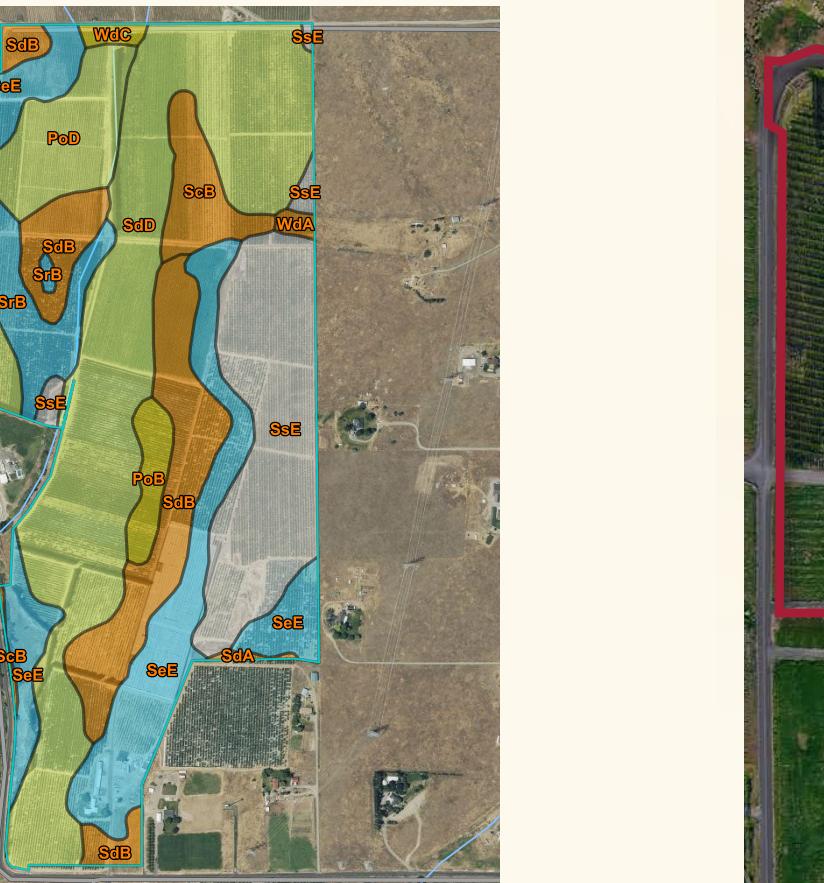
\*Lessee responsibility

Reclamation Reform Act (RRA) Limitations:

- **Deeded:** No
- **Leasehold:** Yes

**Irrigation Well:** Permitted for emergency use if RID is below 70% and DWR declares a water emergency

Beyond the deeded acres, one lease is currently in place with adjacent landowners. The lease covers 46.25 acres and provides additional surface water rights from the Roza Irrigation District. This lease, held with the Bonneville Power Administration (BPA), allows for fallowed BPA-owned acres to utilize Roza water rights for irrigating the deeded acres on the north parcel of the orchard. The lease can be transferred to a new owner pending approval from the BPA.



Soil Rating	Percent of Property
Class II	17.5%
Class III	2.4%
Class IV	32.2%
Class VI	23.1%
Starbuck Rocky Silt Loam	15.2%



# Location Map



# VALUE-ADD CHERRY & APPLE ORCHARDS

±216 TOTAL ACRES

±177 PLANTED ACRES

## TERMS

**Seller will consider individual or bulk offers**

**Price:**

**Benton Acord North: \$1,999,000**

ALSO AVAILABLE	PRICE
Benton Accord Eastside Residence	\$675,000
Bulk Offering	\$2,500,000

**Crop:** 2024 crop conveys with sale

**Cultural Costs:** Reimbursed to seller at closing

**Property Tours:** All property tours must be coordinated through listing agent

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