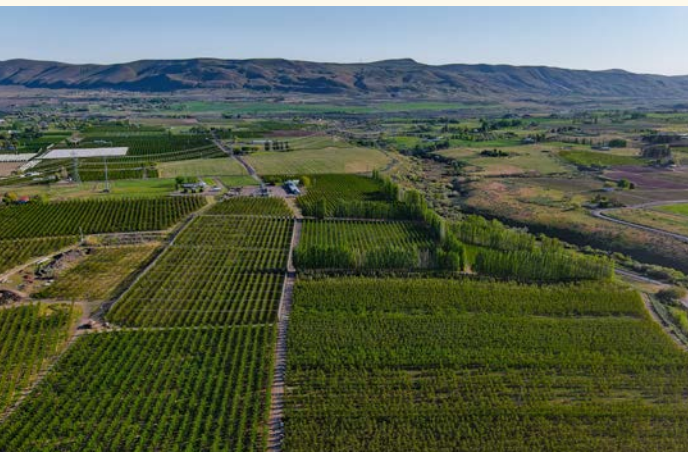




VALUE-ADD CHERRY & APPLE ORCHARD

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

LISTING PROVIDED BY:

JEFF HALLMAN
Licensed Broker | REALTOR
+1 509 387 0735
jeff@agent509.com
Lic #82831

GEOFF BOWLSBY
Licensed Broker | REALTOR
+1 509 840 2814
geoff.b@c21-tc.com
Lic. #30766

ADVISORY SERVICES BY:

MATT DAVIS
Managing Director
+1 619 772 7541
matt.davis@cushwake.com
CA Lic. #1758818

JARED GROSS
Associate
+1 424 603 3383
jared.gross@cushwake.com
CA Lic. #02043811



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
Total	216.22
1-0296-100-0003-000*	46.25

**Leasehold*

- 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



- Benton

Bing

Chelans

Coral Champagne

Early Robin

Gala

Organic Honecrisp

Honeycrisp - Early

Honeycrisp - Hi-Color

Honeycrisp - Premier

Organic Granny Smith

Pink Lady
- Rainier

Rave

Santina

Skeena

Tip Top Raniniers

Undesignated

Open Ground

Block	Acres	Total Acreage
15	0.2	1.8
24	1.6	

Apples

Variety	Block	Planted Acres	Total Acreage	Leaf Stage	Trellis	Yr Planted	Tree Spacing	Row Spacing	Rootstock	Trees/Acre
Organic Gala										
Organic Gala	8	8.2	8.2	16	Vertical	2007	5	16	M9	545
Organic Granny Smith										
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
Honeycrisp										
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
Pink Lady										
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
Benton										
Benton Conventional	3	2.7	15.6	10	N/A	2015	8	16	Gisela 6	340
Benton Conventional	7	4.0		10	N/A	2015	8	16	Gisela 6	340
Benton Conventional	9	6.8		17	N/A	2007	8	15	Gisela 6	363
Benton Conventional	12-D	2.1		17	N/A	2007	8	15	Gisela 12	363
Bing										
Bing Conventional	9	2.7	8.3	16	N/A	2008	7	15	Gisela 5	415
Bing Conventional	12-A	4.7		17	N/A	2007	8	15	Gisela 5	363
Bing Conventional	15	0.9		19	N/A	2005	9	15	Gisela 6	323
Chelan										
Chelan Conventional	18	8.9	12.8		N/A	2016	8	15	Mazzard	363
Chelan Conventional	19	3.9			N/A	2019	8	16	Krymsk 5	340
Corral Champagne										
Corral Champagne Conventional	13	2.6	23.5	10	N/A	2019	8	16	Krymsk 5	340
Corral Champagne Conventional	16	6.5		10	N/A	2019	8	16	Krymsk 5	340
Corral Champagne Conventional	19	6.9		17	N/A	2019	8	16	Krymsk 5	340
Corral Champagne Conventional	17	7.5		17	N/A	2019	8	16	Krymsk 5	340
Early Robin										
Early Robin Conventional	12-B	6.0	24.5		N/A	2007	8	15	Mazzard	363
Early Robin Conventional	12-B	2.6			N/A	2016	8	15	Gisela 6	363
Early Robin Conventional	14	6.2			N/A	2019	8	16	Krymsk 5	340
Early Robin Conventional	21	1.9			N/A	2016	8	15	Gisela 6	363
Early Robin Conventional	21	5.4			N/A	2015	8	16	Mazzard	340
Early Robin Conventional	22	2.4			N/A	2019	8	16	Krymsk 5	340
Rainier										
Rainiers Conventional	12-E	2.2	7.6		N/A	2007	8	15	Mazzard	363
Rainiers Conventional	15	5.4			N/A	2005	9	15	Gisela 6	323
Santina										
Santina Conventional	2	4.5	6.5		V-Trellis	2008	7	15	Gisela 5	415
Santina Conventional	12-C	2.0			N/A	2007	8	15	Gisela 5	363
Skeena										
Skeena Conventional	3	1.5	20.8		N/A	2015	8	16	Mazzard	340
Skeena Conventional	6	7.2			N/A	2019	8	16	Krymsk 5	340
Skeena Conventional	7	9.5			N/A	2015	8	16	Mazzard	340
Skeena Conventional	20	2.6			N/A	2015	8	16	Mazzard	340
Tip Top										
Tip Top Conventional	12-F	2.0	6.6		N/A	2007	8	15	Mazzard	363
Tip Top Conventional	20	4.6			N/A	2015	8	16	Mazzard	340

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

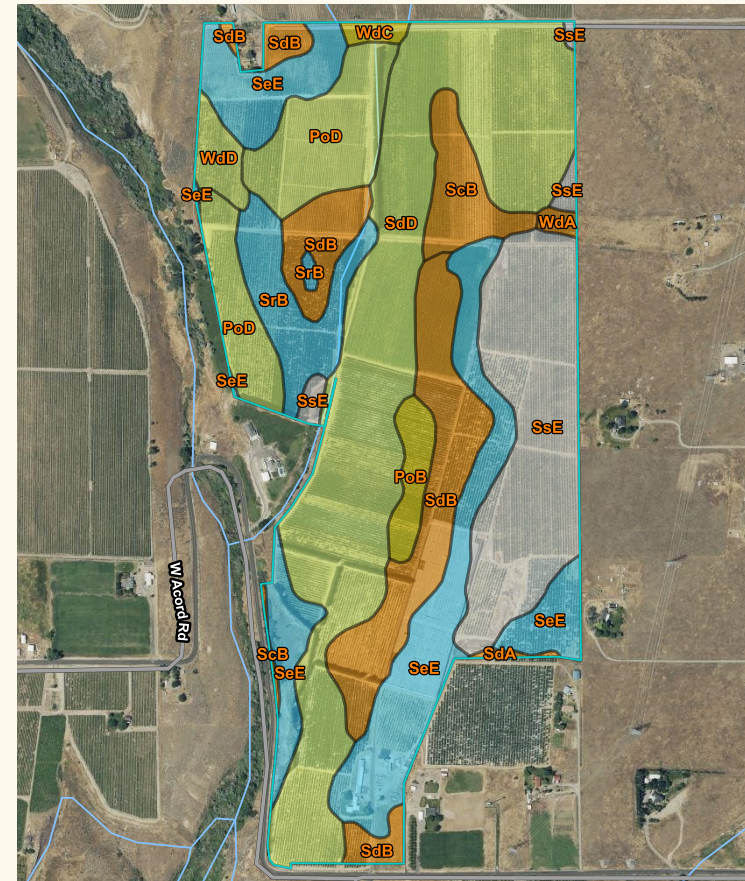
- **Deeded:** \$29,938.16 (2023)
- **Leasehold:** \$7,833.56 (2023)*

*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



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



BENTON ACORD NORTH ORCHARD

BENTON ACORD SOUTH ORCHARD

SOLD!

BENTON ACORD EASTSIDE RESIDENCE

ALSO AVAILABLE FOR SALE

BENTON CITY

CHAFFEE

KIONA

RICHLAND

PASCO

YAKIMA

BADGER

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

LISTING PROVIDED BY

JEFF HALLMAN

Licensed Broker | REALTOR

+1 509 387 0735

jeff@agent509.com

Lic #82831

GEOFF BOWLSBY

Licensed Broker | REALTOR

+1 509 840 2814

geoff.b@c21-tc.com

Lic. #30766

ADVISORY SERVICES PROVIDED BY

MATT DAVIS

Managing Director

+1 619 772 7541

matt.davis@cushwake.com

CA Lic. #1758818

JARED GROSS

Associate

+1 424 603 3383

jared.gross@cushwake.com

CA Lic. #02043811

LAND ADVISORY GROUP

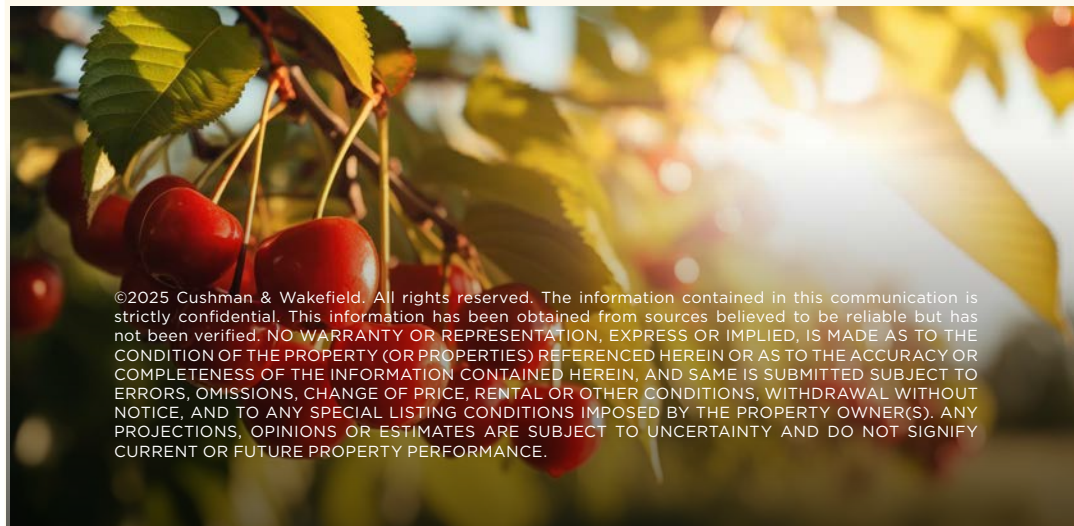
12830 El Camino Real, Suite 100

San Diego, CA 92130 | USA Main

+1 858 546 5400



**CUSHMAN &
WAKEFIELD**



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.