



NORTHFORK REALTY

# Black River Ranch

Fully Operational, Turn-key With Management  
**1700 Head Dairy in Western Washington**

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Featuring 513 total acres, 400 tillable acres with irrigation,  
modern and efficient operation and extremely profitable

**Price: \$15,000,000**

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We are a values driven, relational based real estate  
organization seeking to provide the highest caliber of service  
possible.

**Size:** Currently milking 1500 head in the facility and 200 an additional dry cows in the same milking facility barns on 513 total acres \*400 tillable with full irrigation.

**Residential Structures:** Two (2) one-level homes (4209 sf built in 1961 and 1574 SF built in 1965

**Dairy:** Genomic tested and bred high-producing herd (**currently 90-95 lb +/- heard avg with 3.8-4.0 butterfat**), 200 +/- dry cows, possible 2000 +/- milk cow facility, and turnkey operation. Currently shipping to Safeway. Approximately 750 heifers are on site with an additional 800 being raised in Eastern Washington.

### **Water/Irrigation:**

- Center pivot irrigation pivot #1 - 8 sections = 1/2 mile coverage
- Center pivot irrigation pivot #2 - 6 sections = 2000 ft. coverage
- Well #1 - 125 hp motor VFD, 80 ft. deep, 12" casing
- Well #2 - 25 hp motor VFD, 100 ft. deep, 12" casing
- Underground main lines 6" and 8" throughout
- 654 acre/feet of water rights (valued at \$3,000 acre/foot = \$1,962,000)

\*\*The information contained in this brochure is from reliable sources and is believed to be correct, but it not guaranteed.\*\*

**Barn:** Double 24 parallel, double 12 parallel for hospital string/pen.

**Milk Storage:** One (1) large milk chiller/cooler (assessed at \$100,000), one (1) 120,000 lbs. milk silo, one (1) 4,000-gal milk tank.

**Livestock Facilities:** Four (4) California-style loafing/free stall barns with lockups, five (5) calf barn and dry cow facilities, three (3) silage pits, a 25-bay commodity shed, one (1) shop, one (1) compost building, approximately 650 calf hutches

**Manure:** Two (2) lagoons (18-mil gallon), two (2) fan separators + one (1) bedding manure separator, one (1) manure centrifuge (includes manure bedding recycling barn, facility, and storage).

**Recent Improvements:** New roof on separator shed in 2022, new roof on loafing shed in 2020, brand new milking machines in main parlor 2022.

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## **FINANCIALS BASED ON \$15,000,000 PURCHASE PRICE**

<b>YEAR 2022</b>	<b>VALUE</b>
Gross Income	\$ 12,616,096
Net Income	\$ 1,862,997
ROI % (based on \$15,000,000)	14.77%
Profit Margin	12.42%

<b>YEAR 2021</b>	<b>VALUE</b>
Gross Income	\$ 10,394,955
Net Income	\$ 1,590,614
ROI % (based on \$15,000,000)	11%
Profit Margin	15%

<b>YEAR 2020</b>	<b>VALUE</b>
Gross Income	\$ 8,823,077
Net Income	\$ 888,650
ROI % (based on \$15,000,000)	6%
Profit Margin	10%

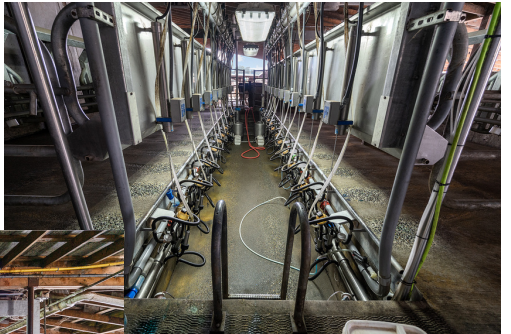
## **FINANCIALS BASED ON \$15,000,000 PURCHASE PRICE**

<b>YEAR 2019</b>	<b>VALUE</b>
Gross Income	\$ 8,877,771
Net Income	\$ 1,064,037
ROI % (based on \$15,000,000)	5%
Profit Margin	5%

<b>YEAR 2018</b>	<b>VALUE</b>
Gross Income	\$ 7,447,293
Net Income	\$ 699,967
ROI % (based on \$15,000,000)	5%
Profit Margin	9%

<b>YEAR 2017</b>	<b>VALUE</b>
Gross Income	\$ 7,374,434
Net Income	\$ 878,820
ROI % (based on \$15,000,000)	6%
Profit Margin	12%

















# Irrigation/Manure Main Lines

