



FOR SALE - IRRIGATED FARMLAND
±155.68 AC. - ±142.3 AC. IRRIGABLE
MATTAWA, WA



**LYBBERT
FIELDING**

BROKERED BY:

ANDREW LYBBERT, CVO
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DIRECT: 509.531.2361

CODY FIELDING, MBA
DIRECT: 509.492.8611

Location: ±10 miles East of Mattawa, WA - Grant County

Land: ±155.68 Gross Ares, ±142.3 Irrigable Acres

Asking Price: \$2,600,000*

Parcels: 190139000, 190138000, 190141000

Water Information

South Columbia Basin Irr. Dist.

Total Water = 658.6 ac. ft.

Irrigable Acres = 142.3 acres

Water/Acre = 4.63 ac. ft.

Irrigation Equipment

1 Pivot

*Sale contingent on Sellers successful 1031x







**South Columbia Basin Irrigation District
Parcel Inquiry Report**

Parcel Number: 025-069-002-03100-0
Owner : C2L2FG, LLC
Customer #: 9608

Irrigable Acres:	136.70	Base Quantity: (sfd)	284.88
		Total Allotment in Acre Feet :	633.40

Class 1:		Class 1 Equiv. Acres:	
Class 2:	71.50	O&M:	124.85
Class 3:	65.20	Const:	91.83
Class 4:	0.00		

Class 6:	0.00		
Right of Way:	13.50	SSC:	2.69
High Acres:	0.00		
Gross Acres :	150.20		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2018 IRRIGATION ASSESSMENT	<u>10,796.92</u>	<u>0.00</u>
	<u>10,796.92</u>	<u>0.00</u>

**South Columbia Basin Irrigation District
Parcel Inquiry Report**

Parcel Number: 025-070-002-03100-0
Owner : C2L2FG, LLC
Customer #: 9608

Irrigable Acres:	5.60	Base Quantity: (sfd)	11.29
		Total Allotment in Acre Feet :	25.20
Class 1:		Class 1 Eqiv. Acres:	
Class 2:	3.30		
Class 3:	2.30	O&M:	5.14
Class 4:	0.00	Const:	3.84
Class 6:	0.00		
Right of Way:	0.50	SSC:	0.11
High Acres:	0.00		
Gross Acres :	6.10		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2018 IRRIGATION ASSESSMENT	<u>444.39</u>	<u>0.00</u>
	<u>444.39</u>	<u>0.00</u>



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