



FOR SALE - IRRIGATED FARMLAND &  
PASTURE GROUND  
±187.9 AC. - ±44 AC. IRRIGABLE



BROKERED BY:

ANDREW LYBBERT, CVO  
DIRECT: 509.531.8012

TRACY LYBBERT, CCIM  
DIRECT: 509.531.2361

CODY FIELDING, MBA  
DIRECT: 509.492.8611

**Location:** 1046 S Coffman Rd, Othello, WA - Adams County

**Land:** ±187.9 Gross Acres, ±44 Irrigable Acres,  
±31 Currently Farmed Acres, ±143.9 Pasture/Scab Acres

**Asking Price:** \$575,000 Sold "As is"

**Parcels:** 2100470340100, 2100470860100

## Water Information

**East Columbia Basin Irr. Dist.**

**Total Water = ±134 ac. ft.**

**Irrigable Acres = ±44 acres**

**Water/Acre = ±3.04 ac. ft.**

## Irrigation Equipment

**Rill Irrigation**



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.









**EAST COLUMBIA BASIN IRRIGATION DISTRICT**  
 55 N 8th Ave. - P.O. Box E ♦ Othello, WA 99344  
 TELEPHONE (509) 488-9671 ♦ FAX (509) 488-6433

Brett Bergeson  
 100 N Suntan Dr  
 Vail, AZ 85641

**2019 IRRIGATION ASSESSMENT**

<b>Block/Unit:</b> 047-086-000-000-02	<b>Ride:</b> 528	O&M (Farm Unit)	69.36
Account Number: 3694		Reserve (Farm Unit)	0.69
Irrigable Acres: 0.10		Pump Charge 1	0.10
Base Water SFD: 0.15		Pump Charge 2	0.07
		Account Fee	12.79
		Assessment Interest	1.08
		Small Acreage Fee	25.00
<b>TOTAL ASSESSMENT</b>			<b>109.09</b>

- ♦ Annual reporting or verification of land holding is a condition for the receipt of water under the Reclamation Reform Act of 1982.
- ♦ Assessments are payable Feb 15th and are delinquent if not paid on or before April 30. If water is not used, first half may be paid on or before April 30 and the balance paid on or before October 31.
- ♦ Half payment not permitted if less than \$10.00.
- ♦ Payment in full is required before water will be delivered.
- ♦ Assessments must be paid every year whether water is used or not.
- ♦ Interest charged will be 1% per month as of the 1st day from the month of delinquency
- ♦ If property has been sold, forward to new owner or contact the Othello Office.

**Detach and mail with payment or bring in if paying in person**

**047-086-000-000-02**      **Ride: 528**  
 Brett Bergeson  
 Account Number: 3694

TOTAL ASSESSMENT                      109.09  
**REMAINING BALANCE DUE              \$0.00**

Amount Paid: \_\_\_\_\_



Please remit to:      **EAST COLUMBIA BASIN IRRIGATION DISTRICT**  
 P. O. Box E  
 Othello, WA 99344



# LYBBERT FIELDING

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