

***Available For Immediate Sale***  
***Arnold J. Hedman***  
***Testamentary Trust Properties***  
**Sales Price \$10,000,000**

**Description of Arnold J. Hedman Testamentary Trust Properties**

- The Arnold J. Hedman Testamentary Trust, real estate is being offered for immediate sale. The Farm is located, ±10.0 miles southeast of Mattawa, Washington approximately 2.0—4.0 miles north of the Columbia River. The Properties being offered for sale are Units 37, 44, 70, and 72 of Block 253. Units 70 and 72 adjoin each other and all of the Units are within 2.0 miles of each other. Access to all Units is from improved Grant County Roads. See attached Location Plat depicting location of each Unit and access roads. Arnold and Irys Hedman acquired the land in the mid 1970's. The land was native range land with scattered sagebrush. The Hedman's cleared the land, installed irrigation, and soon it blossomed into productive irrigated cropland where they raised a variety of row crops. The land continues to be farmed by a member of the Hedman family. The Properties are well maintained with an emphasis on stewardship. Mattawa's annual precipitation is 7.4 inches. The Mattawa area has one of the longest growing seasons in the Pacific Northwest allowing double cropping of row crops. It is situated in a diverse agricultural area where all types of row crops, vineyards, and tree fruits are raised. The Properties are all located within the Wahluke Slope AVA which was established in 2006. The Wahluke Slope AVA is one of the warmest wine grape growing locations in the Pacific Northwest producing primarily red varietals. The Wahluke Slope AVA consists of 81,000 acres of which 9,000 acres are planted to wine grapes. Currently the AVA has more than 20 vineyards producing 15% of Washington State's wine grapes which are used by wineries throughout Washington State. There are also three wine production facilities located within the AVA. The result of this location, climatic conditions, and soils is intense-flavored grapes with a structural balance of sugars and acids producing award winning wines comparable to Red Mountain. Numerous large fruit grower/packers including Zirkle Fruit Company, Washington Fruit and Produce, Stemilt Growers, Evans Fruit Company, Cubberly Packing Company, Columbia Reach, Jones Produce, and Allan Brothers Fruit Company have large tree fruit orchards in the area. Mattawa's arid climate and warm dry summer days makes Mattawa a perfect location for the production of high quality apples, cherries, and wine grapes. The first potatoes, onions, apples, and cherries are all harvested in this area commanding premium prices.
- Sale includes 4 Grant County Tax Parcels, 211624000, 211641000, 211710000, and 211715000; which consist of ±611.30 total acres according to the Grant County Assessor. The 2020 Real Estate Taxes are \$16,262.27 or \$26.60 per acre. The Property is in the designation of "Current Use" reducing its annual real estate taxes. The property is zoned Agricultural which allows the production of all types of crops and livestock. See the attached Arnold J. Hedman Testamentary Trust Real Estate Information for additional details.
- Irrigation water is provided by the South Columbia Basin Irrigation District. According to the Irrigation District the Properties have 599.90 irrigated acres and is entitled to 2,529.80 acre feet of irrigation water annually or 4.14 acre feet per total acre. The 2020 irrigation assessment is \$49,166.04 or \$80.43 per irrigated acre. See attached Arnold J. Hedman Testamentary Trust, Real Estate Information for additional details.

- The South Columbia Basin Irrigation District is part of the Columbia Basin Irrigation Project which was constructed in 1948. The Project is managed by the Bureau of Reclamation. The Project includes over 600,000 acres of irrigated lands in Eastern Washington. The Columbia Basin Irrigation Project diverts irrigation water from the Columbia River which is considered one of the most stable sources of irrigation water in the world. The water shed for the Columbia River Basin covers 259,000 square miles reaching into Western Canada, almost to the Arctic Circle, and into Montana, Idaho, Washington, Nevada, Wyoming, Utah, and Oregon.

***Ag Com Real Estate LLC, and its agent(s) are not water rights experts. All users of this information are responsible to complete their own due diligence and investigation to validate the water rights to their satisfaction.***

- Currently each of the Units is irrigated with a Valley 8 tower center pivot with a corner catcher. Each Unit has its own irrigation water delivery, irrigation water storage pond, over flow pond, and pumping station with buried three phase power. All mainlines are buried PVC pipe. ***Note that based on aerial maps the irrigation water storage pond and over flow pond serving Unit 70 encroaches onto Unit 72.***
- The Farm's Soils are predominately sandy loams. The area's topography is slightly undulating with a general south slope providing air drainage to mitigate spring frost and winter freeze damage. The nearby Columbia River also helps moderate temperatures and mitigate potential spring frost and winter freeze damage.

**Unit 37:** Soils; Timmerman Loamy Sand (100%). Topography; level with 860 foot elevation.

**Unit 44:** Soils; Quincy Loamy Fine Sand (48.1%), Burbank Loamy Fine Sand (27.8%), Quincy Fine Sand (23.1%), Timmerman Loamy Sand (1.0%). Topography; southeast slope, elevation in northwest corner 750 feet, southeast corner 680 feet.

**Unit 70:** Soils; Timmerman Loamy Sand (56.4%), Timmerman Coarse Sandy Loam (43.6%). Topography; south to southwest slope, elevation in northeast corner 845 feet, southwest corner 805 feet.

**Unit 72:** Soils; Timmerman Coarse Sandy Loam (49.9%), Timmerman Loamy Sand (33.9%), Quincy Loamy Fine Sand (16.2%). Topography; south to southwest slope, elevation in northeast corner 850 feet, southwest corner 815 feet.

All of these soils are deep and excessively drained. They have moderate to low water holding capacity. They warm up early in the spring and are very productive when properly managed.

- The only building improvements are situated in the southeast corner of Unit 37. They include the following:
  - Steel Quonset 50' X 110', with concrete floor.
  - 2 large steel grain storage bins, estimated capacity ±25,000—30,000 bushels per bin, concrete floors with auger.
  - Small chemical storage building, 10' X 10', wood frame construction, with concrete floor.
- **Sales Price is \$10,000,000. Sale includes real property, building improvements, and all irrigation equipment currently situated on the Properties. Sale does not include any farm equipment, growing crops, tools, supplies, inventories, etc.**

***Terms of sale are all cash at closing. Seller will consider selling individual Units based on each Unit's individual attributes. Seller is in the process of entering into a 5 year Lease on the Properties with a successful farming operation in the Mattawa area. The Lease is semi-annual cash rent and assignable if an investor is looking to invest in agricultural real estate with a fixed return on their investment. Seller also has the option to buyout the Lease if a potential purchaser desires immediate possession of the Properties.***

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