

# Columbia River Orchard

Benton County, WA (Permanent Crops)

219 Gross Acres | 205 Plantable Acres

Asking Price: \$4,800,000



- This asset is comprised of a single contiguous tract found in Benton County, WA right alongside the Columbia River.
- Acreage includes cherries, apples, grapes, open ground, and organic blueberries.
- Current Acreage:
  - Apples: 74.80 Acres
  - Cherries: 8.00 Acres
  - Blueberries: 20.50 Acres
  - Grapes: 53.80 Acres
  - Fallow: 48.60 Acres

- Improvements included: 2,400 sq. ft shop, 1,152 sq. ft office, 1,152 sq. ft manager house, and multiple sheds.
- Irrigation infrastructure included: one river station pump (200 HP VFD), two wells ( one 200 HP 3-phase and one diesel motor) , and all block level irrigation materials.
- 5.25 AF/Acre surface water rights with withdrawal point directly on the Columbia River. Two wells provide additional ground water for frost control.



**Call for Offers Deadline: August 31<sup>st</sup>, 2024**  
**Anticipated Closing Date: November 15<sup>th</sup>, 2024**



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