

FRONTAGE ROAD ORCHARD ASSET

269.92 +/- Deeded Acres | Ephrata, WA | Grant County, WA | Offered at \$4,500,000



OVERVIEW

This offering is comprised of 269.92 +/- deeded acres across three tax parcels in Grant County, Washington. This multifaceted property currently consists of permanent crop plantings, which are managed by a professional orchard management company, and row crop acres, which have been operated by a local tenant for several years under a cash-rent lease. There are 103.80 +/- acres planted to trees, 53.1 +/- acres currently planted to a hay crop, and 36.10 +/- open acres for a total of 193.0 +/- tillable acres, per crop insurance records.

The primary crops grown on this property include high-density organic apples, conventional cherries, and hay and row crops. Washington's organic apple growers produce more than 93% of the country's organic apple output, per the Washington State Tree Fruit Association. The property's organic acres, which are certified yearly by the Washington State Department of Agriculture, consist of several varieties including Gala, Granny Smith, and Fuji.

Irrigation water for the asset is delivered via surface water rights from the Quincy Columbia Basin Irrigation District (QCBID). The water allocations, included in the sale, are located in a block that has been paid off and is not subject to Reclamation Reform Act limitations.

There is a 1,152-square-foot farm implement building/shop located on the property and included in the sale of this asset. The building is currently occupied by the orchard management company.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Grant County Assessor, there are 269.92 +/- deeded acres included in the sale of this asset.
 - » The deeded property consists of three tax parcels. See Exhibit A for a full list of tax parcels and associated information.
 - » The total property taxes for 2024 were \$12,761.81.
 - » Access to the data room containing the full list of tax parcels and associated information will be granted upon execution of a Non-Disclosure Agreement.
- There are 193.00 +/- cropland acres, per crop insurance records, broken down as follows:
 - » There are 61.90 +/- acres currently planted to organic apples.
 - » There are 53.10 +/- acres currently planted to timothy hay.
 - » There are 41.90 +/- acres currently planted to conventional cherries.
 - » There are 36.10 +/- acres that are currently open.
- There are 76.92 +/- acres which consist of outground, roads, windbreaks, and other acres.

ZONING

- Per the Grant County Planning Division, the property is zoned 'Resource Lands – Agricultural' and 'Rural Lands – Rural Residential 1.'

CURRENT FARM OPERATION

- The current farming operation consists of organic and conventional permanent crop plantings and row crop acres.
 - » The orchard acres are managed by a professional orchard management company.
 - » The fruit is delivered to and sold via various local packing warehouses.
 - » The row crop acres are leased to a local tenant under a cash-rent lease.
- Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.

WATER RIGHTS & IRRIGATION

- Irrigation water for the asset is provided by the Quincy Columbia Basin Irrigation District (QCBID).
 - » The QCBID block, within which this asset lies, has been paid off and is not subject to the Reclamation Reform Act limitations.
- There are 157.30 +/- acres shown as irrigable by QCBID allotments.
 - » The total allotment in acre-feet is 568.45.
 - » The 2024 irrigation assessment is \$11,391.00.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Fruit sales.
 - » Cash rent from lease on current, irrigated acres under pivot.
- Potential, additional income sources:
 - » Develop new plantings.
 - » Convert leased row crop acres to permanent crop plantings.

STRUCTURES AND EQUIPMENT

- General-Purpose Building:
 - » 1,152 +/- square-foot farm implement building.
- Wind Machines:
 - » Three wind machines located on the property and included in the sale of this asset.

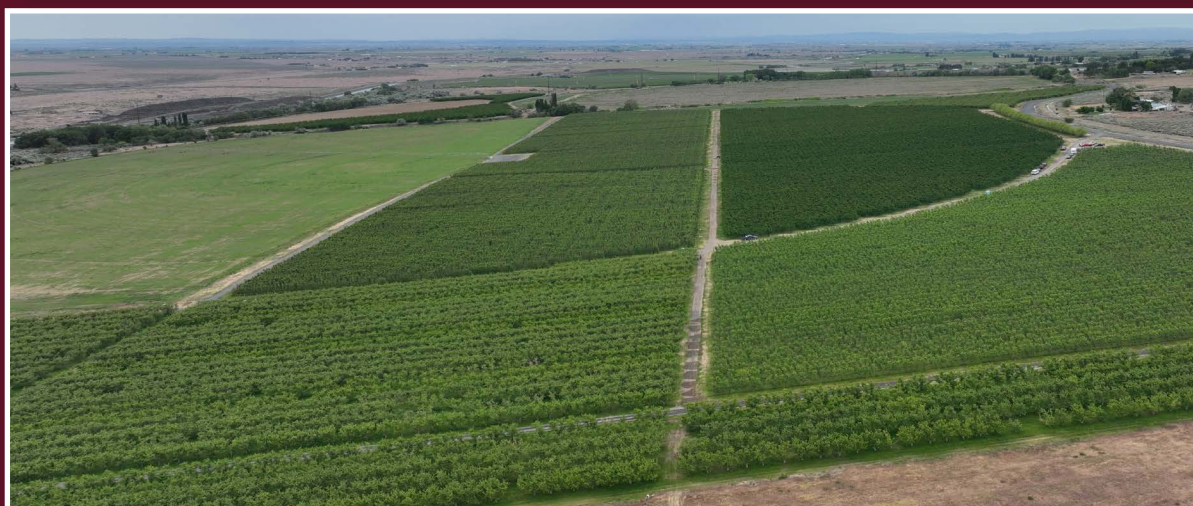


REGION & CLIMATE

The Columbia Basin's climate is semi-arid, with cool and wet winters and hot and dry summers. The region is in the rain shadow of the Cascade Mountains and is partially influenced by maritime winds from the Pacific Ocean. The long, frost-free growing season and favorable location of the Columbia Basin allows farmers to grow a variety of crops and reach major commercial markets.

There are more than 90 crops grown in the Columbia Basin on over 3,500 farms. The top commodities in the area are apples, potatoes, wheat, hay, and onions. As of 2021, Columbia Basin agriculture is worth over \$3 billion in production value annually.

Precipitation for this asset averages 7-8 inches annually, per the USDA Natural Resources Conservation Service. The long growing season and solid availability of water make this region a prime location for permanent crop and row crop farms.



CURRENT FARM OPERATION & YIELDS

There are 103.80 +/- acres planted to trees, 53.10 +/- acres currently planted to timothy hay, and 36.10 +/- open acres for a total of 193.0 +/- tillable acres, per crop insurance records.

The permanent crop acres are broken down as follows: 61.90 +/- acres are currently planted to organic apples and 41.90 +/- acres are currently planted to conventional cherries. These acres are managed by a professional orchard management company.

The plantings consist of several varieties including Gala, Granny Smith, and Fuji. Current cherry varieties are Bings, Crystalina, and Skeena. The fruit is delivered to and sold via various local packing warehouses.

The row crop acres, which have been operated by a local tenant for several years under a cash-rent lease, have been in hay production for several years with a history of other row crops common to the region.

Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.



STRUCTURES & EQUIPMENT

There is a farm implement building located on the property and included in the sale of this asset.

The farm implement building is 1,152 +/- square feet, and was built in 1993. The building is leased to the orchard management company.

There are three wind machines located on the property and included in the sale of this asset.



IRRIGATION EQUIPMENT & WATER RIGHTS

Water for the entire property is delivered via a system of canals owned by the Quincy Columbia Basin Irrigation District. The water is then pumped, via a farm-owned pumping station, to overhead and under-tree sprinklers, drip systems and the pivot irrigation system.

There are 157.30 +/- acres shown as irrigable by QCBID allotments. The QCBID block, within which this asset lies, has been paid off and is not subject to Reclamation Reform Act limitations. The 2024 irrigation assessment is \$11,391.00.

All irrigation infrastructure located on the property is included in the sale of this asset.



GRANT COUNTY PRECIPITATION MAP

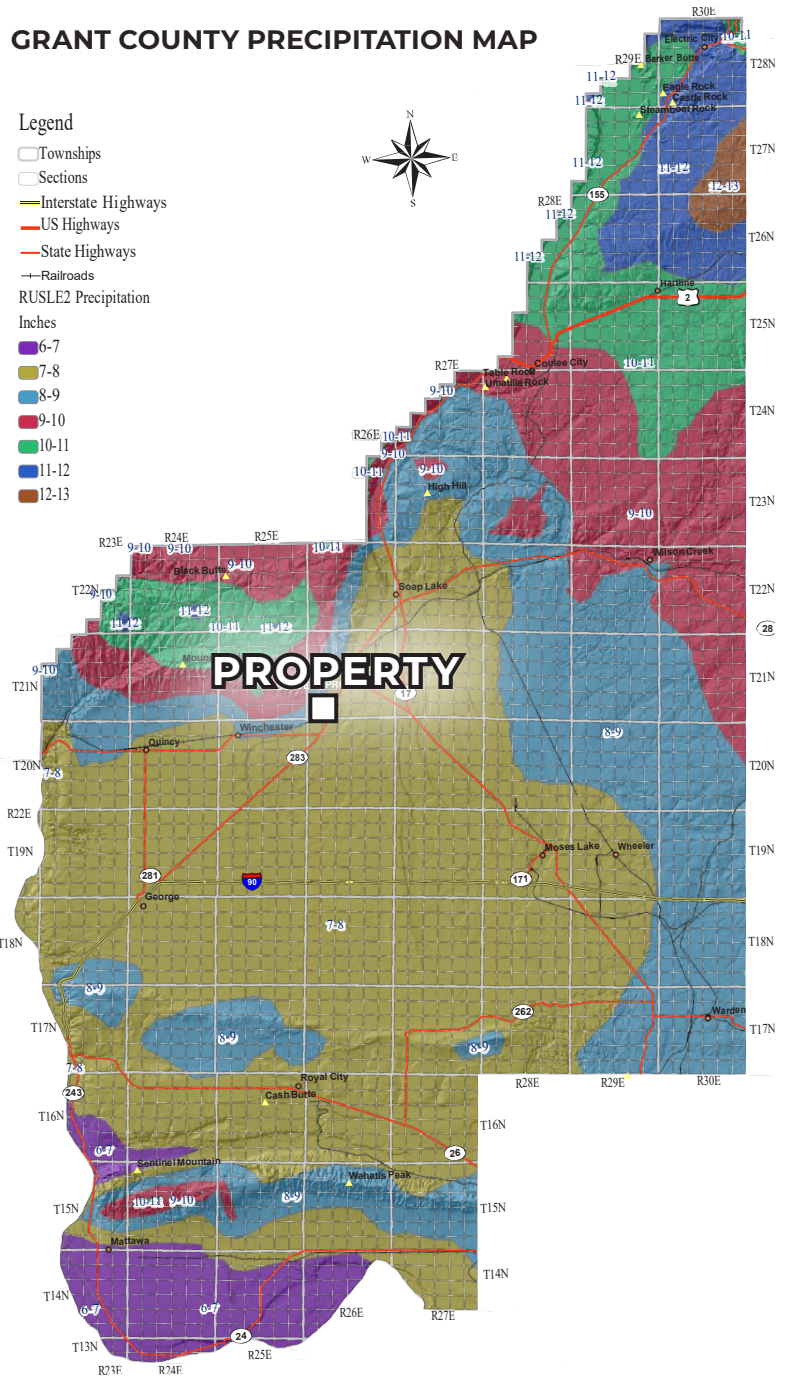
Legend

- Townships
- Sections
- Interstate Highways
- US Highways
- State Highways
- Railroads
- Railroads

RUSLE2 Precipitation

Inches

- 6-7
- 7-8
- 8-9
- 9-10
- 10-11
- 11-12
- 12-13



SOILS & TOPOGRAPHY

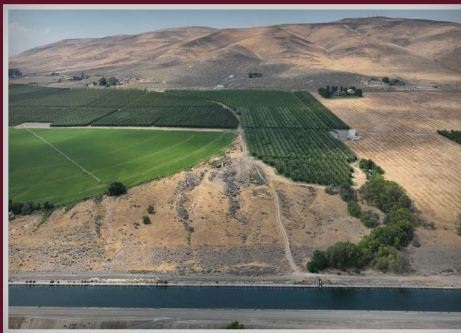
Soils on the property consist primarily of Scoon stony silt loam. The ancient Missoula Floods created these soils through a series of dramatic flood cataclysms in prehistoric times.

The elevation of the property runs from approximately 1,299 to 1,499 feet.

This rich combination of topography, climate, and soils creates an ideal growing region for permanent crops such as apples, cherries, and wine grapes.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
134	Scoon stony silt loam, 0 to 15 percent slopes	185.66	69.73	0	6	6s
161	Taunton stony silt loam, 0 to 25 percent slopes	29.92	11.24	0	9	6e
162	Taunton-Finley complex, 0 to 10 percent slopes	22.84	8.58	0	10	6e
50	Finley gravelly fine sandy loam, 0 to 15 percent slopes	11.53	4.33	0	9	7s
53	Finley-Taunton complex, 5 to 10 percent slopes	8.73	3.28	0	10	6e
133	Scoon silt loam, 5 to 15 percent slopes	5.41	2.03	0	6	6s
47	Esquatzel silt loam	2.15	0.81	0	19	3c
TOTALS		266.24	100%	-	7.05	6.02

SOILS MAP



TOPOGRAPHY MAP

