

# WASHINGTON STATE APPLE & PEAR ORCHARD

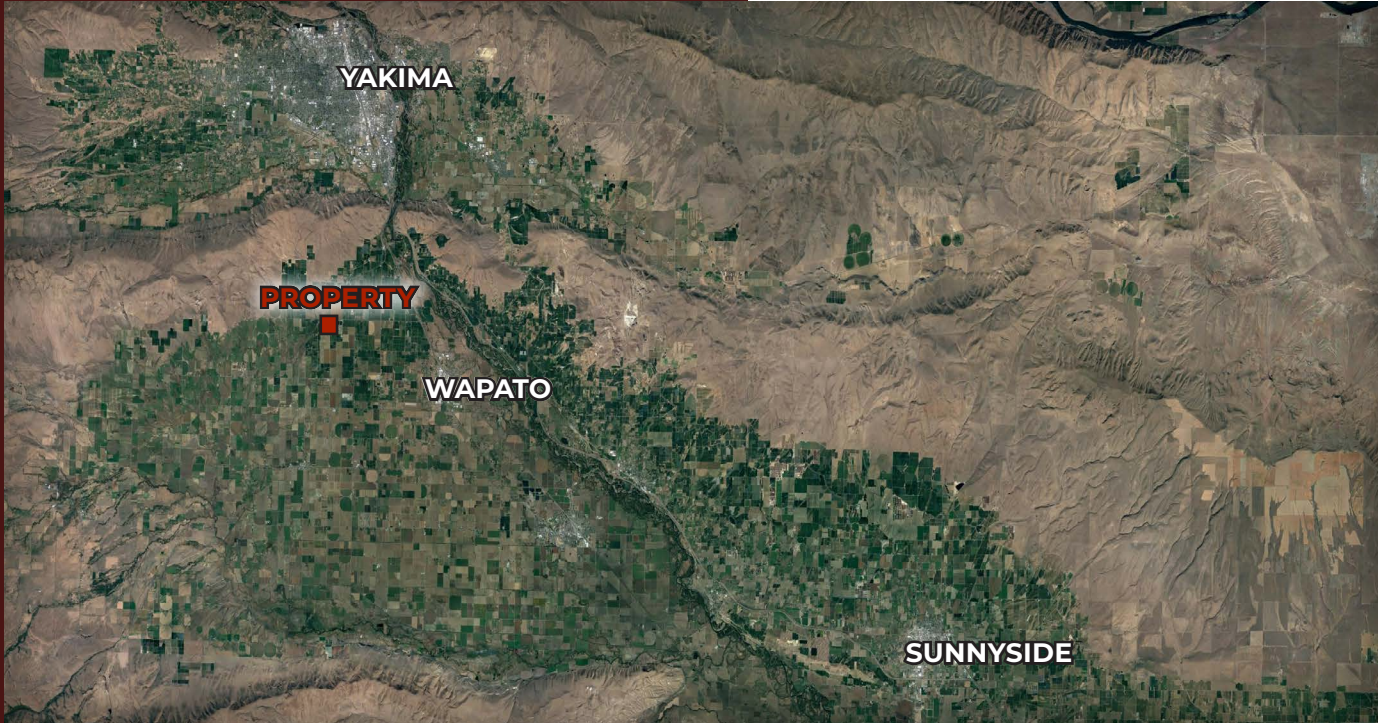
58.59 +/- Deeded Acres | Lateral C Road | Wapato, WA | Yakima County, WA

Asking Prices: Orchard Asset - \$875,000 | Residence & Buildings - \$475,000  
Total Asking Price = \$1,350,000

*The orchard portion of the asset may be purchased separate from the residence. The residence and buildings may only be purchased with the purchase of the orchard asset.*



# OVERVIEW



This Washington State apple and pear orchard offering is comprised of 58.59 +/- deeded acres. The asset consists of three tax parcels and is located in Wapato, WA in Yakima County. The property lies within the boundaries of the Yakama Nation Reservation. All acres located on tribal ground are owned fee simple and can be transferred via traditional deed to a new owner.

The orchard asset has been operated by the current landowner for several decades. There are 51.24 +/- planted cropland acres, which consist of 37.17 +/- acres currently planted to apples and 14.07 +/- acres planted to pears. Current apple varieties include Red Delicious, Golden Delicious, Gala, Granny Smith, and Cosmic Crisp and the pear variety is Bartlett. The fruit is sold to various local processors and packing sheds under year-to-year contracts.

Irrigation water for the asset is delivered via surface water rights from the Wapato Irrigation Project (WIP). There are 55.60 +/- acres shown as irrigable by WIP allotments. The 2024 irrigation assessment is \$4,961.18. The water allocations included in the sale are not subject to Reclamation Reform Act limitations.

The orchard property is located on two tax parcels and is available for purchase as a stand-alone asset with an asking price of \$875,000.

In addition, there is a single-family residence, substantial shop and numerous general-purpose agricultural buildings located on the third tax parcel which are currently occupied by the landowner. This parcel can be purchased with the orchard property if a Buyer desires to do so and has an asking price of \$475,000. The residential parcel can only be purchased with the orchard asset.

The combined asset has an asking price of \$1,350,000.

# OVERVIEW DETAILS

## TOTAL ACRES

- Per the Yakima County Assessor, there are 58.59 +/- 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 are \$4,894.56.
- There are 51.24 +/- planted cropland acres, broken down as follows:
  - » There are 37.17 +/- acres currently planted to conventional apples.
  - » There are 14.07 +/- acres currently planted to conventional pears.
- There are 7.35 +/- acres which consist of out ground, roads, and other acres.

## ZONING

- Per the Yakima County Planning Division, the property is located in an 'Agricultural District' and the minimum parcel size is 40 acres.

## CURRENT FARM OPERATION

- The current farming operation consists of permanent crop plantings directly operated by the landowner.
  - » The fruit is delivered to and sold via various local packing warehouses.
- Access to the data room, which contains 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 Wapato Irrigation Project (WIP), which is administered and operated by the Bureau of Indian Affairs.
  - » The WIP unit, within which this asset lies, is not subject to the Reclamation Reform Act limitations.
- There are 55.60 +/- acres shown as irrigable by WIP allotments.
  - » Water rights and allocations include both A and B senior and junior water rights.
- The 2024 irrigation assessment is \$4,961.18.
- The residence, shop and general-purpose buildings are served by a domestic well and a private septic system serves sanitation needs.

## INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
  - » Fruit sales.
- Potential, additional income sources:
  - » Residential lease of the home and/or buildings.
  - » Re-development into alternative crops.

## STRUCTURES AND EQUIPMENT

- Home:
  - » 1,730-square-foot single-family residence.
- General-Purpose Buildings:
  - » 2,400 +/- square-foot shop.
  - » 1,700 +/- square-foot storage shed.
  - » 1,568 +/- square-foot utility building.
  - » 288 +/- square-foot garage.
  - » 200 +/- square-foot garage.
- Wind Machines:
  - » Five propane-powered wind machines.
- Farm Equipment is available for purchase separately if so desired. Contact the listing agent for a list of equipment available.



# REGION & CLIMATE

Spanning from Naches to the Tri-Cities, the Yakima Valley, within which this asset is located, is the largest apple-growing region in Washington State. This region produces high-quality apples of every variety and is known for its early beginning and late ending growing season. Yakima County is geographically divided by Ahtanum Ridge and Rattlesnake Ridge and thus has two separate growing regions within its boundaries.

To the west, the Cascade Range shields the Yakima Valley and much of Eastern Washington from the Pacific Ocean's influences. The Umptanum Ridge, Yakima Ridge, and the Rattlesnake Hills ridgeline assist in protecting the region's permanent crops from Canada's freezing polar air, which can severely damage or kill crops.

The Yakima Valley is home to all of the top ten cash crops grown in Washington State. Along with a diverse selection of apples, a wide variety of crops are grown here making Yakima County Washington State's leading producer of high-value fruits, vegetables, and grains. The region is the leading producer of squash and peppers in Washington and, as of the 2010 Census, is noted as producing 77% of the United States' specialized hop supply.



# CURRENT FARM OPERATION

There are 51.24 +/- planted cropland acres per the owner-operator and the asset is fully developed as an apple and pear orchard. Current apple varieties include Red Delicious, Golden Delicious, Gala, Granny Smith, and Cosmic Crisp and the pear variety is Bartlett. The fruit is sold to various local processors and packing sheds under year-to-year contracts.

The orchard property consists of two tax parcels which total 56.27 +/- deeded acres.

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



BLOCK	ACRES	VARIETY	DATE OF PLANTING	TRELLIS TYPE	SPACING	IRRIGATION TYPE
A1	11.91	BARTLETT PEAR	1996	NO TRELLIS	10' X 16'	6" MAINLINE TO UNDER TREE SPRINKLERS
A2	2.16	BARTLETT PEAR	2016	NO TRELLIS	8' X 15'	
B	5.93	RED/GOLDEN DELICIOUS APPLE	1992	NO TRELLIS	8' X 16'	
C	5.74	GALA APPLE	1996	VERTICAL TRELLIS	8' X 16' & 4' X 14'	
D	6.81	GRANNY SMITH APPLE	2010 & 2016	NO TRELLIS	12' X 4'	
X1	3.69	GRANNY SMITH APPLE	SPRING 2020	NO TRELLIS	12' X 5'	
X2	6.22	GRANNY SMITH APPLE	SPRING 2020	NO TRELLIS	12' X 5'	
F1	2.78	COSMIC CRISP APPLE	2018	VERTICAL TRELLIS	12' X 4' & 12' X 5'	
F2	1.5	COSMIC CRISP APPLE	SPRING 2020	VERTICAL TRELLIS	11' X 4'	
F2	4.5	COSMIC CRISP APPLE	SPRING 2021	VERTICAL TRELLIS	11' X 4'	

**Total 51.24**

# RESIDENCE & BUILDINGS

There is a single-family residence (SFR), shop and numerous general-purpose agricultural buildings located on a single tax parcel contiguous with the orchard property. The structures are currently occupied by the landowner and are only available for purchase with the orchard asset.

The residence is 1,730 +/- square feet, was built in 1956, and has 3 bedrooms and 2 bathrooms. A new owner could utilize this residence for themselves, a farm manager, or rent it out for an additional source of income.

The general-purpose buildings include a 2,400 +/- square-foot shop, a 1,700 +/- square-foot storage shed, a 1,568 +/- square-foot utility building, a 288 +/- square-foot garage, and a 200 +/- square-foot garage.





# SOILS & TOPOGRAPHY

**ELEVATION:** 897 to 907 Feet

**SOIL:** Mainly consists of Naches Loam, Esquatzel Silt Loam, and Ashue Loam

**SLOPE:** 0%-2% across the property

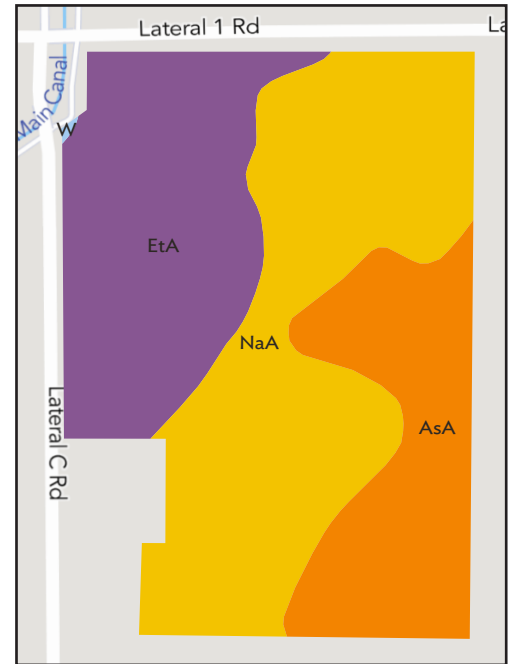
**RAINFALL:** 7-8 inches per year

**HEAT UNITS:** 2388-2706 annual degree-days

**WIND:** Predominantly from the southwest and west

Soils on the property consist primarily of Naches loam, Esquatzel silt loam, and Ashue Loam. The ancient Missoula Floods created these soils through a series of dramatic flood cataclysms in prehistoric times. Due to these floods, moderate to deep silt-loam is layered over gravel or directly onto basalt bedrock creating a foundation of well-drained soils ideal for viticulture and other permanent crop production, such as orchards. This rich combination of elevation, soils, and precipitation makes the Yakima Valley an ideal growing region for apples, squash, peppers, grapes, and hops.

The elevation of this property runs from approximately 897 to 907 feet and has a decreased risk of spring and fall frosts due to its warm microclimate. Winter temperatures are typically warmer in the Yakima Valley than other local growing regions, limiting the danger of a hard freeze.



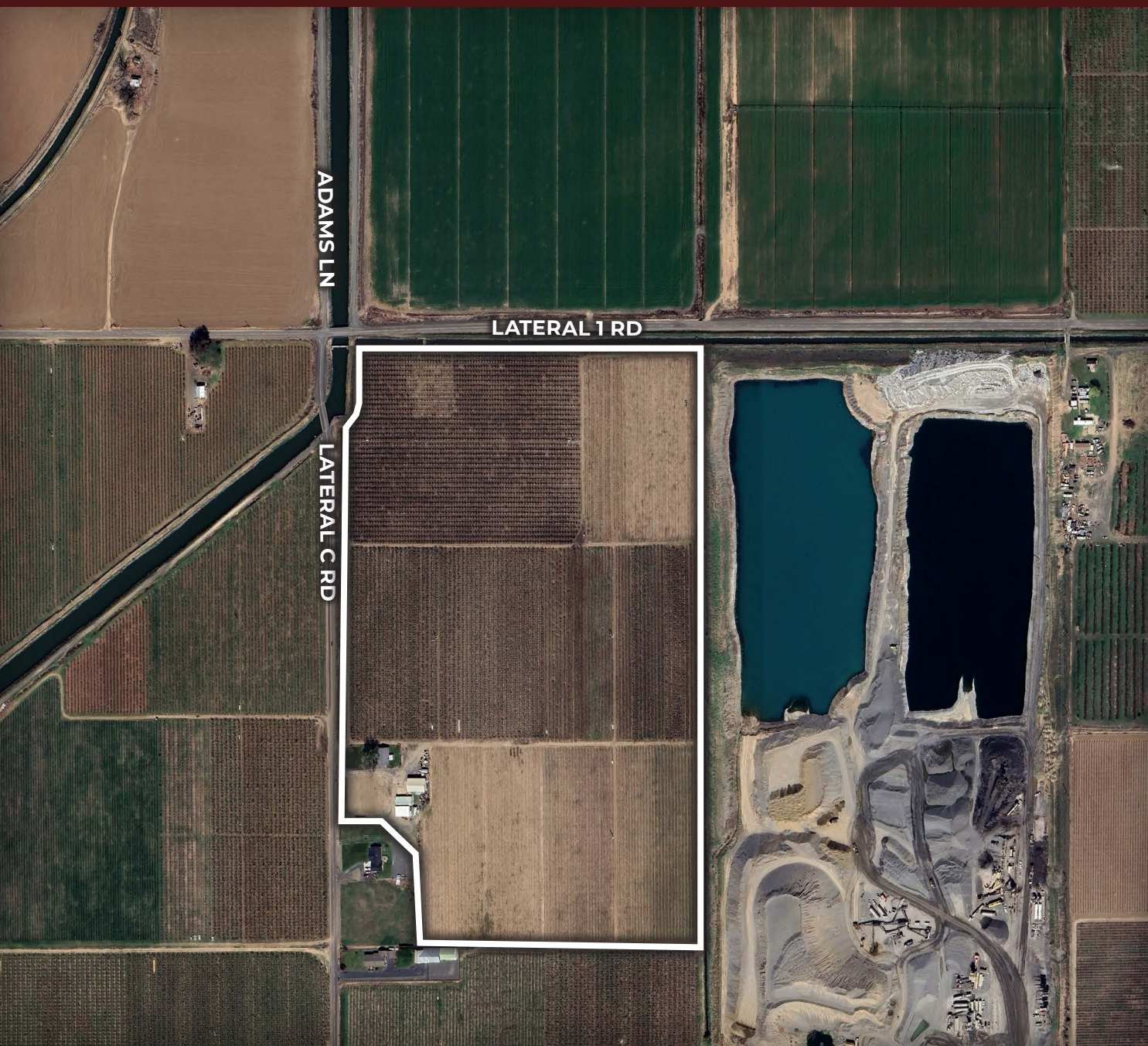
SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
■ NaA	Naches loam, 0 to 2 percent slopes	24.89	45.6%	6	14.0
■ EtA	Esquatzel silt loam, 0 to 2 percent slopes	16.85	30.9%	6	21.3
■ AsA	Ashue loam, 0 to 2 percent slopes	12.83	23.5%	6	9.3
■ W	Water	0.05	0.1%		N/A
		<b>54.56</b>	<b>99.9%</b>		<b>15.1</b>

## YAKAMA NATION RESERVATION

The deeded acres and all structures, included in the sale, are all located within the boundaries of the Yakama Nation Tribal Reservation. The deeded parcels are held fee simple by the owner just as they would be on non-tribal land and enjoy the same ownership benefits as any other real estate owned within Washington State. Fee simple owned land typically refers to reservation land owned by non-tribal members, that is no longer in trust or subject to restriction. Congressional approval of a treaty does not endow a tribe with jurisdiction over non-members on fee land. Regulation of non-member activities on a reservation occurs only when activities directly affect a tribe's political integrity, economic security, health, or welfare.

# IRRIGATED APPLE & PEAR ORCHARD

58.59 +/- Acres | Yakima County, WA



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