

W↑

Mattawa, WA Farm For Sale – Valley Corner System Installed New 2012

\$2,850,000

156.3 Gross Acres – 150 Wet Acres Under Pivot

Unit 20 Block 253 Grant County, WA



Executive Summary

We are pleased to present this exceptional opportunity to acquire a 150-acre circle irrigated farm located in the fertile region of Mattawa, Washington. This property boasts prime agricultural land with an established irrigation system, making it an ideal investment for farming operations.

Property Highlights

- Size: 150 wet acres under pivot, 156.3 gross acres.
- Location: Mattawa, WA
- Irrigation District: South Columbia Basin Irrigation District
- Irrigation System: Fully equipped Valley corner circle irrigation system, ensuring optimal water distribution for crops.
- Soil Quality: Excellent soil composition suitable for a variety of crops, including fruits, vegetables, grains and alfalfa hay.
- Access: Direct access via county road with proximity to major highways.

Location

Mattawa is located in Grant County, Washington, known for its favorable climate and agricultural productivity. The area offers:

- Proximity to Markets: Convenient access to regional markets and distribution centers.
- Climate: Ideal growing conditions with ample sunlight and moderate rainfall
- Community: Supportive agricultural community.

Financial Information

- Asking Price: \$2,850,000
- Property Taxes: 2024 \$3758.18
- Seller would like to lease back.

Conclusion:

This 150-acre circle irrigated farm in Mattawa, WA, represents a rare opportunity for agricultural investment in the Columbia Basin. With its established irrigation system, prime location, and long growing season, this property is a must-see for serious buyers.

For additional information or to schedule a private tour, please contact:

Tracy Lybbert
Managing Broker/Owner
Lybbert Fielding Real Estate
509.531.2361
tracy@lybbertfielding.com

Crop Rotation, Mainline, Pump

<u>Year</u>	<u>Crop</u>
2024	Potatoes
2023	Wheat
2022	Alfalfa
2021	Alfalfa
2020	Alfalfa

10" PVC Mainline

75 HP Baldor Reliance Pump – New 2012

South Columbia Basin Irrigation District

Parcel Inquiry Report

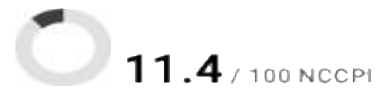
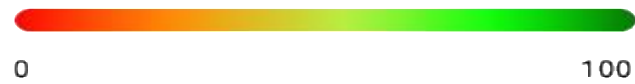
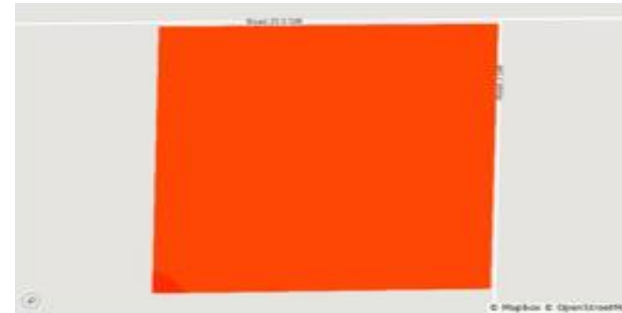
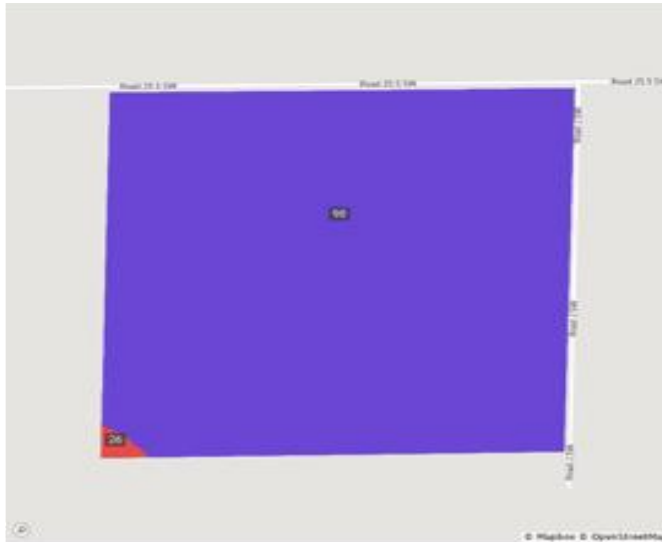
Parcel Number:	253-020-000-03000-0		
Owner :	SABIN, CRAIG		
Customer #:	8293		
Irrigable Acres:	153.30	Base Quantity: (sfd)	276.58
		Total Allotment in Acre Feet :	625.25
Class 1:		Class 1 Equiv. Acres:	
Class 2:	129.20		
Class 3:	24.10	O&M:	144.09
Class 4:	0.00	Const:	113.88
Class 6:	0.00		
Right of Way:	5.00	SSC:	2.66
High Acres:	0.00		
Gross Acres :	158.30		

	Billing Amt	Amt Owing
2024 IRRIGATION ASSESSMENTS	<u>14,416.56</u>	<u>0.00</u>
	<u>14,416.56</u>	<u>0.00</u>

Soils

Grant, WA · Township: Mattawa-Royal City · Location: 08-14N-25E

156.30 acres, 1 selection



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	NCCPI
98	Quincy loamy fine sand, 0 to 15 percent slopes	150.0	99.5%	7s	4e	11.4
26	Burbank loamy fine sand, 0 to 5 percent slopes	0.8	0.5%	7s	4s	6.3

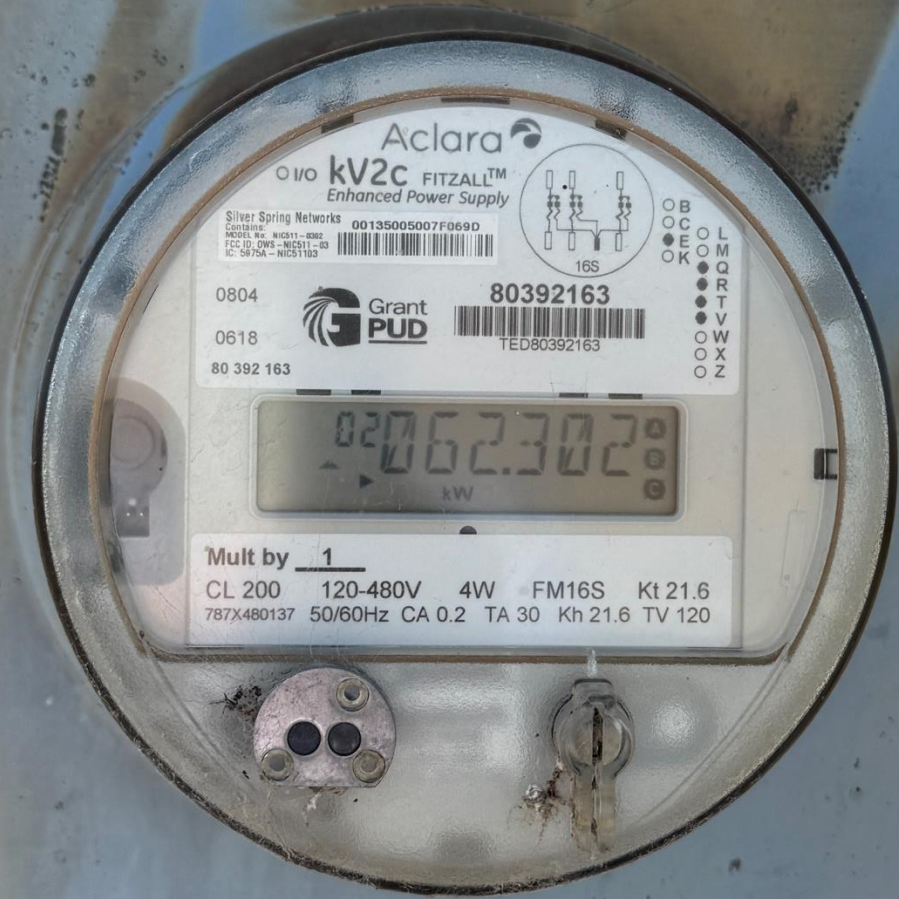


GPS READY

⚠ CAUTION ⚠

THIS MACHINE MAY START AUTOMATICALLY
DO NOT SERVICE UNTIL DISCONNECT IS
IN THE "OFF" POSITION AND LOCKED.

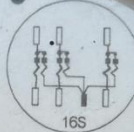




Aclara

0 V0 **kv2c** FITZALL™
Enhanced Power Supply

Silver Spring Networks
00135005007F069D



OB
OC
OE
OK
L
O
Q
R
T
V
W
X
Z

0804



80392163



TED80392163

0618

80 392 163

02062.302
kW

Mult by 1

CL 200 120-480V 4W FM16S Kt 21.6
787X480137 50/60Hz CA 0.2 TA 30 Kh 21.6 TV 120



COOPER
B-1-M
COOPER

B-1-M | Cooper
ON
OFF

WELL-GUARD
CONTROL

ROOSEVELT Line

COOPER





**BALDOR • RELIANCE®
INDUSTRIAL MOTOR**

CAT. NO.											
SPEC.	42J022W453H2										
HP	75										
VOLTS	460										
AMPS	88										
R.P.M.	1770										
FRAME	365TCZ	HZ	60	PH	3						
SER. F.	1.15	CODE	G	DES	B	CLASS	F				
NEMA NOM. EFF.	94.1	%	P.F.	85	%						
RATING	40C AMB-CONT										
CC	USABLE AT 208V								A		
BEARINGS	DE	6313	ODE	6311							
ENCL.	OPSB	SN	C1212051022								
	A20913K-55										

BALDOR ELECTRIC CO. FT. SMITH, AR. MFG. IN U.S.A.
NP2939L













CONTACT:

Tracy Lybbert
Managing Broker
509.531.2361
tracy@lybbertfielding.com



LYBBERT FIELDING