



**MATTAWA,
WA**

UNIT 20 BLOCK
253
GRANT COUNTY

IRRIGATED FARMLAND
156.3 GROSS ACRES,
150 WET ACRES UNDER
PIVOT



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EXCLUSIVE OFFERING MEMORANDUM

IMPORTANT DISCLOSURES

This Offering Memorandum has been prepared by Lybbert Fielding Real Estate LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations.

By accepting this Memorandum, you agree to the above terms and conditions.



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.

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.

UNIT 20 BLOCK 253 MATTAWA, WA



FINANCIAL INFORMATION

ASKING PRICE \$2,700,000

2024 PROPERTY TAXES \$3,758.18

SELLER WOULD LIKE TO LEASE BACK.



UNIT 20 BLOCK 253 | MATTAWA, WA

- UNIT 20 BLOCK 253
GRANT COUNTY
MATTAWA, WA
- 156.3 GROSS ACRES, 150
WET ACRES UNDER
PIVOT
- SOUTH COLUMBIA BASIN
IRRIGATION DISTRICT

SOIL QUALITY: EXCELLENT SOIL
COMPOSITION SUITABLE FOR A
● VARIETY OF CROPS, INCLUDING
FRUITS, VEGETABLES, GRAINS, AND
ALFALFA HAY.

- FULLY EQUIPPED VALLEY CORNER
CIRLCE IRRIGATION SYSTEM,
ENSURING OPTIMAL WATER
DISTRIBUTION FOR CROPS

- ACCESS: DIRECT ACCESS VIA
COUNTY ROAD WITH PROXIMITY TO
MAJOR HIGHWAYS.

CROP ROTATION, MAINLINE, PUMP

| YEAR | CROP |
|------|----------|
| 2024 | POTATOES |
| 2023 | WHEAT |
| 2022 | ALFALFA |
| 2021 | ALFALFA |
| 2020 | ALFALFA |

10" PVC Mainline
75 HP Baldor Reliance Pump - New 2012



UNIT 20 BLOCK 253 | MATTAWA, WA

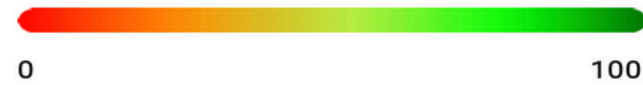
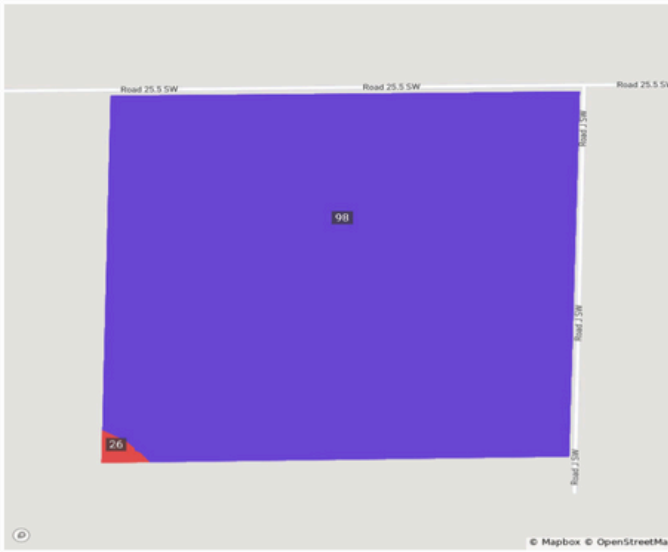
IRRIGATION OVERVIEW

- **Irrigation Infrastructure:** The property boasts a state-of-the-art Valley corner circle irrigation system, designed for maximum efficiency and effectiveness in water distribution, providing the necessary resources for robust crop production.
- **Soil Composition:** The land benefits from rich, fertile soil, ideal for a diverse range of agricultural applications, ensuring high yield potential for various crops.
- **Strategic Location:** Located in Mattawa, WA, the property offers convenient access to major transportation routes, enhancing logistical advantages for agricultural operations and distribution.

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 |



INVESTMENT OPPORTUNITY

UNIT 20 BLOCK 253 | MATTAWA, WA

This 150 acre property in Mattawa, WA presents a unique opportunity for agricultural development or investment. With its high-quality soil, efficient irrigation system, and strategic location, it is well-positioned to support a variety of farming operations.

For further inquiries or to schedule a viewing, please contact Tracy Lybbert.







CONTACT

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