

Bergevin South New Freeway

Irrigated Farm/Homesites

1 Mile West Wine Valley Golf Course

Asking Price:	\$1,750,000
Total Assessor Acres:	107.3 acres
Irrigated Acres:	102.3 acres +/-
Water Rights:	See attached Water Right Summary.
Current Farm Lease:	Year to Year lease. 20% net crop share to landowner.
Property Taxes:	\$540.90 +/- (2021)
Soil Information:	See attached Soils map.
Improvements:	46x40 Shop, several misc outbuildings, buried mainline and pumping stations. Domestic well. Needs new pump. PP&L electricity.
Access:	From existing Highway 12.
Zoning:	10 acres Minimum.

To the West of this property is Parcel #340727110003 with 12.29 acres. This parcel is landlocked and may require an easement at later date along the West property boundary of the subject.

Seller owns approx. 100 acres to the South and would consider moving homesites to this property. Price to be negotiated between seller and buyer.

If the adjacent 170.3 acres sells to a different buyer there will need to be joint use and maintenance agreements and easements for the pumps, mainline and access prepared by seller's attorney.

Northwest FIRST REALTORS

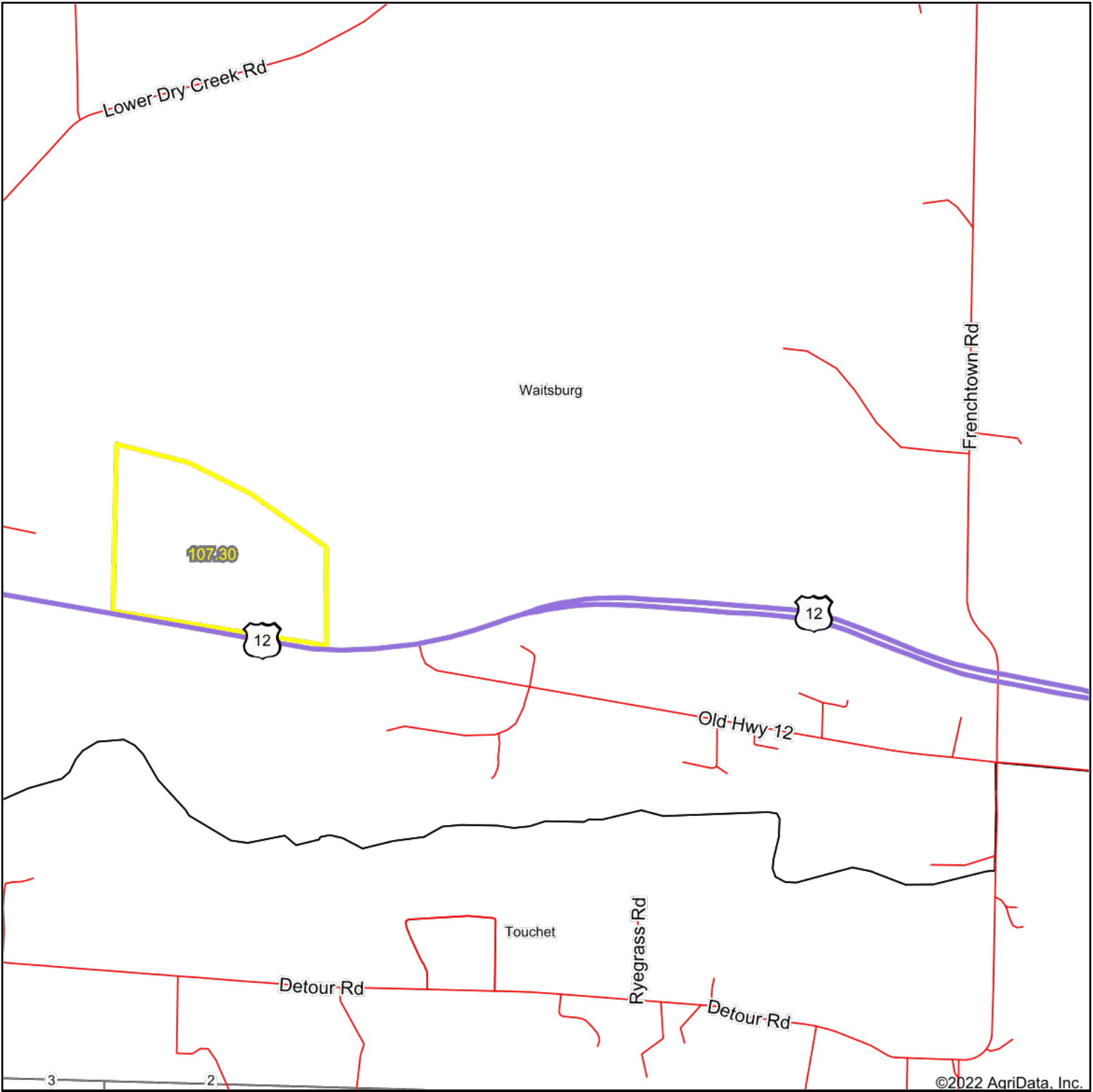
320 N. Colville Street-Walla Walla, WA 99362
Office: 509-524-9055

Mark Grant, Accredited Land Consultant-Broker/Owner
mark.grant@heritagelandgroup.com
Cell: 509-520-1906

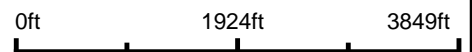
Michael Grant-Broker
michael@heritagelandgroup.com
Cell: 509-520-0895

This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation and, in particular, to verify, if important to them, room sizes, the square footage, lot size, property boundaries, age of structures, school, district, flood insurance, zoning, restrictions and easements, fixtures or personal property excluded, and availability of water and sewer prior to submitting an offer to purchase the property.

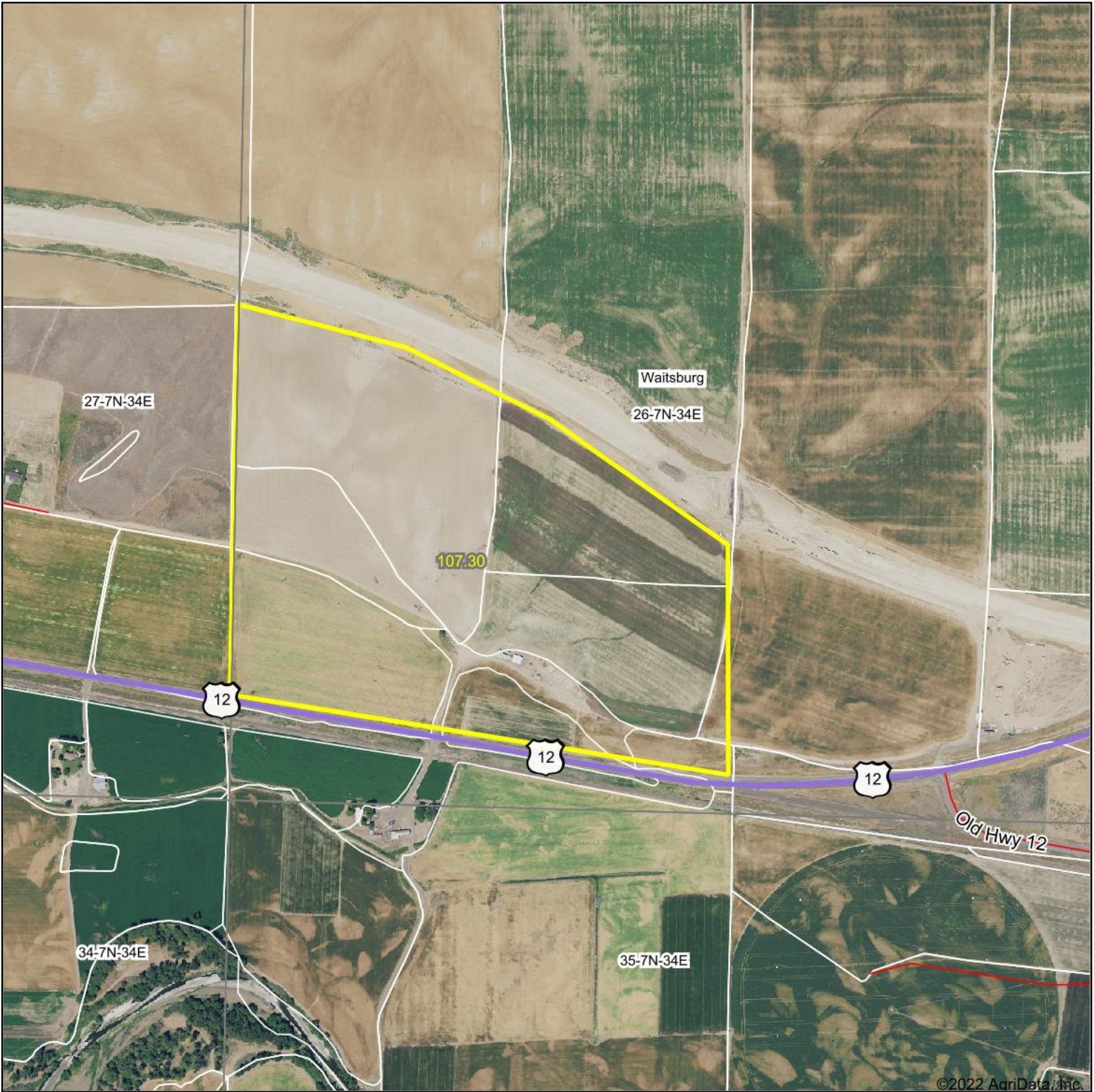
Overview Map



map center: 46° 3' 11.89, -118° 30' 47.08



Aerial Map



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Map Center: 46° 3' 10.99, -118° 31' 39.3



26-7N-34E
Walla Walla County
Washington



1/17/2022

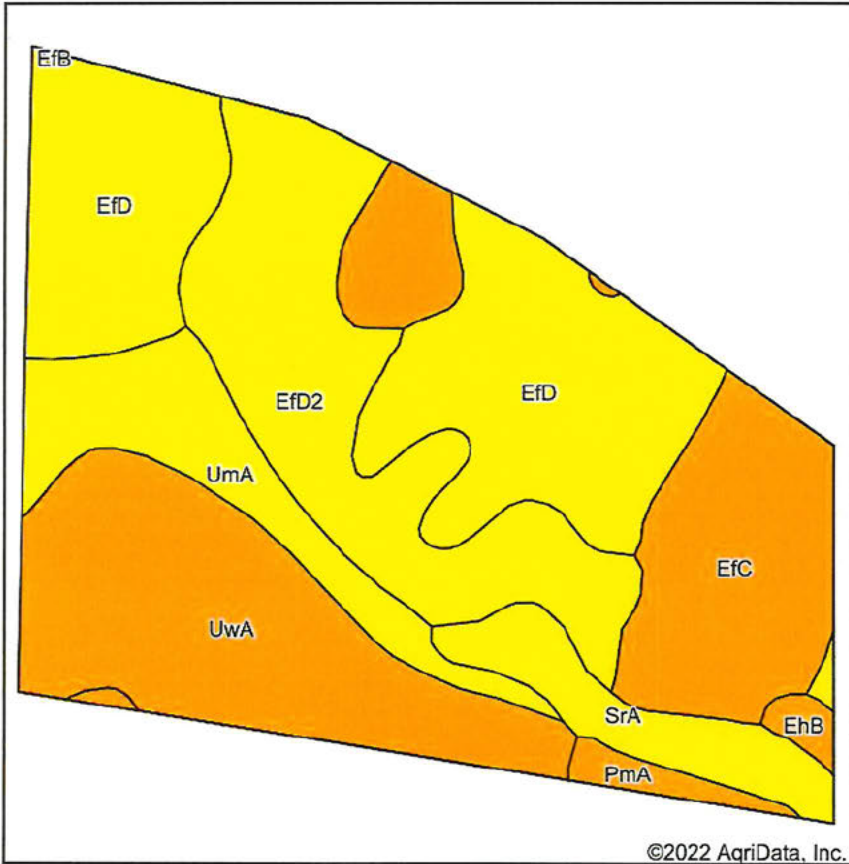
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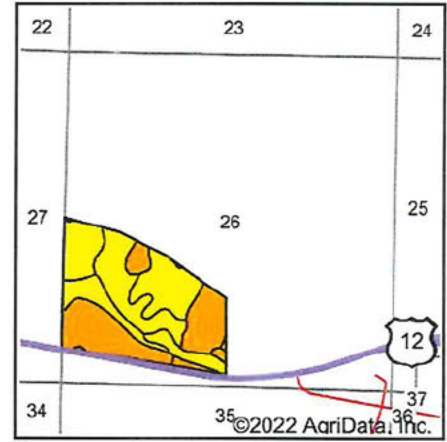
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Washington**
 County: **Walla Walla**
 Location: **26-7N-34E**
 Township: **Waitsburg**
 Acres: **107.3**
 Date: **1/17/2022**

Maps Provided By:



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Area Symbol: WA671, Soil Area Version: 6

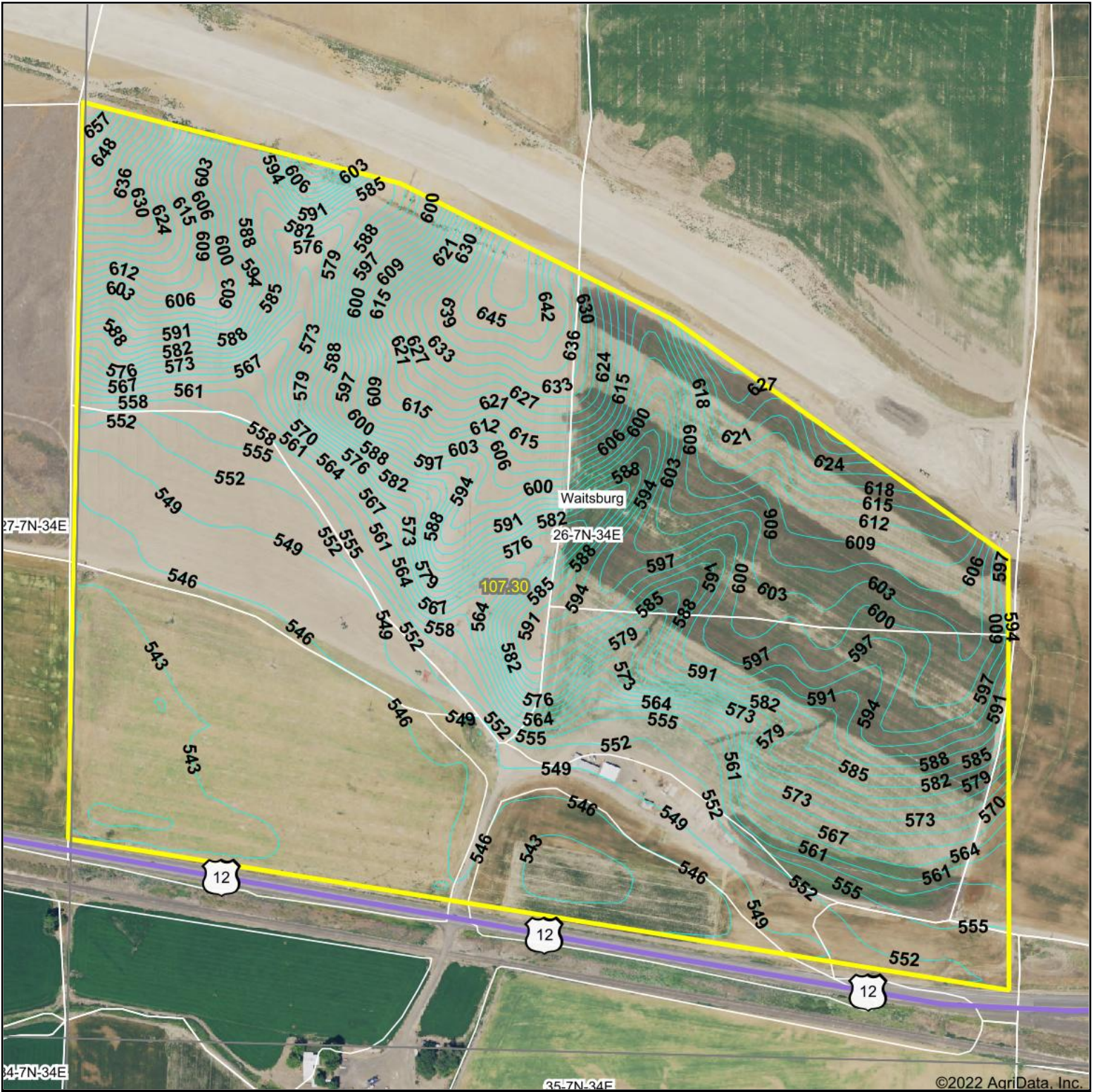
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
EFD	Ellisforde silt loam, 15 to 30 percent slopes	29.57	27.6%		IVe	Vle
UWA	Umapine very fine sandy loam, leached surface, 0 to 3 percent slopes	21.15	19.7%		IIIIs	IIIIs
EFD2	Ellisforde silt loam, 15 to 30 percent slopes, eroded	21.00	19.6%		IVe	Vle
EFC	Ellisforde silt loam, 8 to 15 percent slopes	17.23	16.1%		IIIe	IVe
UMA	Umapine silt loam, 0 to 3 percent slopes	9.69	9.0%		IVs	IIe
SRA	Stanfield silt loam, 0 to 3 percent slopes	6.12	5.7%		IVs	IVs
PMA	Pedigo silt loam, 0 to 3 percent slopes	1.65	1.5%		IIIW	IIW



EhB	Ellisforde silt loam, hardpan variant, 3 to 8 percent slopes	0.83	0.8%		IIIe	IIIe
EfB	Ellisforde silt loam, 3 to 8 percent slopes	0.06	0.1%		IIIe	IIIe
Weighted Average					3.62	4.53

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 538.9

Max: 659.3

Range: 120.4

Average: 577.2

Standard Deviation: 29.43 ft

0ft 436ft 873ft



1/17/2022

26-7N-34E
Walla Walla County
Washington

Map Center: 46° 3' 10.99, -118° 31' 39.3

Maps Provided By:

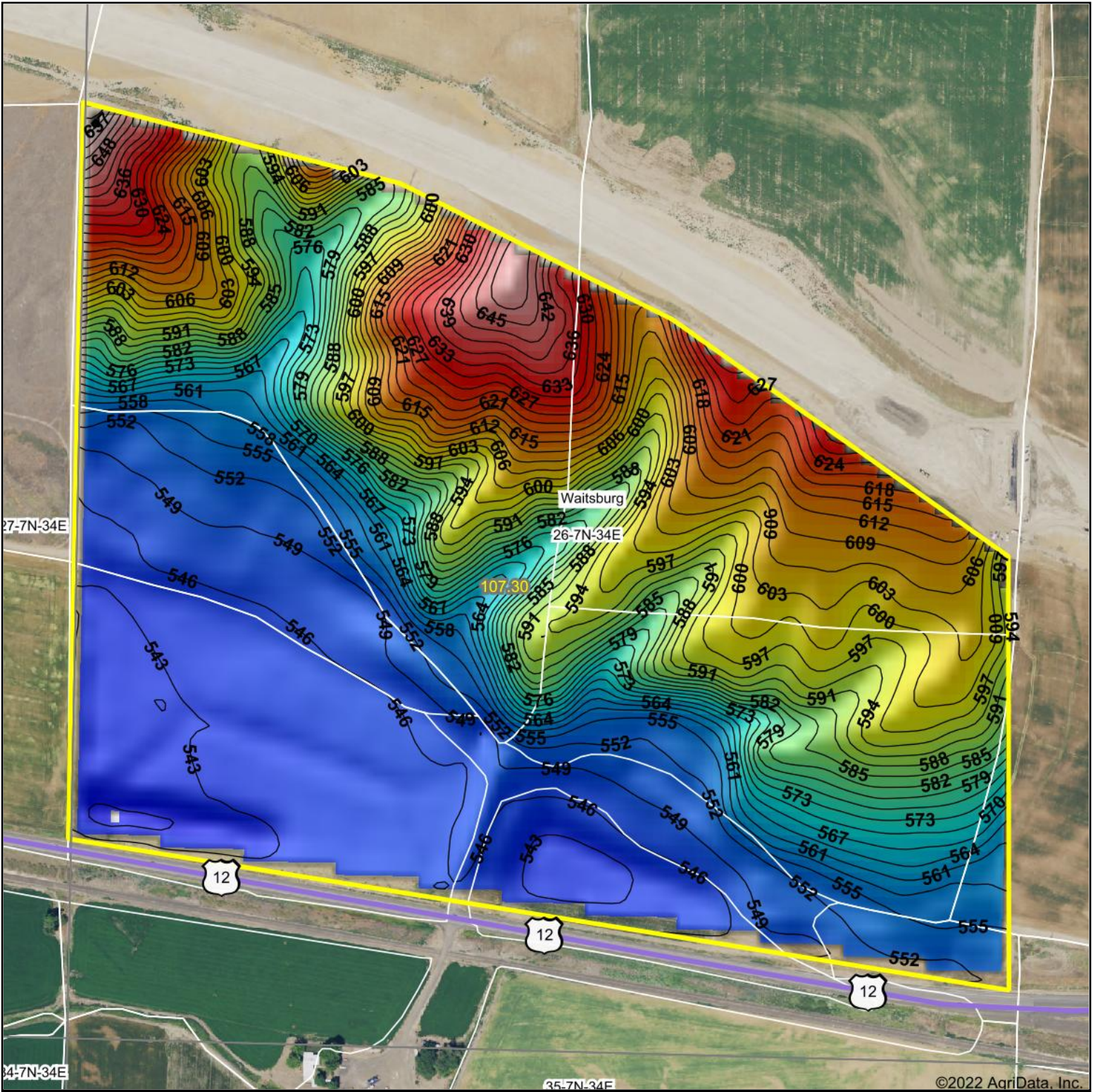


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Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 3 Min: 538.9 Max: 659.3 Range: 120.4 Average: 577.2 Standard Deviation: 29.43 ft</p>	<p>0ft 436ft 873ft</p>
<p>Maps Provided By: CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2021 www.AgriDataInc.com</p>	<p> 1/17/2022 26-7N-34E Walla Walla County Washington map center: 46° 3' 10.99, -118° 31' 39.3</p>	

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