



70 +/- ACRES | ASKING PRICE: \$2,750,000  
LAKE STEVENS, WA | SNOHOMISH COUNTY



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# THE STORY

It starts out innocent by taking a wagon ride out to the Carleton Farms Pumpkin Patch to pick out the perfect pumpkin. The visitors are mesmerized by the beauty of the 70 +/- acre family owned and operated farm, which is nestled next to Ebey Slough in Lake Stevens, Washington and boasts breathtaking views of the Olympic Mountain Range. The farm lies three miles east of Everett, WA in Snohomish County and is a 30 minute drive from Seattle, WA. The land is nourished with ample precipitation that contributes to the rich soils that grow predominately corn and pumpkins for the farm.

In 1984, Carleton Farms started out as a small road-side corn stand. Sales grew from year-to-year and customers came from all around Snohomish County to buy the delicious sweet corn. The Carleton's began to grow a variety of fruits and vegetables and the need for a larger retail facility became a reality.

With seasonal events and activities, visitors can enjoy a walk through the five-acre corn maze, launch pumpkins from the pumpkin cannon, meet new friends in the kids play area, pet the farm animals at the petting zoo, take a ride on the zipline, or allow their senses to follow the aroma of homemade pies to the on-site Farmer's Market. The Market offers seasonal produce, a variety of Carleton Farms pickled items, local honey and jams, meats and cheeses, sauces, salsa and a variety of gift ideas.

There is a country style Wedding Barn venue on the property with a 250 person capacity. The rustic styled barn has an elegant touch with a suspended wagon wheel chandelier. The private room located in the barn can be used for the bride and has a bathroom, dressing table and large mirror for her to apply the finishing touches. Adjacent to the barn is a courtyard that has a gazebo, commonly used for outdoor weddings and receptions. The beautiful views of the grounds and Olympic Mountains make for a night to remember.

Carleton Farms Equine Facility is one of the larger horse stables in the Snohomish area. This is a mud-free stable which encompasses two large barns with 60 matted stalls, a 72' x 228' indoor arena, an 80' x 180' outdoor arena, gravel paddocks, two wash racks, personal tack lockers, gravel parking area and a riding trail along the Ebey Slough on the western edge of the property. The facility offers boarding and riding lessons.

The sale includes all of the current business assets, inclusive of equipment, brands, inventory and sales channels allowing a new owner to continue and even expand operations. Per the Snohomish County Assessor, this asset includes ten separate tax parcels with 70 +/- total deeded acres.

Visitors may initially come to Carleton Farms to look for pumpkins, but they leave the farm with a new meaning of family memories. As the years go on they return and Carleton Farms becomes a part of their family.





# THE OPPORTUNITY

Carleton Farms is a successful, ongoing business operation. This unique property and business offers an exciting opportunity for a new owner/operator to continue the current business plan and make a very nice living while enjoying a country lifestyle or take it to the next level by expanding its operations into additional holiday events, activities and venues.

With the farm's location only minutes from the Interstate 5 corridor and a short drive from downtown Seattle and the expansive metro areas surrounding the farm, there is unlimited growth opportunity for this business. While being close to a very large population of potential customers, the farm still retains a quaint, secluded feel, potentially offering a complete change of scenery and lifestyle for its new owners by providing an on-site residence in addition to the business assets.

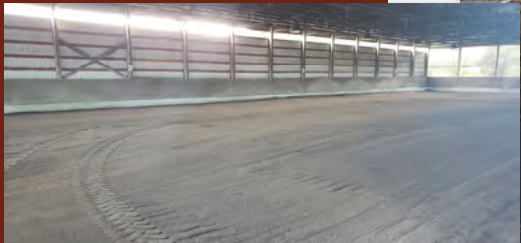
Historically, annual visitors to the farm have consistently exceeded 25,000 people creating a three-year average gross income of just under \$1,000,000 per year; and with additional expansion of operations, these numbers could soar far beyond these.

**Core aspects of the current, permitted business model include:**

- Horse boarding, riding and training programs and facilities
- Holiday and seasonal activities and events
- Farmer's Market
- Wedding and special event venue and catering
- Commercial kitchen
- On-site coffee stand (currently leased to a third party)

**Future expansion opportunities include:**

- Zoning allows wineries, breweries and distilleries
- Expansion of on-site farming to supply additional, in-house produce and permanent crop options
- Expansion of seasonal events into additional holidays
- Development of the property into additional destination offerings and/or residential development



# THE OPPORTUNITY

If you are looking for a way to leave the hectic pace of the city and support your family while fostering a deep appreciation and love of the country lifestyle for your children and friends, this opportunity deserves a much deeper look.

Full historical financials and operations plan for the business will be provided upon execution of a Non-Disclosure Agreement. Opportunities for a successful transition plan with the current owners and employees may be considered, discussed, and negotiated.





# ASSET OVERVIEW

## LOCATION

This family owned and operated farm lies 3 miles East of Everett, Washington in Snohomish County and is on Sunnyside Blvd SE, Lake Stevens, WA 98258.

## ACCESS

The asset is served by county, paved roads.

## TOTAL ACRES

Per the Snohomish County Assessor, there are ten tax parcels in this asset with a total of 70.14 +/- total deeded acres.

## TAXES

- Total property taxes for 2019 are \$9,645.60.
- Snohomish County Property ID's:
  - #29-52-30-0020-0200: 4.91 +/- acres
  - #29-52-30-0020-2900: 4.69 +/- acres
  - #29-52-30-0020-0400: 4.47 +/- acres
  - #29-52-30-0020-3000: 4.26 +/- acres
  - #29-52-30-0020-3100: 4.04 +/- acres
  - #29-52-30-0020-3200: 7.01 +/- acres
  - #29-52-30-0020-2000: 16.01 +/- acres
  - #29-05-23-0020-1000: 10 +/- acres
  - #29-05-23-0020-0330: .75 +/- acres
  - #29-05-23-0020-2200: 14.00 +/- acres

## ZONING

Per Snohomish County, the property is located within an AG zone with a minimum parcel size of 10 acres. Current parcels with less than 10 acres have grandfathered status allowing potential to build upon them or sell them separately.

## WATER RIGHTS

There are no irrigation water rights associated or to be sold with the property.

## FLOOD PLAIN

Flood plain assessment needs to be considered by any potential buyer with a portion of the property located within the flood plain.



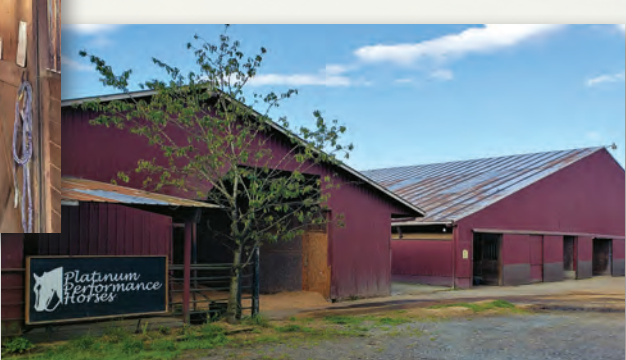
WEDDING BARN VENUE



MARKET



EQUINE FACILITY



# ASSET OVERVIEW

## STRUCTURES

- 2,016 +/- square foot Retail Market Facility. This on-site facility currently offers products for retail sale and is included in the sale.
- 2,692 +/- square foot country style Wedding Barn Venue. 250 people is full capacity. There is a patio area adjacent to the Wedding Barn with a gazebo.
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- 21,625 +/- square foot Equine Facility that includes 60 stalls, bathroom, tack locker, 2 hot/cold wash racks. Includes 72' x 228' Indoor Riding Arena and 80' x 180' Outdoor Riding Arena.
- 7,440 +/- square feet of Storage Sheds used for maintenance and storage of the included farm equipment.
- A nicely appointed 2,610 +/- square foot, four-bedroom, two-bathroom home used as the primary residence on site.

## EQUIPMENT INCLUDED

- All farming equipment is included that could allow a new owner to continue and even expand operations. This is an exhaustive list of equipment comprised of everything from trucks and tractors to implements and lawn mowers. The full list of included equipment shall be provided upon request.
- All business equipment is included to allow a new owner to continue the business, from commercial kitchen to retail sales.

## CURRENT OPERATIONS AND POTENTIAL USES

- Agri-tainment Business and current, operating farm.
- Wedding and Special Occasion Venues.
- Potential to plant additional crop acres allowing, a new owner to increase their produce capacity or have a larger supply of produce for the on-site farmer's market.
- Equine Facility with boarding and riding lessons offered.
- Expansion of Agri-tainment Business into other seasons and holidays.
- Zoning allows wineries, breweries and distilleries.



# WATER & PRECIPITATION

This farm asset’s annual rainfall averages 36-40 inches per year, per the USDA Natural Resources Conservation Service. On average, 171 days a year are dedicated to precipitation. November is the wettest month in Snohomish County with 7.2 inches of rain, and the driest month is July with 1.2 inches. The wettest season is spring with 35% of yearly precipitation and 11% occurs in autumn, which is the driest season. The annual rainfall of 45.8 inches in Snohomish County means that it is wetter than most places in Washington. It also receives approximately 6 inches of snow per year.

The asset’s soils retain the moisture from the annual precipitation and do not require further irrigation for crop production. The equine facility, market, barn venue and house water is sourced from the well on the property.

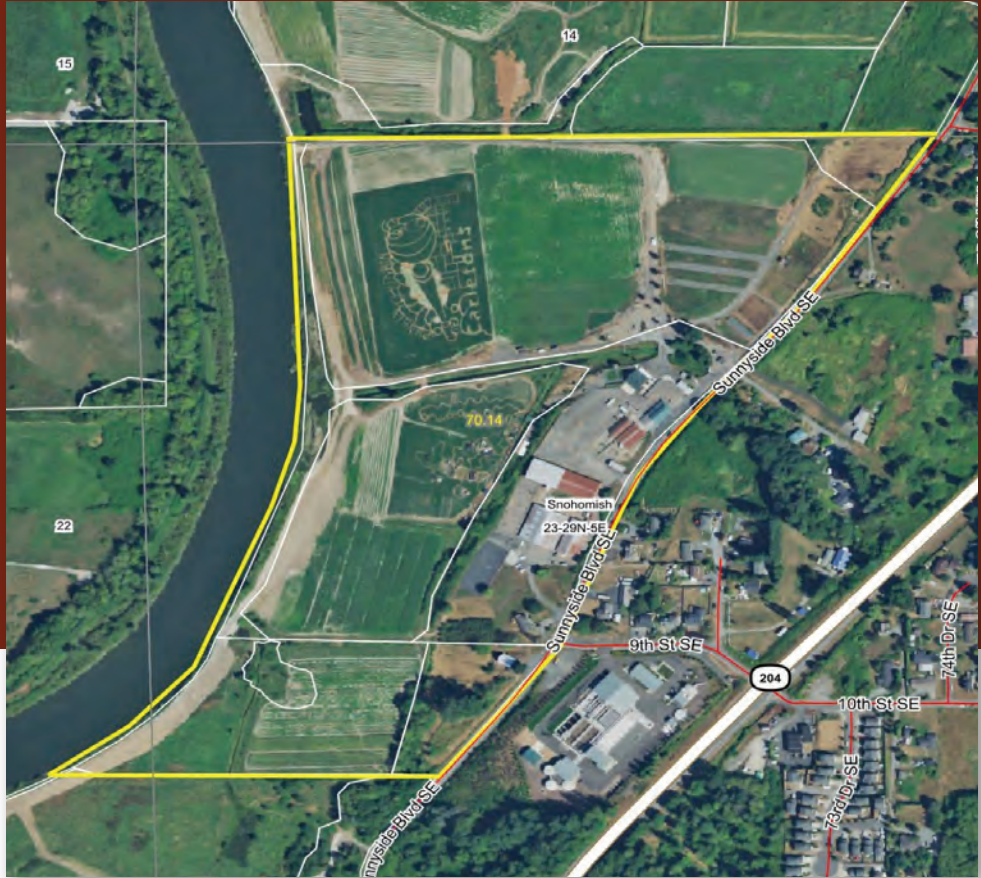


# CLIMATE & SOILS

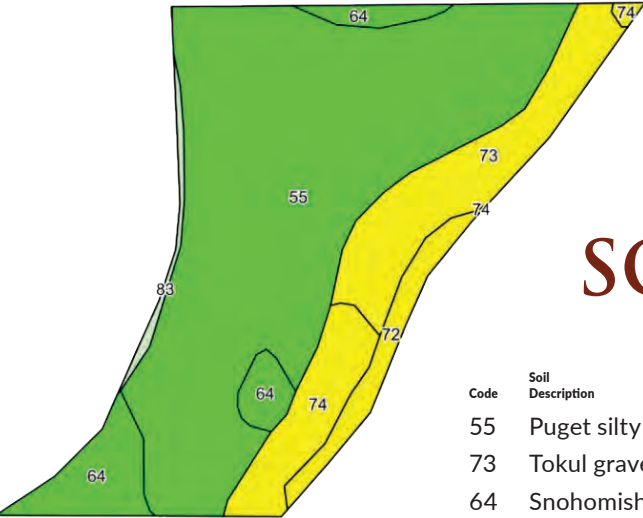
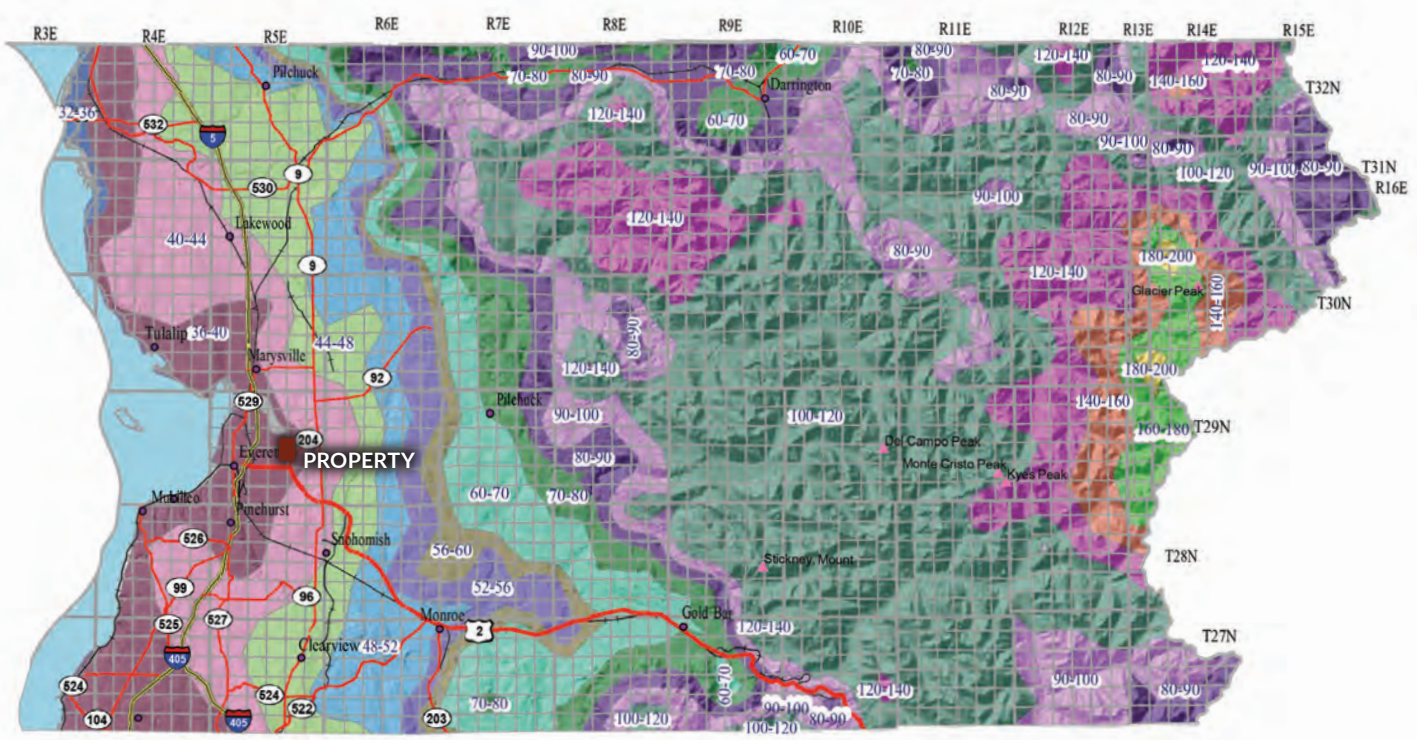
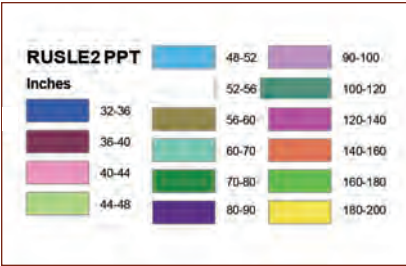
Snohomish County is located in the Puget Sound and is the 13th largest county in total land area in Washington State. This asset enjoys a moderate year-round climate, with 162 days of sunshine while Snohomish County’s warmest month is July with average temperatures of 75 degrees. The Olympic Mountains are to the west and shelter the area from excessive precipitation moving in from the Pacific Ocean. The cooler months of winter average a temperature of 35 degrees. Snohomish County’s topography ranges from saltwater beaches to the west and dense forest to the east.

A soils map of the Carleton Farm was generated from the soil survey of the Snohomish County Area. The farm consists of Puget Silty Clay Loam, Tokul Gravelly Medial Loam, and Snohomish Silt Loam.

The slope on the property ranges from 0-33%. Elevation on the property ranges from 5 to 66 feet.



# SNOHOMISH COUNTY PRECIPITATION MAP



# SOILS MAP

| Code             | Soil Description           | Acres | Percent | Non-Irr Legend | Non-Irr Class | Corn Silage | Green Chop | Pasture | Canning Peas | Strawberries Irrigated | Winter Wheat | Grass Legume Hay | Sweet Corn | Irish Potatoes | Irish Potatoes Irr. | Grass Legume Past. |
|------------------|----------------------------|-------|---------|----------------|---------------|-------------|------------|---------|--------------|------------------------|--------------|------------------|------------|----------------|---------------------|--------------------|
| 55               | Puget silty clay loam      | 45.44 | 64.8%   | llw            | llw           | 21          | 10         | 10      | 2            | 136                    | 68           | 5                |            |                |                     |                    |
| 73               | Tokul gravelly medial loam | 9.46  | 13.5%   | llle           | llle          |             |            |         |              |                        |              | 2                |            |                |                     | 4                  |
| 64               | Snohomish silt loam        | 6.15  | 8.8%    | llw            | llw           | 20          |            | 12      | 2            |                        | 68           | 5                | 5          | 204            | 340                 |                    |
| 74               | Tokul gravelly medial loam | 5.27  | 7.5%    | lve            | lve           |             |            |         |              |                        |              | 2                |            |                |                     | 4                  |
| 72               | Tokul gravelly medial loam | 3.01  | 4.3%    | llle           | llle          |             |            |         |              |                        |              | 3                |            |                |                     | 6                  |
| 83               | Water                      | 0.81  | 1.2%    |                |               |             |            |         |              |                        |              |                  |            |                |                     |                    |
| Weighted Average |                            |       |         |                |               | 15.4        | 6.5        | 7.5     | 1.5          | 88.1                   | 50           | 4.2              | 0.4        | 17.9           | 29.8                | 1.1                |





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