



FOR SALE - IRRIGATED FARMLAND
±151 GROSS AC., ±140 FARMED AC.
OTHELLO, WA



**LYBBERT
FIELDING**

BROKERED BY:

ANDREW LYBBERT, CVO
DIRECT: 509.531.8012

TRACY LYBBERT, CCIM
DIRECT: 509.531.2361

CODY FIELDING, MBA
DIRECT: 509.492.8611

Location: FU 92, BLK 47 - Adams County
Near 890 S Lucy Rd, Othello, WA

Land: ±151 Approx. Gross Acres*, ±144 County Assessed Acres*
±125.4 Irrigable Acres, ±140 Currently Farmed Acres

Asking Price: \$1,904,000

Parcels: 2530240220001*, 2530240210001

Water Information

East Columbia Basin Irr. Dist.
Block 47 Paid off in 2018
Base Water SFD = 223.04
Total Water = ±442.41 ac. ft.

Irrigation Equipment

2 Zimmatic Circles, 1 Valley
1 Half Circle Updated in 2000
1 Full Circle All New in 2000
1 Half Circle - Valley - 2020**

(**Drainage pipe to be installed July 2020)

***House with ±7 acres to be subdivided off and not included**

Crop History

2019 - Seed Crops

2018 - Seed Crops

2017 - Seed Crops

2016 - Potatoes

2015 - Seed Crops

2014 - Seed Crops

2013 - Seed Crops

2012 - Potatoes

2011 - Wheat

2010 - Grass Seed

2009 - Grass Seed

Sale subject to existing lease. Lease is entering 1st year of 5 year lease.

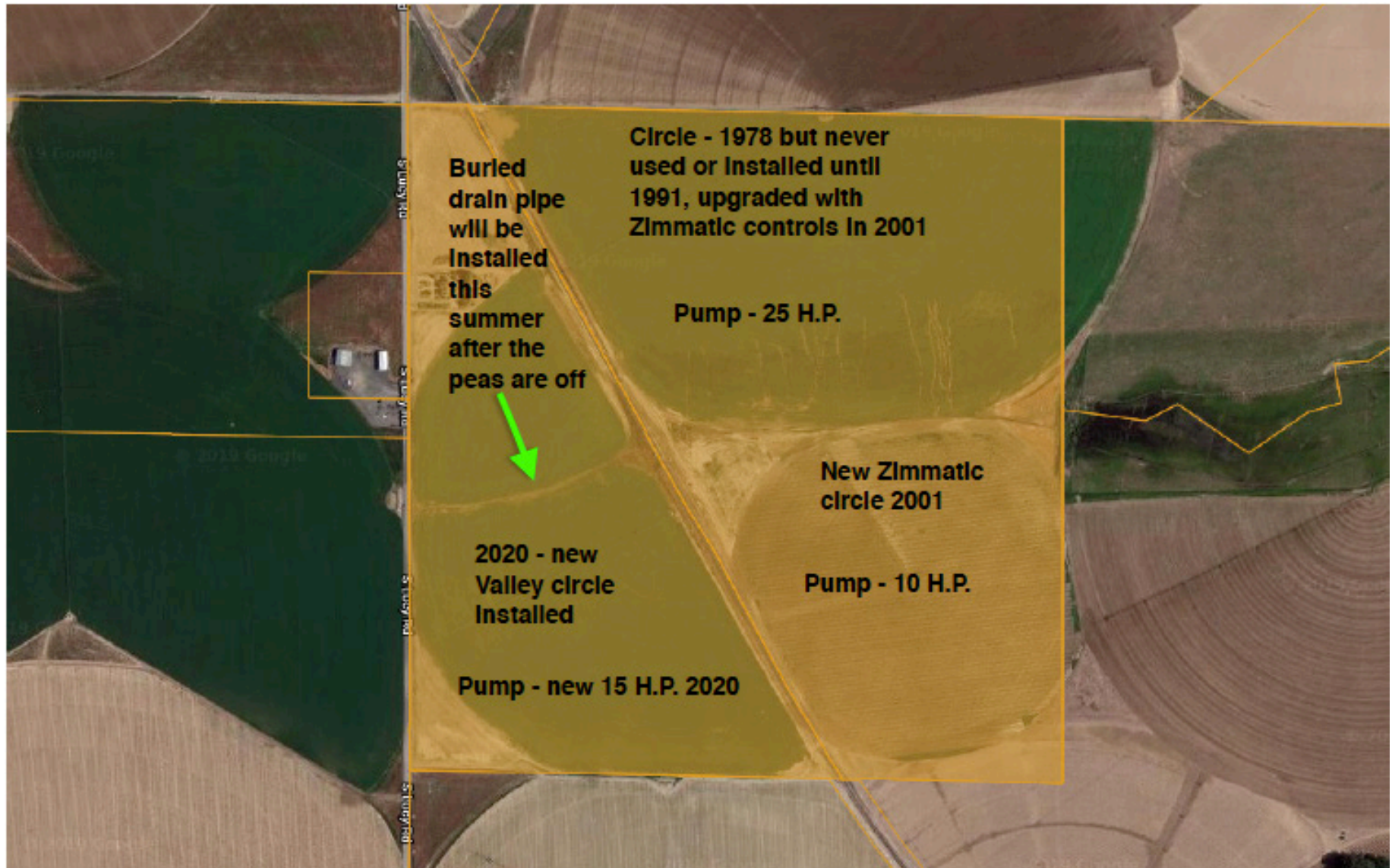
Cash Lease Terms - 136 acres

2020 - \$400/acre

2021-2024 - \$550/acre

Due beginning of year. Tenant pays water, power, maintenance.

Lease available upon mutual acceptance of an offer.





General Boundary Area



EAST COLUMBIA BASIN IRRIGATION DISTRICT

55 N 8th Ave. - P.O. Box E ♦ Othello, WA 99344
TELEPHONE (509) 488-9671 ♦ FAX (509) 488-6433

Paul Stoker
 890 S Lucy Road
 Othello, WA 99344

2019 IRRIGATION ASSESSMENT

Block/Unit: 047-092-000-000-00	Ride: 528	O&M (Farm Unit)	8,309.56
Account Number: 981		Reserve (Farm Unit)	83.10
Irrigable Acres: 125.40		Pump Charge 1	125.40
Base Water SFD: 223.04		Pump Charge 2	87.78
		Account Fee	17.34
		Meter Fee	50.00

parcel # 2530740210001

TOTAL ASSESSMENT 8,673.18

- ♦ Annual reporting or verification of land holding is a condition for the receipt of water under the Reclamation Reform Act of 1982.
- ♦ Assessments are payable Feb 15th and are delinquent if not paid on or before April 30. If water is not used, first half may be paid on or before April 30 and the balance paid on or before October 31.
- ♦ Half payment not permitted if less than \$10.00.
- ♦ Payment in full is required before water will be delivered.
- ♦ Assessments must be paid every year whether water is used or not.
- ♦ Interest charged will be 1% per month as of the 1st day from the month of delinquency
- ♦ If property has been sold, forward to new owner or contact the Othello Office.

Detach and mail with payment or bring in if paying in person

047-092-000-000-00 Ride: 528

Paul Stoker

Account Number: 981

047-092-000-000-00

TOTAL ASSESSMENT 8,673.18

REMAINING BALANCE DUE \$0.00

Amount Paid: _____

Please remit to: **EAST COLUMBIA BASIN IRRIGATION DISTRICT**
 P. O. Box E
 Othello, WA 99344



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