

Hellberg-Wilson Irrigated Farm

Northern Umatilla County

4 Miles Southeast of Touchet, WA

Asking Price: \$765,000

New Price: \$699,000 \$5,024 per crop acre

Total Assessor Acres:	141.84 acres
FSA Farmland:	139.89 acres
FSA Cropland:	139.13 acres
Current Farm Lease:	None. Seller will consider leaseback.
Property Taxes:	\$872.77 (2021)
Soil Information:	See attached Soils map
Water Rights:	See attached Report prepared by GeoEngineers
Improvements:	Wells with VF Drive Pumps, Pivot, Buried Mainline. Zimmatic Pivot new in 2020.

Seller will cash rent the cropland back for a period of 3 years at \$200 per crop acre.



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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.

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