



Listing Information Packet

FARMLAND
609 Lowden Gardena Road
Touchet, Walla Walla County
Washington

Price - \$3,900,000

Listed By:

Michael Fredrickson

mike@asapww.com

WA Lic.#21009558

509-522-2272

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.

Associated Appraisers of Walla Walla, LLC

2 West Main Street

Walla Walla, WA 99362

Firm #21010246

**Farmland Property
Walla Walla County, Washington**

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale a property located just west of Walla Walla in Walla Walla County.

Less than 10 minutes from downtown Walla Walla, this farm has a total of 449.67 acres. Within this property, there are **340.00 acres of irrigated cropland under pivot irrigation** with an additional **15.00 acres of K-line irrigation**, **89.67 acres of riparian/irrigatable pasture/ponds**, and **5.00 acres of farmstead**. There are a total of 12 individual parcels ranging between approximately 10 and 216 acres. Access is excellent along county maintained roads.

The property is improved with a 2,383 square foot two story residence, that has a 1,160 square foot basement. There is a shop that contains 1,200 square feet, that has an attached 672 square foot lean-to, as well as a 3,053 square foot barn.

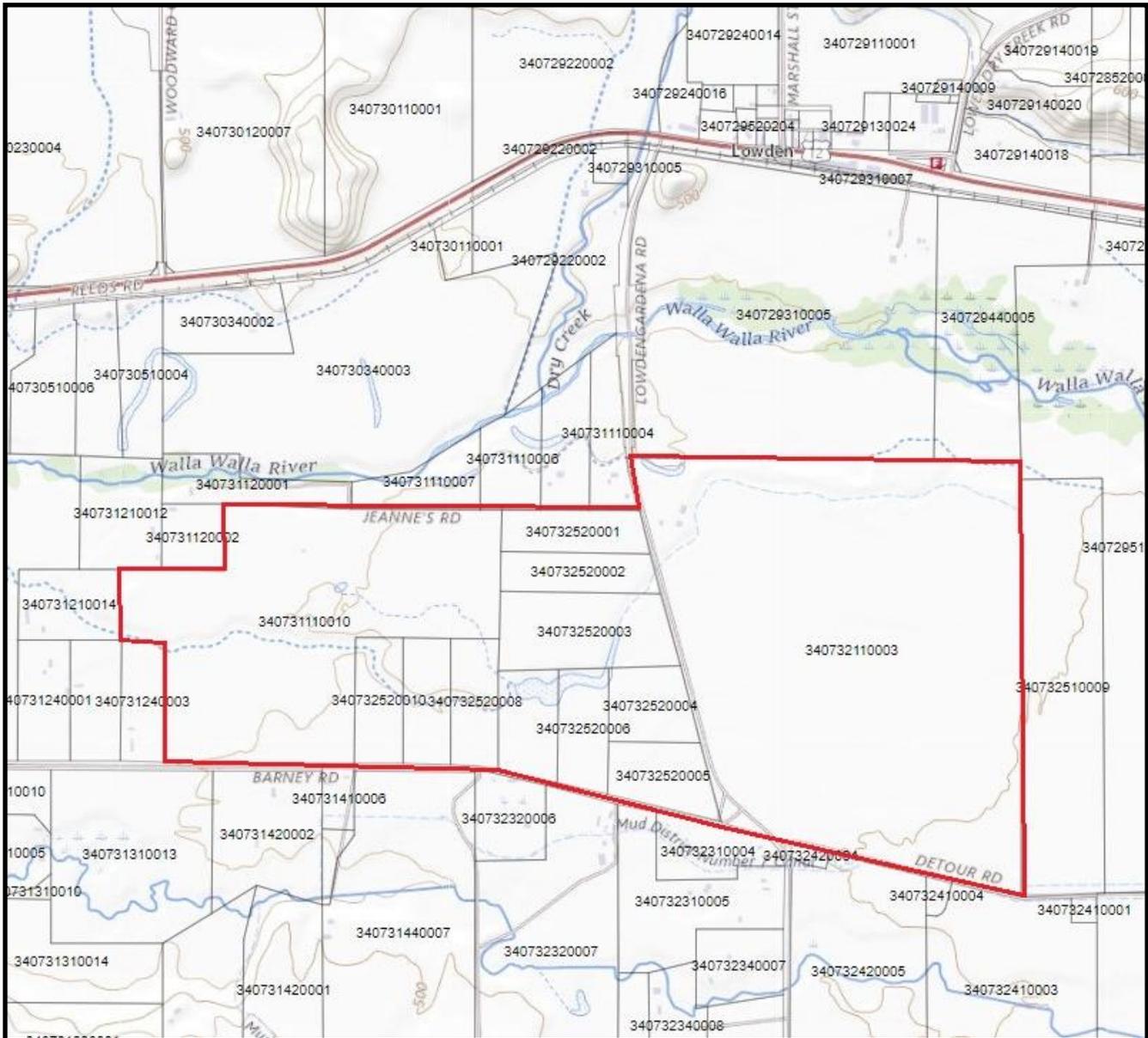


**Farmland Property
Walla Walla County, Washington**



Farmland Property Walla Walla County, Washington

Walla Walla County Assessor Topography Map



**Farmland Property
Walla Walla County, Washington**

Walla Walla County Aerial Parcel Map



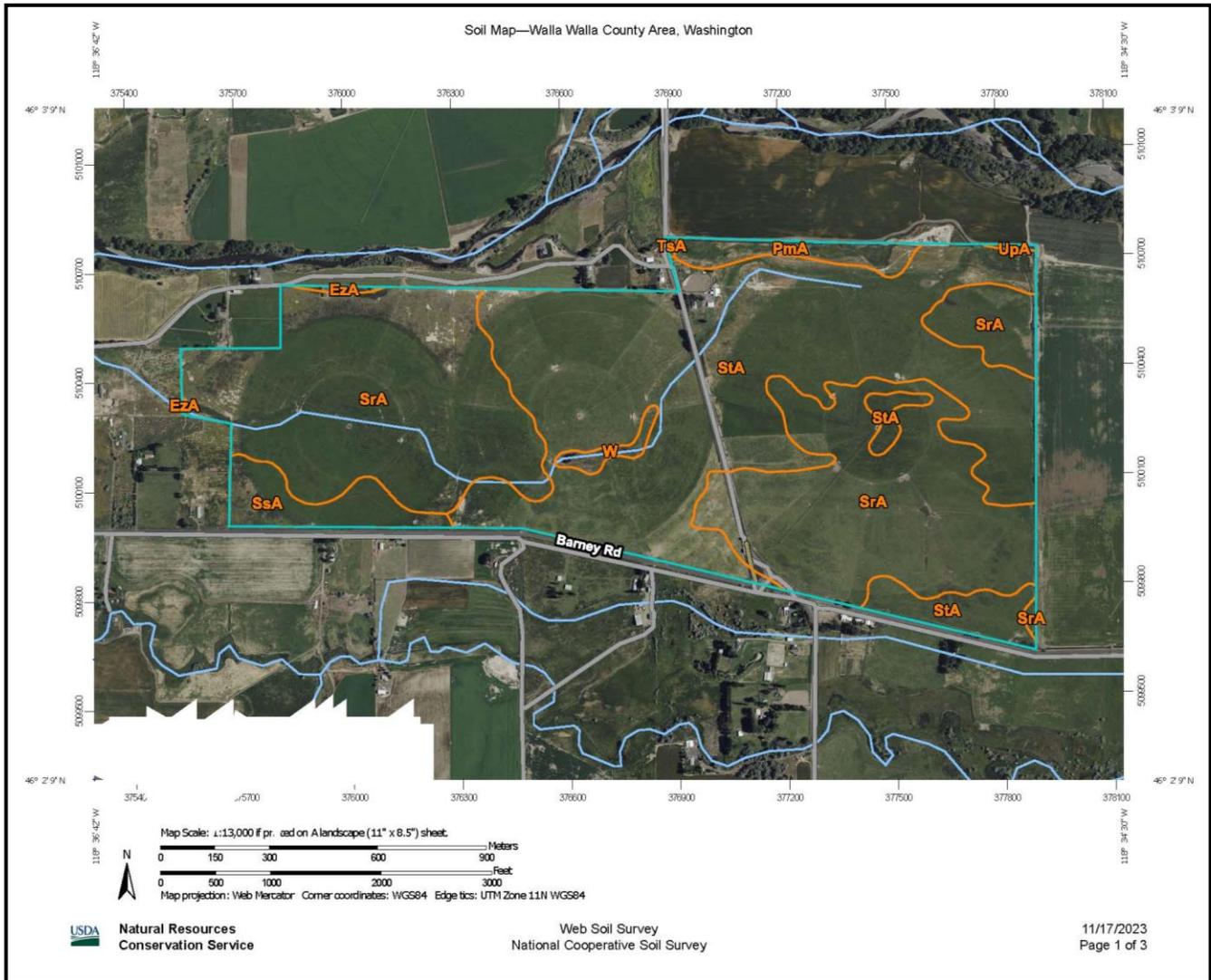
Google Maps



Farmland Property Walla Walla County, Washington

Soils

The property is fairly level with an elevation of about 490 feet above sea level. The primary soils types are SrA – Stanfield silt loam, leached surface, 0 to 3 percent slopes and StA – Stanfield very fine sandy loam, 0 to 3 percent slopes, with average annual rainfall of 12 to 13 inches. These soils are common in the area, however the soils reportedly have an elevated pH balance.



Farmland Property Walla Walla County, Washington

Water Rights and Irrigation System

The property is provided irrigation water that covers the property from three center pivots that were installed in 2003. The water is delivered from the ditch to a on farm pond and the pumped to the pivots and the K-line, and provided from the Walla Walla River via the Garden City Ditch which has a very low annual cost of \$2.50 per acre with on-site pumping costs of \$30 to \$35 per acre.

A domestic well provides domestic water and some stockwater.



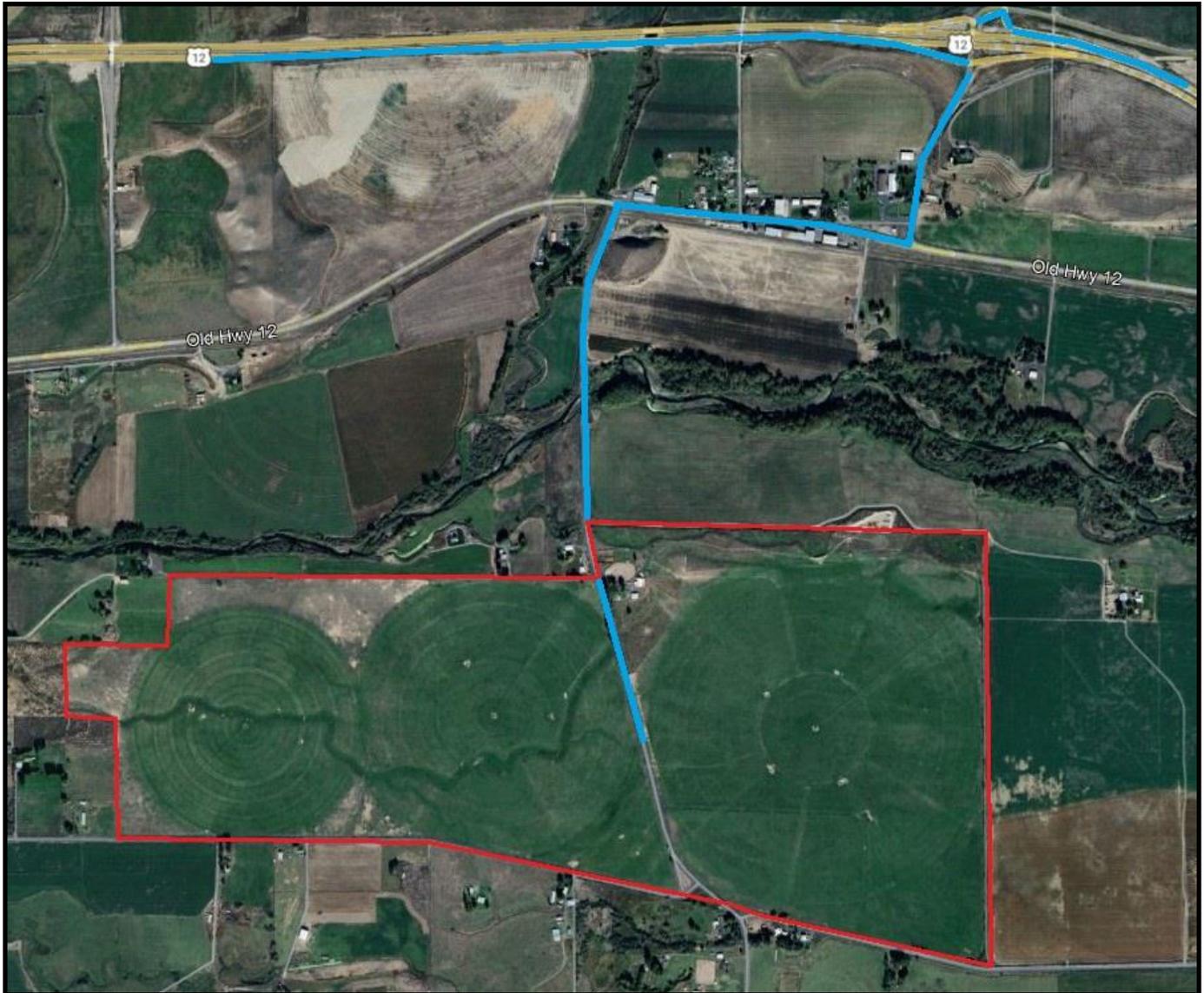
**Farmland Property
Walla Walla County, Washington**

Driving Map - 609 Lowden Gardena Rd, Touchet, WA

From Hwy 12, take the Lowden / Lower Dry Creek Road exit.

Go south on Lower Dry Creek Road.

Turn west on Old Hwy 12, then south on Lowden Gardena Road, and the property is approximately a half mile down the road (both sides).



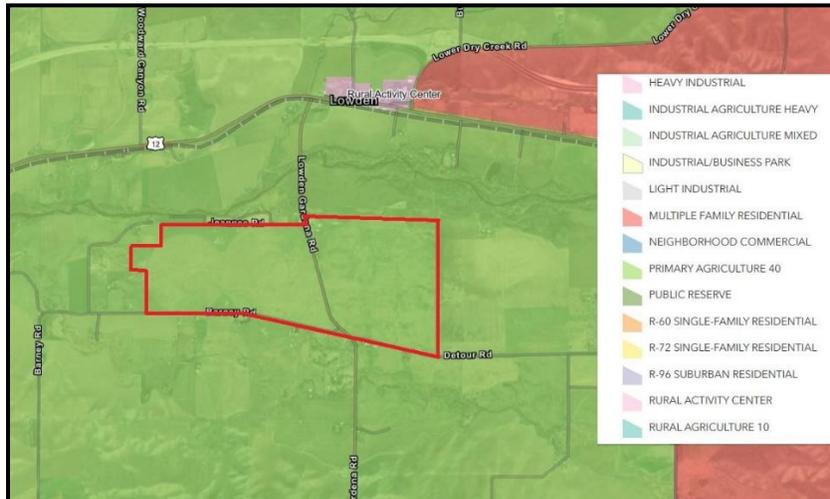
**Farmland Property
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2023 COUNTY ASSESSED VALUE AND TAXES

<u>Parcel Number</u>	<u>Total Acres</u>	<u>Market Value</u>	<u>Improve.</u>	<u>Tax Value</u>	<u>Taxes</u>
34-07-31-11-0010	120.31	\$ 565,430	\$ -	\$ 80,710	\$ 1,006.54
34-07-32-52-0010	10.03	\$ 60,020	\$ -	\$ 8,970	\$ 132.28
34-07-32-52-0009	10.00	\$ 54,590	\$ -	\$ 8,930	\$ 131.13
34-07-32-52-0008	10.01	\$ 67,620	\$ -	\$ 8,990	\$ 133.42
34-07-32-52-0001	10.00	\$ 63,040	\$ -	\$ 8,960	\$ 132.50
34-07-32-52-0002	10.25	\$ 68,690	\$ -	\$ 9,230	\$ 136.18
34-07-32-52-0003	21.30	\$ 146,360	\$ -	\$ 19,210	\$ 257.26
34-07-32-52-0007	10.29	\$ 70,710	\$ -	\$ 9,270	\$ 136.76
34-07-32-52-0006	10.00	\$ 64,610	\$ -	\$ 8,990	\$ 133.07
34-07-32-52-0004	9.97	\$ 57,450	\$ -	\$ 8,880	\$ 131.00
34-07-32-52-0005	10.90	\$ 42,990	\$ -	\$ 9,620	\$ 137.63
34-07-32-11-0003	<u>216.61</u>	<u>\$ 1,423,460</u>	<u>\$ 118,500</u>	<u>\$ 302,760</u>	<u>\$ 3,643.76</u>
Totals	449.67	\$ 2,684,970	\$ 118,500	\$ 484,520	\$ 6,111.53

ZONING

The subject farm is zoned Primary Agriculture 40 (PA-40), which requires 40-acre minimum lot sizes to construct a single-family residence. However, there are 10 lots that are smaller than the current zoning requirements. These lots are considered to be legal non-conforming lots as they were created prior to the current zoning regulations.



**Farmland Property
Walla Walla County, Washington**

LEGAL DESCRIPTION

(From _____)

Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 of the Waterfowl Tracts Plat, filed in Book 7 of Plats at Page 55, under Auditor's File No 2010-08972

Beginning at a point which is 6.73 chains South and 21.59 chains East of the Northwest corner of Section 32 in Township 7 North, Range 34 East of the Willamette Meridian, which point is in the Center of the County Road No. 518, and running thence East, parallel to the North line of said Section 32, a distance of 48.82 chains; thence South 48.80 chains to a point in the Center of the County Road; thence North 76° 39' West, along the Center line of said County Road, a distance of 39.55 chains to the point of intersection with the Center line of County Road No. 518 aforesaid; thence Northwesterly along the Center line of said County Road No. 518 to THE POINT OF BEGINNING.

ALSO, beginning at a point which is 6.73 chains South and 21.59 chains East of the Northwest corner of Section 32 in Township 7 North, of Range 34 East of the Willamette Meridian, which point is in the Center of County Road No. 518, and running thence North 89° 32' West 61.59 chains to a point in the North and South Center line of Section 31 in said Township and Range; thence South along the North and South Center line of said Section 31 a distance of 8.50 chains; thence North 89° 32' West 20.00 chains, more or less, to the West line of the East half of the Northwest Quarter of said Section 31; thence South along the West line of said East half of the Northwest Quarter, a distance of 25.00 chains to the East and West Center line of said Section 31; thence South 89° 32'; East, along said East and West Center line, a distance of 60.00 chains, more or less, to the Quarter Section corner on the East side of said Section 31; thence South 76° 39' East, along the Center line of the County Road, a distance of 33.10 chains, more or less, to the point of intersection with the Center line of County Road No. 518 aforesaid; thence Northwesterly along the Center line of said County Road No. 518 to THE POINT OF BEGINNING.

Excepting therefrom, Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 of the Waterfowl Tracts Plat, filed in Book 7 of Plats at Page 55, under Auditor's File No 2010-08972

ALSO, beginning at the Quarter Section corner on the North line of Section 32 in Township 7 North, Range 34 East of the Willamette Meridian, and running thence East along the North line of said Section 32 to the West line of the Louis Daune Donation Claim in said Section 32; thence South along the West line of said Donation Claim, a distance of 6.73 chains; thence West and parallel to the North line of said Section 32 to the Easterly line of County Road No. 518; thence Northwesterly along the Easterly line of said County Road to the North line of said Section 32; thence East along said North line to THE POINT OF BEGINNING.

EXCEPTING Public Roads;

Situated in Walla Walla County, State of Washington.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey

Walla Walla County Parcel Numbers 340731110010, 340732520010, 340732520009, 340732520008, 340732520001, 340732520002, 340732520003, 340732520007, 340732520006, 340732520004, 340732520005, and 340732110003