



Listing Information Packet

DRYLAND FARM
Skyrocket Road
North of Prescott, Walla Walla County
Washington

Price - \$1,550,000

Listed By:

Michael Fredrickson

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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.

Associated Appraisers of Walla Walla, LLC

2 West Main Street

Walla Walla, WA 99362

Firm #21010246

Skyrocket Road Dryland Farm Property Walla Walla County, Washington

PROPERTY DESCRIPTION

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

This farm is located about three miles north of Prescott along both sides of Skyrocket Road, it has a total of **986.97 acres** of which **764.36 acres are tillable**.

Access to the tract is along Skyrocket Road, a gravel surfaced county-maintained road, that runs from the southeast corner, northwest through the central area of the tract; and from Marr Road, a gravel surfaced county-maintained road that runs east/west through the northern area. The irregular shaped tract is rolling to steep in topography with elevations ranging from about 1,565 feet up to about 1,940 feet above sea level. Annual rainfall is about 14 to 16 inches. Power is available to the property. The historic winter wheat yield is 83 bushels per acre on a winter wheat/summer fallow rotation.

Taken Facing Southwest along Skyrocket Road Near the Central Area of the Tract



**Skyrocket Road Dryland Farm Property
Walla Walla County, Washington**



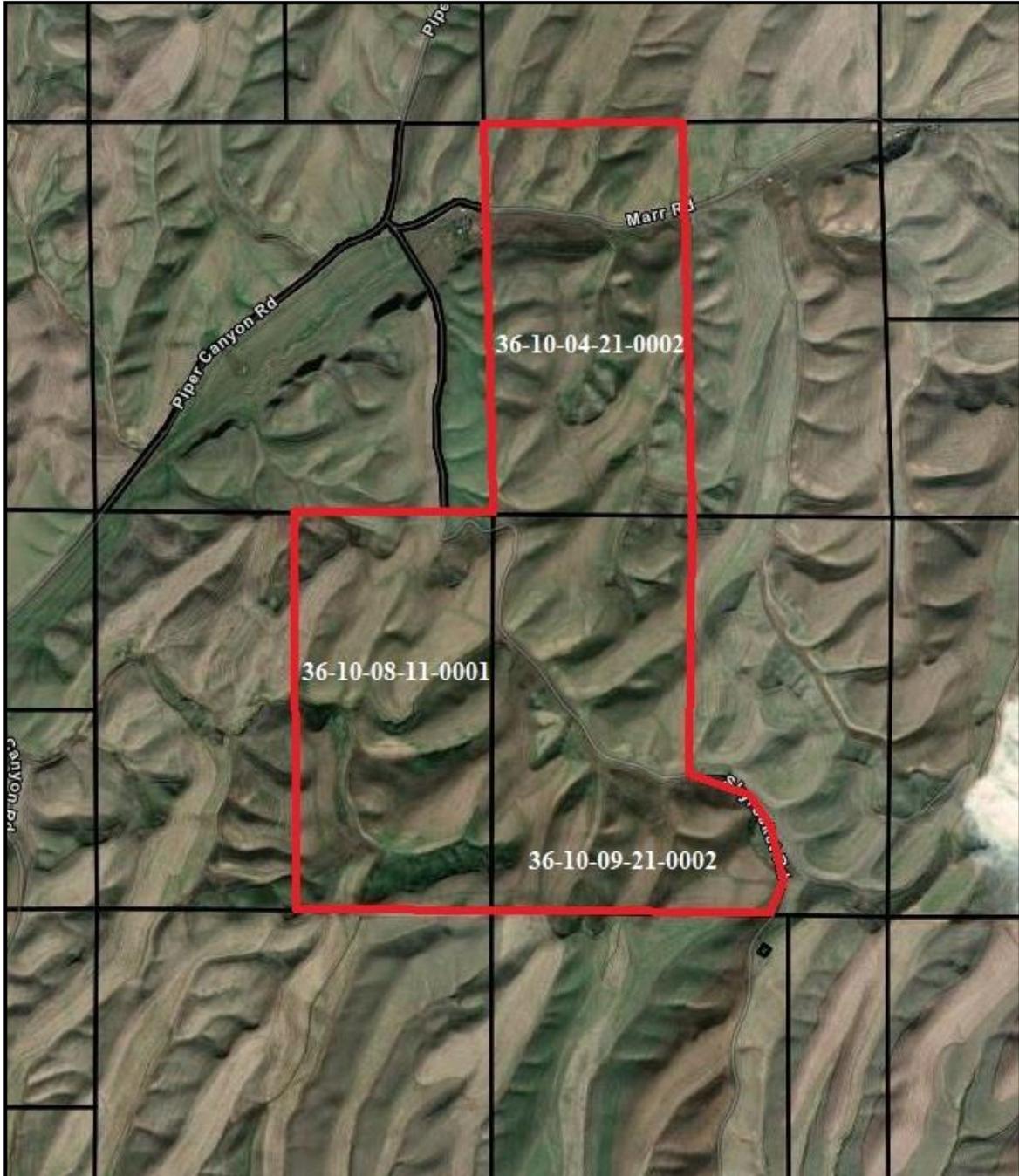
**Facing North along the Eastern Boundary
of the Northern Area of the Tract**

**Facing Southeast along Skyrocket Road
Near the Northwest Boundary of the Tract**



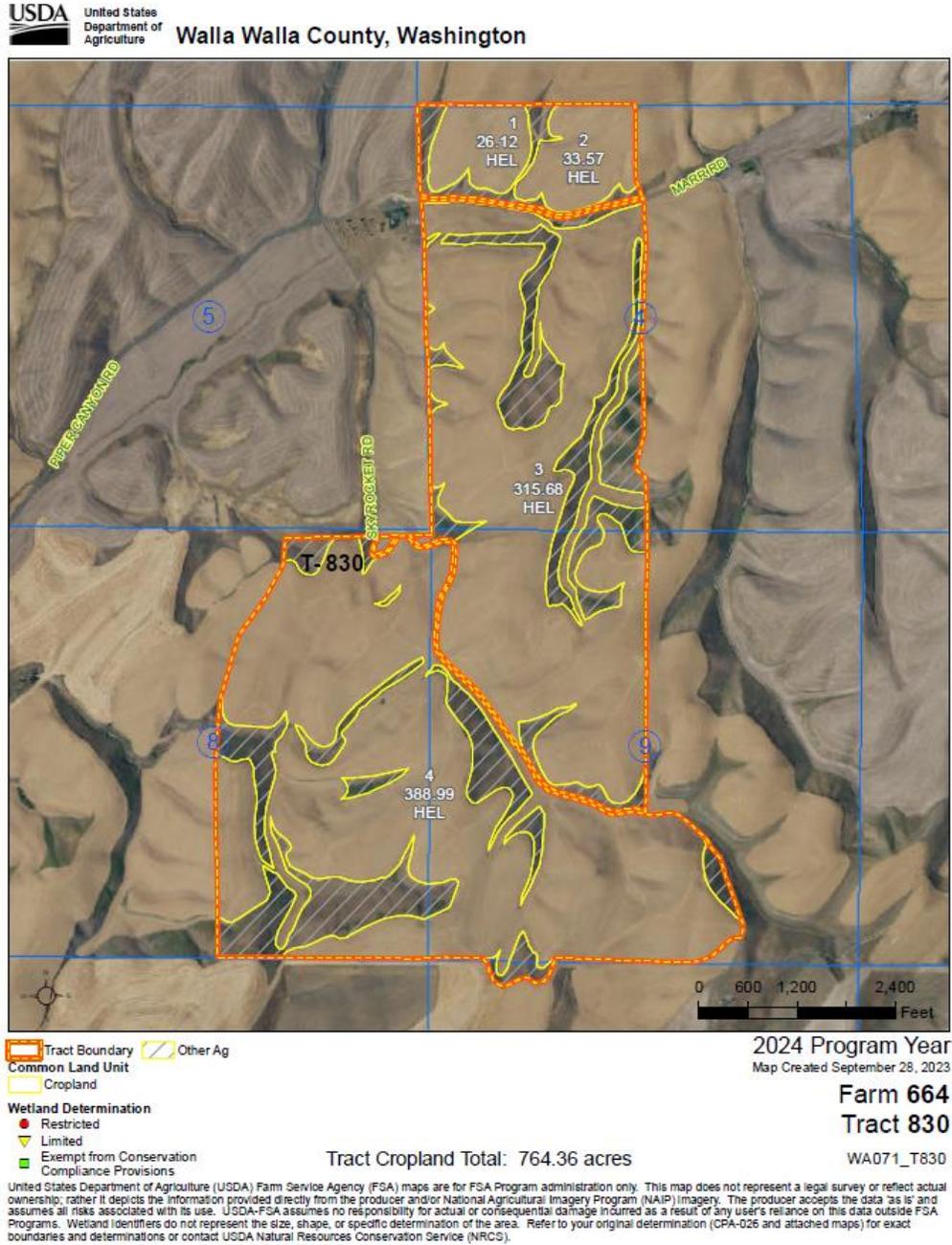
**Skyrocket Road Dryland Farm Property
Walla Walla County, Washington**

Walla Walla County Aerial Parcel Map



Skyrocket Road Dryland Farm Property Walla Walla County, Washington

FSA Aerial Map



**Skyrocket Road Dryland Farm Property
Walla Walla County, Washington**

COUNTY ASSESSED VALUE AND TAXES

Parcel Number	Property ID	2022 Market AV				2023	Acres
		Land	Use	Improve.	Total	RE Tax	
<u>Skyrocket Tract</u>							
36-10-04-21-0002	12838	\$ 272,820	\$ 100,980	\$ -	\$ 100,980	\$1,019.78	316.10
36-10-09-21-0002	12843	\$ 344,770	\$ 127,600	\$ -	\$ 127,600	\$1,286.72	351.67
36-10-08-11-0001	12840	\$ 264,110	\$ 97,750	\$ -	\$ 97,750	\$ 990.67	319.20
		\$ 881,700	\$ 326,330	\$ -	\$ 326,330	\$3,297.17	986.07

ZONING

The farm is zoned Primary Agriculture 40 (PA-40), which requires 40-acre minimum lot sizes to construct a single-family residence.

LEGAL DESCRIPTION

PARCEL A:

The West half of fractional Section 4, Township 10 North, Range 36 East of the Willamette Meridian.

LESS roads.

PARCEL B:

The East half of Section 8, Township 10 North, Range 36 East of the Willamette Meridian.

LESS roads.

PARCEL C:

The West half of Section 9, Township 10 North, Range 36 East of the Willamette Meridian, and that part of the Southeast quarter of said Section 9, Township 10 North, Range 36 East of the Willamette Meridian lying Southwest of the County Road, more particularly described as follows:

Beginning at the Southwest corner of the Southeast quarter of said Section 9, and running thence North, along the North and South centerline of said Section 9, a distance of 1770 feet to the center of the County Road; thence following the County Road North 82° 30' East 260 feet; thence South 84° 30' East 150 feet; thence South 48° 30' East 473 feet; thence South 35° 00' East 283 feet; thence South 19° 00' East 883 feet; thence South 16° 00' West 427 feet to the South line of said Section 9; thence leaving the County Road, West 1105 feet to the point of beginning.

LESS roads.

All situate in the County of Walla Walla, State of Washington.