

Clark Jennings & Associates
Financial and Real Estate Services



Naches Heights Area Orchard

\$3,155,240

For additional information contact: Darren Hartman, Broker: Cell (509)961-3398 or Office:
(509) 248-5600 Fax (509)248-5603

dhartman@clarkjennings.com

STRAND-ALLEN INC. ORCHARD

We are pleased to offer for sale this orchard property and irrigated farm located in the Naches Heights area of Washington State. This orchard consists of 118.2 acres of planted orchard. Varieties consist of Red Delicious, Golden Delicious, Cosmic Crisp, Gala, Fuji, Honeycrisp apples and Bartlett/D'Anjou pears.

LOCATION

The subject property is located in the Tieton area, just to the east of the community of Tieton. The subject property is accessed from Yakima via Highway 12 to Naches, heading northwest; then south at the light in Naches onto Naches-Tieton Rd; stay on it heading south up the hill and then turn left onto Naches Heights Rd and drive for about 1 mile until reaching one of the subject tracts (Bethel Ridge) at the approximate physical address of 8570 Naches Heights Rd. There are multiple routes that could be utilized, but this would be one of the more well-travelled routes and easiest routes from downtown Yakima.

LEGAL DESCRIPTION AND REAL ESTATE TAXES

This property includes 13 Yakima County Tax parcels as follows:

			Yakima County Assessed Values and RE taxes					
Property Name	Ranch Name	Parcel #	Total Land Acreage	Total House Sq Ft.	Imp. Value	Land Value	Total Value	2020 Taxes
STRAND-ALLEN	Bethel Ridge	171427-21001	0.28	-	\$ -	\$ 1,000.00	\$ 1,000.00	\$ 20.93
		171422-34002	20.18	-	\$ 26,400.00	\$ 70,700.00	\$ 97,100.00	\$ 732.61
		171422-31002	50.60	-	\$ 76,700.00	\$ 192,200.00	\$ 268,900.00	\$ 2,121.23
		300000-05632	-	924	\$ 9,100.00	-	\$ 9,100.00	\$ 146.96
	Marvin	171427-13001	9.99	-	\$ 22,600.00	\$ 57,100.00	\$ 79,700.00	\$ 573.44
171427-13002		9.76	-	\$ 24,800.00	\$ 56,200.00	\$ 81,000.00	\$ 592.77	
171427-13012		7.24	-	\$ 14,800.00	\$ 52,300.00	\$ 67,100.00	\$ 407.91	
171427-13006		6.92	1,855	\$ 132,900.00	\$ 62,500.00	\$ 195,400.00	\$ 2,334.70	
171427-14004		8.54	-	\$ 26,300.00	\$ 53,700.00	\$ 80,000.00	\$ 500.32	
	Bensen	171427-42001	7.83	-	\$ 9,000.00	\$ 52,300.00	\$ 61,300.00	\$ 348.23
		171427-41004	0.87	-	\$ -	\$ 28,200.00	\$ 28,200.00	\$ 347.32
	Anderson	171427-41404	18.03	1,064	\$ 111,200.00	\$ 100,900.00	\$ 212,100.00	\$ 2,594.34
		171427-41402	18.36	-	\$ 23,800.00	\$ 90,000.00	\$ 113,800.00	\$ 1,387.49
		Totals	158.60	3,843	\$ 477,600.00	\$ 817,100.00	\$ 1,294,700.00	\$ 12,108.25

SOILS

There are multiple soil types on the subject, but they consist primarily of Tieton loams with varying slope. Elevation is typically around 1,800 -1,900 feet.

SUMMARY / PLANTINGS

<u>TRACT</u>	<u>DESCRIPTION</u>	<u>ACRES</u>	<u>AGE</u>	<u>SPACING</u>
BETHEL RIDGE	COSMIC CRISP	3.5	2020 GRAFT	9X17
	RED DELICIOUS	31.6	11 to 40	8x13, 12x15, 10x15
	HONEYCRISP	5.4	13	10X13
	HONEYCRISP	2.8	9	10X12
MARVIN	RED DELICIOUS	15.5	10 TO 40	8X15, 10X20, 9X18
	GOLDENS	9.5	15 TO 56	10X20, 15X20, 18X18
	GALA	3	5 TO 15	5X14, 7X14
	AZTEC FUJI	5.4	2020 GRAFT	5X16, 8X16
BENSEN	RED DELICIOUS	2.5	15 TO 40	9X15, 9X14, 9X18
	GOLDENS	4.3	8 TO 50	10X20
	FUJI	1.9	4	5X14
ANDERSON	RED DELICIOUS	12.9	3 TO 40	7X13, 8X13
	GOLDENS	4.2	50	20X20
	BARTLETT	2.8	17	8X15
	D'ANJOU	2.8	17	15X15
	GALA	7	15	5X13.5
	HONEYCRISP	3.1	15	6X15
		<u>TOTAL</u>		
		118.2		

<u>TRACT</u>	<u>DESCRIPTION</u>		<u>SO/FT</u>	<u>YR BUILT</u>
BETHEL RIDGE	SINGLE-WIDE MOBILE	2 BED/2 BATH	924	1979
MARVIN	SINGLE-FAMILY	4 BED/2 BATH	1,855	1950
ANDERSON	SINGLE-FAMILY	2 BED/1 BATH	1,064	1940
	TEMPORARY WORKER HOUSING		20 WORKERS	
	BLOCK SHOP		2,100	
	POLE BUILDING		720	

PRODUCTION

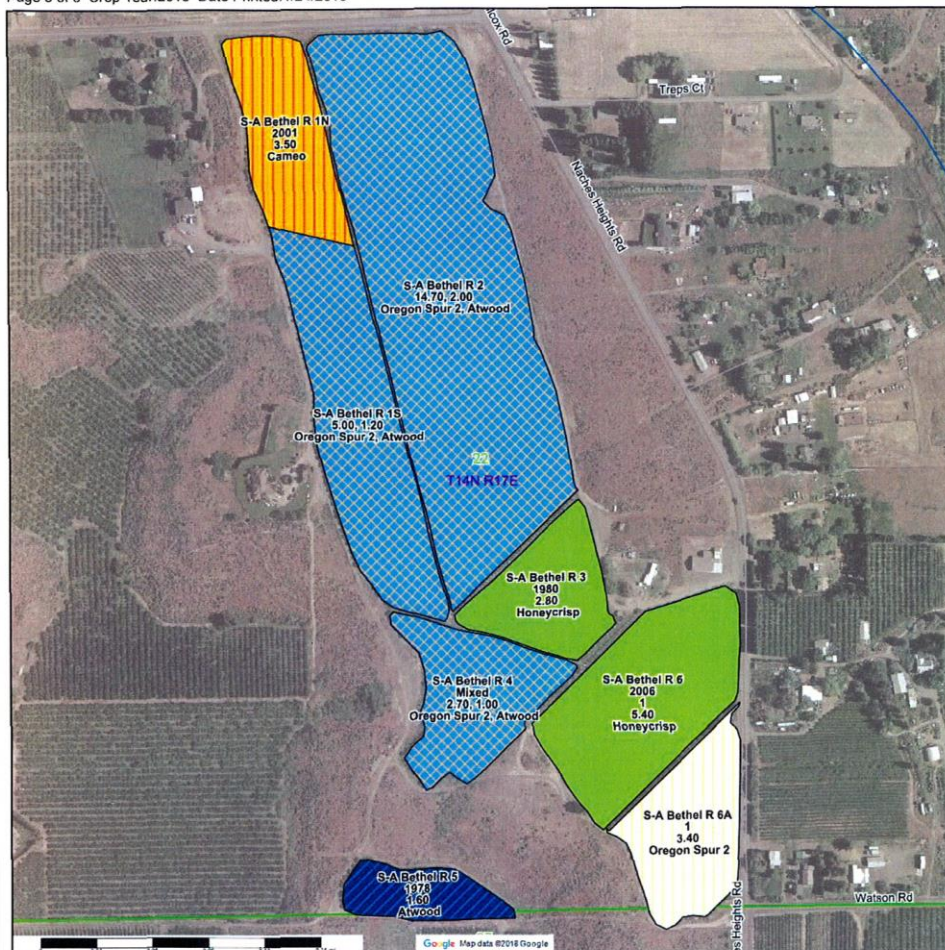
- Reds: Most blocks 54-58 bins/acre
- Goldens: 70-99 bins/acre
- Gala: 20-36 bins/acre
- Cameo: 46-55 bins/acre
- Honeycrisp: 35-50 bins/acre
- Bartlett: 32 bins/acre
- Anjou: 37 bins/acre

PLANTING MAPS

Strand Allen, Inc.
Bethel Ridge - 100B

YAKIMA, WA
T14N R17E section 22

Page 5 of 5 Crop Year:2018 Date Printed:1/24/2018



Provided Courtesy of:



ARCIS | We grow stronger every day - together™

LEGEND

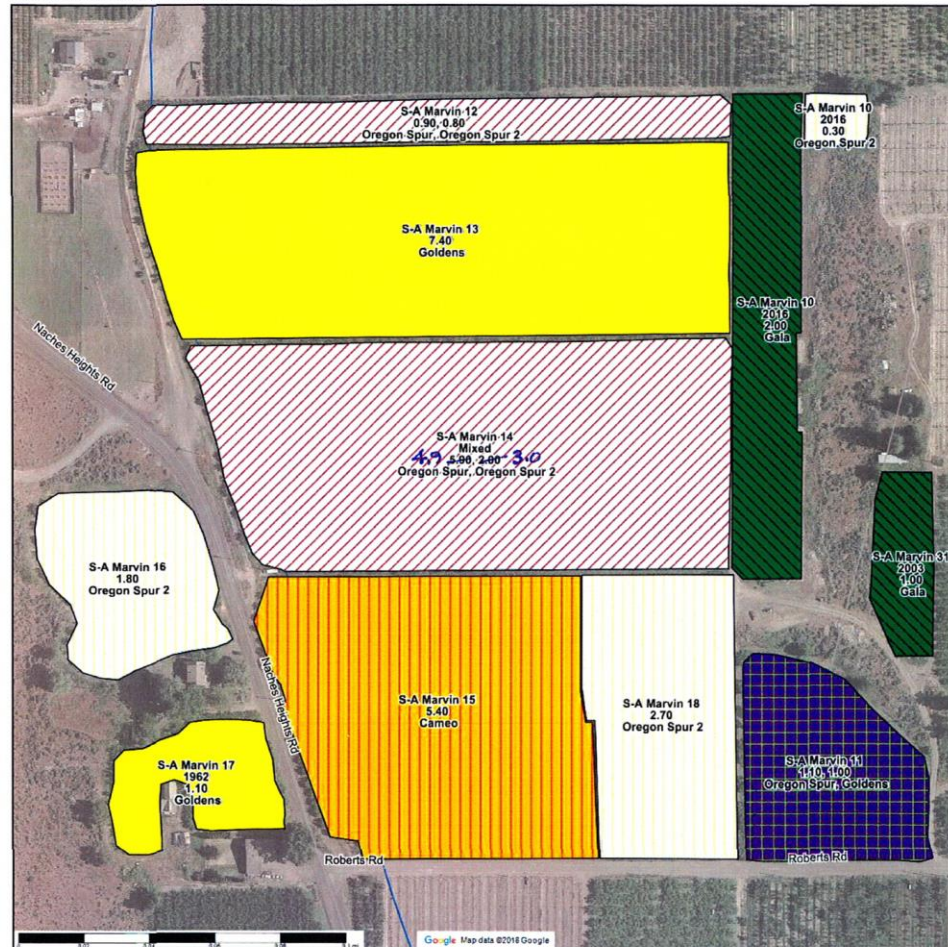
- Atwood
- Atwood/Oregon Spur II
- Cameo
- Honeycrisp
- Oregon Spur 2

Atwood	5.80
Cameo	3.50
Honeycrisp	8.20
Oregon Spur 2	25.80
TOTAL	43.30

Strand Allen, Inc.
Marvin - 100C

YAKIMA, WA
T14N R17E section 27

Page 3 of 5 Crop Year:2018 Date Printed:1/24/2018



Provided Courtesy of:



RCIS | We grow stronger every day - together™

LEGEND
ACRES

- Cameo
- Gala
- Goldens
- Goldens/Oregon Spur
- Oregon Spur 2

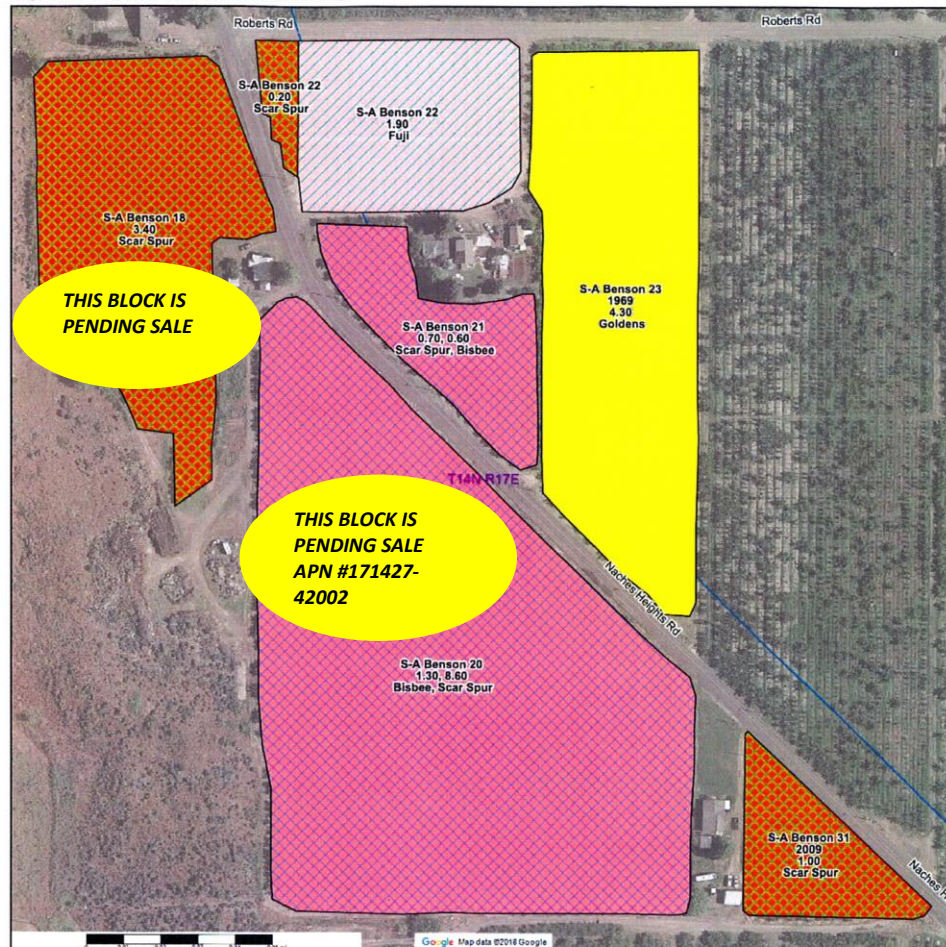
OS/OS2

Cameo	5.40	TOTAL	33.40
Gala	3.00		
Goldens	9.50		
Oregon Spur	2.80		
Oregon Spur 2	2.60		
	6.9		
	8.6		

Strand Allen, Inc.
Benson - 100A

YAKIMA, WA
T14N R17E section 27

Page 2 of 5 Crop Year: 2018 Date Printed: 1/24/2018



Provided Courtesy of:



RCIS | We grow stronger every day - together™

LEGEND

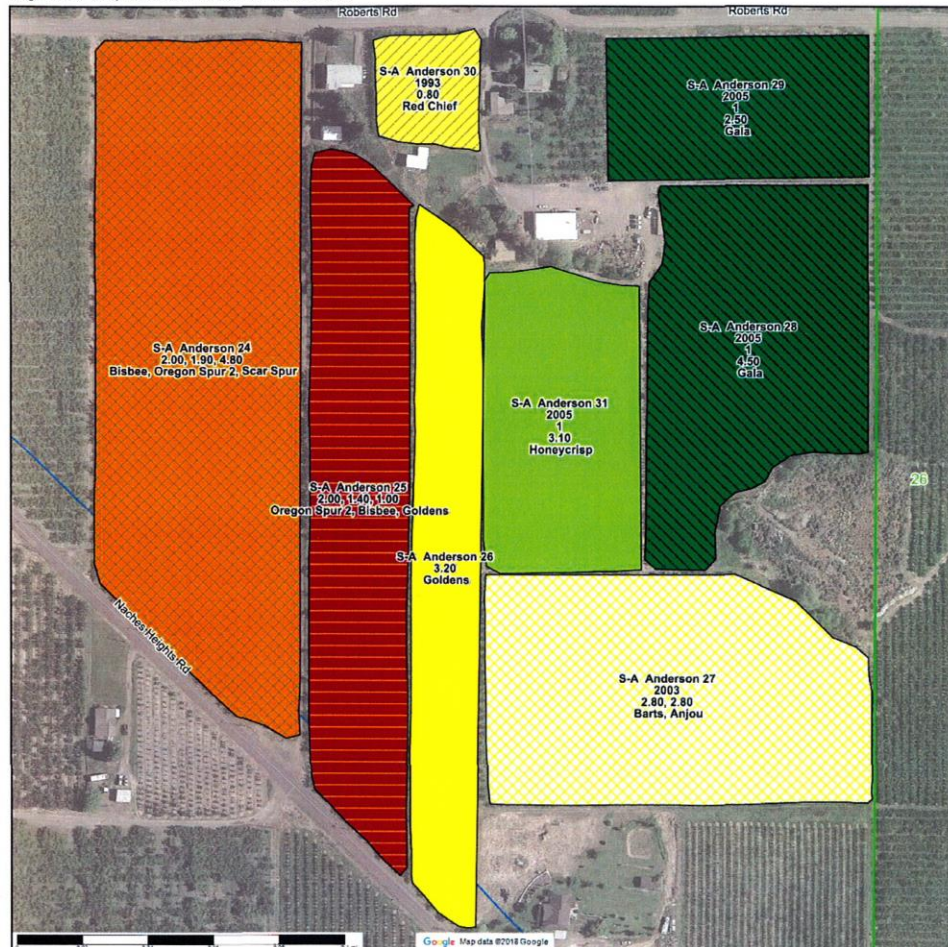
- Bisbee/Scar Spur (Pink cross-hatch)
- Fuji (Blue diagonal lines)
- Goldens (Yellow solid)
- Scar Spur (Orange cross-hatch)

ACRES				
	Bisbee	1.90	Scar Spur	13.90
	Fuji	1.90	TOTAL	22.00
	Goldens	4.30		

Strand Allen, Inc.
Anderson - 100D

YAKIMA, WA
T14N R17E section 27

Page 4 of 5 Crop Year:2018 Date Printed:1/24/2018



Provided Courtesy of:



RCIS | We grow stronger every day - together™

LEGEND	 Anjou-Barts	 Red Chief		
	 Gala	 Scar Spur-Oregon Spur 2-Bisbee		
	 Goldens			
	 Honeycrisp			
	 Oregon Spur 2-Bisbee-Goldens			
ACRES	Anjou	2.80	Honeycrisp	3.10
	Barts	2.80	Oregon Spur 2	3.90
	Bisbee	3.40	Red Chief	0.80
	Gala	7.00	Scar Spur	4.80
	Goldens	4.20	TOTAL	32.80

Irrigation

Irrigation water for the subject property farm is provided by the Yakima-Tieton Irrigation District. Each share delivers 4.9 gallons per minute and 1.2 shares is enough water for 1 acre of irrigable land. The YTID is a senior district meaning that in “short” water years, the users in this district usually still get their full allocation of water. This is ample water for the current planted orchard.

Well Water: There are domestic wells for the single-family residences and worker housing. No verification of water supply/condition was made and the current wells are assumed adequate. The domestic wells are all community wells and necessary well agreements will/may need to be modified upon purchase.

Frost Protection

The property has 7 wind machines. Frost protection is managed by using a combination of wind machines and under-tree water.

Owner Information:	STRAND-ALLEN, INC
Price:	\$3,155,240 for all tracts. Individual tracts may also be available to purchase. Please contact Darren for more information.
Terms:	Cash at closing or terms approved by seller.
Agency:	Clark Jennings and Associates, Inc. 108A West Fremont Selah, WA 98942 509-248-5600 phone 509-248-5603 fax 509-961-3398 Darren Cell
Agent:	Darren Hartman, Broker

Disclaimer

The information contained within this marketing brochure was obtained from sources deemed reliable, but neither Clark Jennings and Associates, the Seller, nor the Seller's agent guarantee the accuracy or completeness of this Information. All acreages, boundary lines and legal descriptions are subject to verification prior to the sale. Fence lines may not always accurately define the property boundaries. Any maps or depictions contained herein are for general information only. They may not be to scale and are subject to change. All personal property or fixtures described herein are subject to verification and are sold “as is” unless expressly stated otherwise in the purchase and sale contract. Each prospective buyer is advised to make his or her independent review of the information contained in this brochure. Clark Jennings and Associates make no warranty as to the sufficiency or suitability of any property for any particular purpose. This offering is subject to prior sale, price change, correction or withdrawal.

AREA MAP

