Clark Jennings & Associates
Financial and Real Estate Services

TORRES ORCHARD

$2,000,000

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

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TORRES ORCHARD

We are pleased to offer for sale this orchard located in the Eltopia / Basin City area of Washington State North of Pasco. This orchard consists of approximately 42.5 acres of Red Fuji, 6.5 acres of Honeycrisp, 4.5 acres of Red Gala, 4.5 acres of Goldens, 2.4 acres of Braeburn, 4 acres of Benton cherries, 4 acres of Corral Champagne cherries and 1 acre of Black Pearl cherries / (see following spreadsheet for density, etc.). There are approximately 69.4 planted acres in total.

LOCATION

You can reach this farm off Glade North Rd. and I-395 out of Pasco using multiple routes. The orchard/farm is located about 17 miles North of Pasco and 17 miles south of the Radar Hill area of Othello.

LEGAL DESCRIPTION AND REAL ESTATE TAXES

This property includes one Franklin County Tax parcel as follows:

		Franklin County Assessed Values and RE taxes			
		Total			2020 RE
Property Name	Parcel #	Land Acreage	Market Value	Taxable Value	Taxes
Torres Orchard	122-2400-20	74.7	$1,314,500	$806,900	$7,432
	Totals	74.70	$1,314,500.00	$ 806,900.00	$ 7,431.70

SOILS

There are multiple soil types on the subject, but they consist primarily of Taunton very fine sandy loam and Sagehill very fine sandy loam. Slope typically ranges from zero to 2% per the USDA and Surety soils maps.

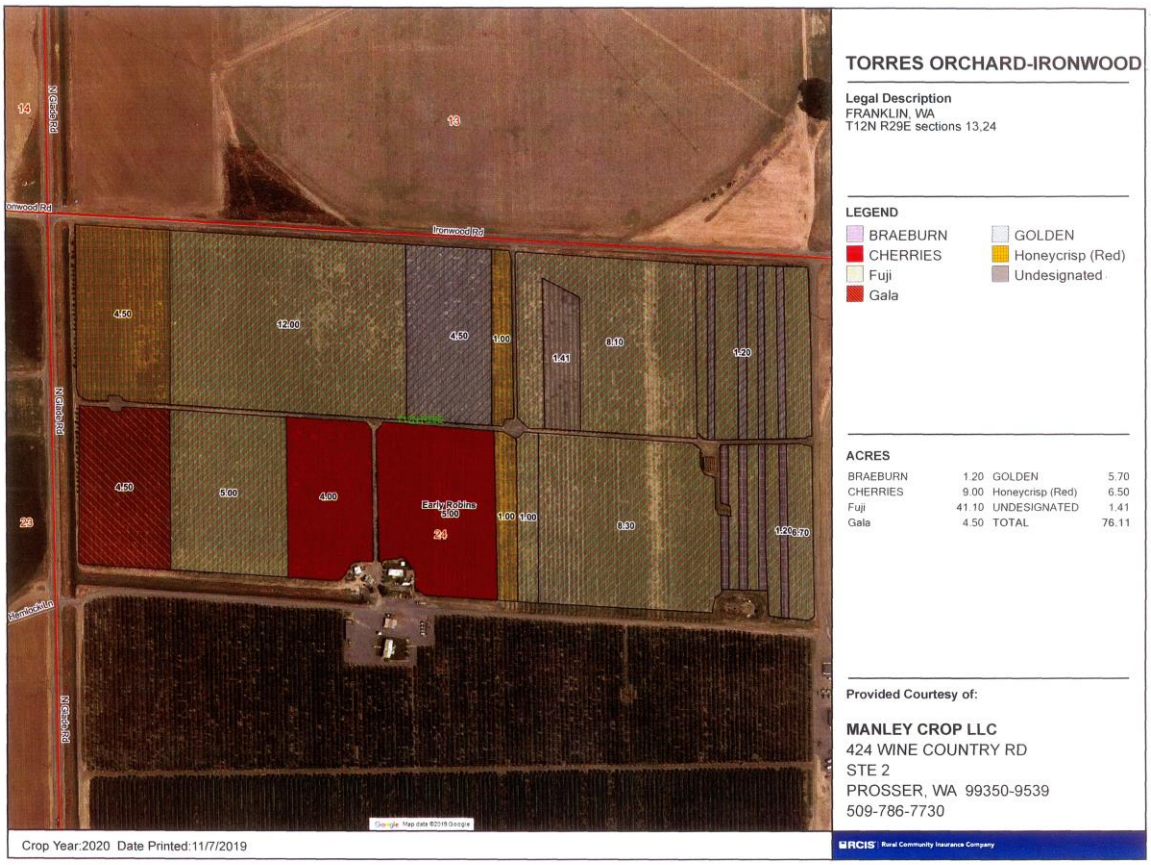
LAND DESCRIPTION / PLANTINGS

RANCH NAME	VARIETY	STRAIN	ROOTSTOCK	YEAR PLANTED	ACRES	SPACING	IRRIGATION	TRAINING
TORRES	FUJI	RED	M26	1998-2006	42.5	4X16	OTSS	V-TRELLIS, 6-8 WIRES
	HONEYCRISP	STD	M26	2012	6.5	4X16	UTSS	V-TRELLIS, 6-8 WIRES
	GOLDENS	-	M26	2006	4.5	4X16	OTSS	V-TRELLIS, 6-8 WIRES
	GALA	RED	M26	2009-11	4.5	4X16	UTSS	V-TRELLIS, 6-8 WIRES
	BRAEBURN	RED	M26	MATURE	2.4	4X16	OTSS	V-TRELLIS, 6-8 WIRES
	BENTON	-	MAZZARD	2006	4	10X16, 12X16	UTSS	
	CORRAL CHAMPAGNE		MAZZARD	2020 GRAFT	4	10X16, 12X16	UTSS	
	BLACK PEARL		MAZZARD	2020 GRAFT	1	10X16, 12X16	UTSS	
					69.4			
	BUILDING IMPROVEMENTS							
	MOBILE HOME 10' X 50'							
	STORAGE SHED							

PRODUCTION

RANCH NAME	VARIETY	ACRES	2020	AVG BINS/ACRE	
TORRES	FUJI	42.5	2,364	55.6	
2020 PRODUCTION	HONEYCRISP	6.5	498	76.6	
	GOLDENS	4.5	468	104.0	
	GALA	4.5	235	52.2	
	BRAEBURN	2.4	64	26.7	
	BENTON	4	28	7.0	
	CORRAL CHAMPAGNE	4	-	-	2020 GRAFT
	BLACK PEARL	1	-	-	2020 GRAFT

PLANTING MAPS



Irrigation

Water is provided via the South Columbia Basin Irrigation District. The subject is located in Irrigation Block 14. The Bureau debt has been paid off, and is not subject to the RRA requirements per the SCBID.

Frost Protection

The property has 3 wind machines (auto-start). Frost protection is managed by using a combination of wind machines and under-tree water.

Building Improvements

Building improvements include one mobile home and some minor outbuilding improvements including a storage shed.

Owner Information:	**Torres Farms, LLC**
Price:	**$2,000,000**
Terms:	Cash at closing or terms approved by seller.
Agency:	Clark Jennings and Associates, Inc. 108 A West Fremont (Selah) PO Box 592 (Mailing) Yakima, WA 98907 509-248-5600 phone **509-961-3398 Darren (Cell)**
Agent:	Darren Hartman, Broker

Disclaimer
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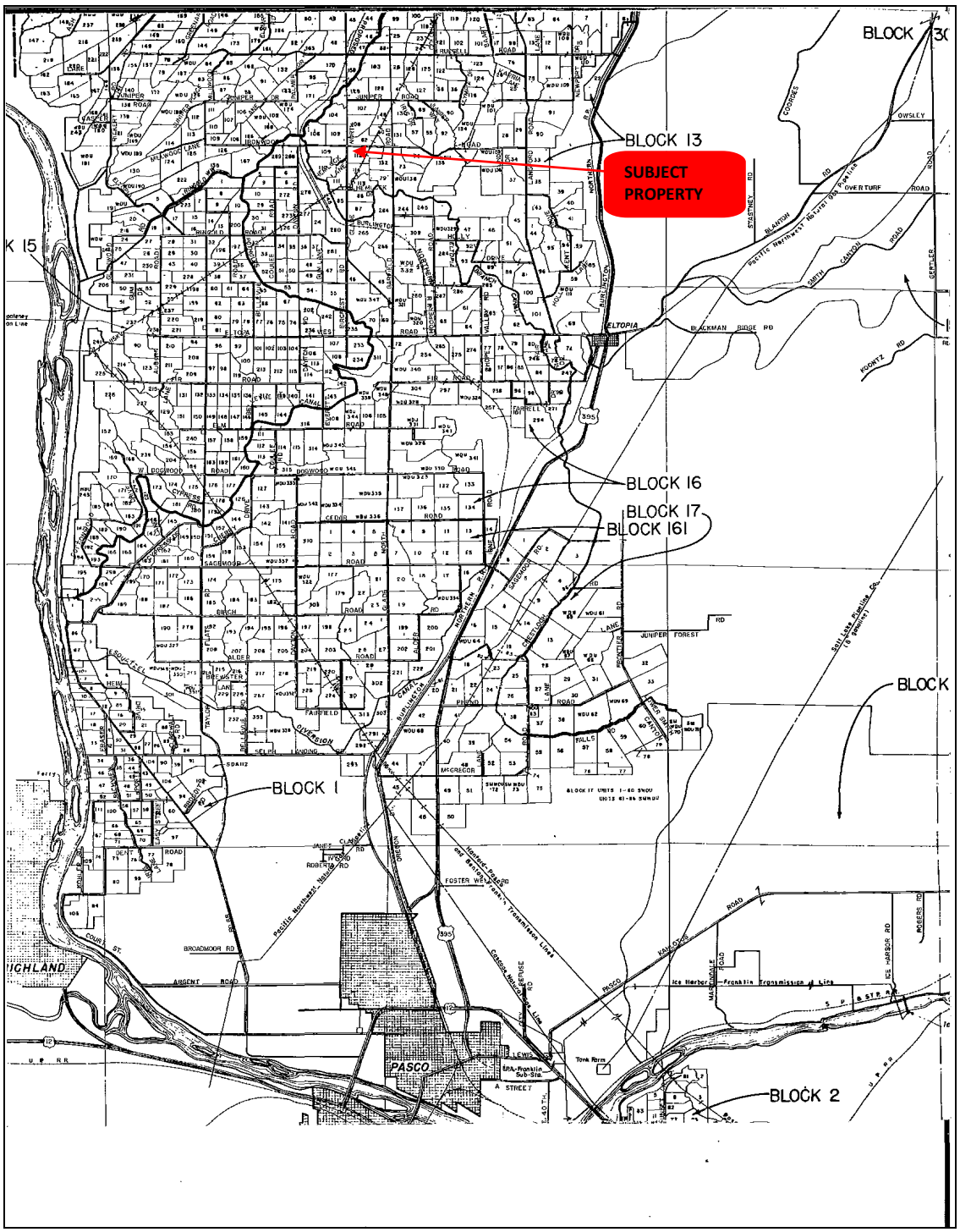
COLUMBIA BASIN IRRIGATION DISTRICT MAP



TORRES ORCHARD AERIAL MAP

BORDERS ARE ESTIMATED