WASHINGTON STATE VINEYARD ASSET

HIGH RIVER VINEYARD - WHITE BLUFFS AVA

281.90 +/- DEEDED ACRES OFFERED | FRANKLIN COUNTY, WA | OFFERED AT: $2,900,000



AgriBusiness™ Trading Group
AgTradeGroup.com

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INTEGRATED LAND SOLUTIONS
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This Washington State vineyard offering is comprised of 281.90 +/- deeded acres. The asset consists of one tax parcel and is located north of Pasco, WA in the newly formed White Bluffs American Viticultural Area (AVA), a sub-appellation of the large Pacific Northwest Columbia Valley AVA. This viticultural area sits on a plateau, which protects the vines from the cold air that drains onto the surrounding valley floors. The higher elevation extends the growing season by an average of 45 days relative to the surrounding area.

The vineyard has been successfully operated by the current landowner for several decades. There are 201.70 +/- planted vineyard acres, per crop insurance records. The plantable acreage consists of Cabernet Sauvignon, Merlot, Syrah, and Chardonnay plantings in various stages of dormancy, creating flexibility for future agricultural uses and potential row crop development.

Irrigation water for the asset is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 111.80 +/- acres shown as irrigable and the base quantity of water (SFD) is 204.34. The 2026 irrigation assessment is $9,760.16. The water allocations included in the sale are not subject to Reclamation Reform Act acreage limitations.

In addition, there is a single-family residence and utility storage/tool shed located on the property and included in the sale of this asset. The residence is currently occupied by a vineyard foreman.

The entire asset is located within a census tract identified for designation under the federal Opportunity Zone 2.0 program. The U.S. Department of the Treasury is expected to issue final certification by December 27, 2026, with designations expected to take effect January 1, 2027. Subject to final designation and applicable investment requirements, the property may offer an additional investment advantage through potential federal tax benefits associated with qualifying Opportunity Zone investments.

OVERVIEW DETAILS

TOTAL ACRES

- Per the Franklin County Assessor, there are 281.90 +/- deeded acres included in the sale of this asset.
  - » The deeded property consists of one tax parcel.
  - » The total property tax payment for 2026 is $27,912.54.
  - » There are 201.70 +/- planted cropland acres, per crop insurance records, broken down as follows:
  - » 120.20 +/- acres planted to Cabernet Sauvignon.
  - » 40.90 +/- acres planted to Merlot.
  - » 21.20 +/- acres planted to Syrah.
  - » 19.40 +/- acres planted to Chardonnay.
- There are 80.20 +/- acres which consist of outground, roads, windbreaks, and other acres.

ZONING

- Per the Franklin County Planning Department, the property is located within an Agricultural Production Zone (AP-20) with a minimum parcel size of 20 acres.

IRRIGATION & WATER RIGHTS

- Irrigation water for the asset is provided by the South Columbia Basin Irrigation District (SCBID).
  - » The SCBID block, within which this asset lies, has been paid off and is not subject to the Reclamation Reform Act acreage limitations.
- There are 111.80 +/- acres shown as irrigable by SCBID allotments.
  - » The base quantity of water (SFD) is 204.34.
  - » The 2026 irrigation assessment is $9,760.16.
- The single-family residence is served by a domestic well and a private septic system serves sanitation needs.

INCOME SOURCES – POTENTIAL

- Potential income sources:
  - » Convert to row crop production.
  - » Re-development into other permanent crops.



CURRENT FARM OPERATION & YIELDS

- This vineyard asset has been operated by the landowner for several years, using typical farming practices for the area.
  - » The plantable acreage is in various stages of dormancy, creating flexibility for future agricultural uses and potential row crop development.
- Access to the data room, which contains production records and other confidential information, will be granted upon execution of a Non-Disclosure Agreement.

STRUCTURES

- Residence:
  - » 1,323 +/- square-foot single-family residence.
- General-Purpose Building:
  - » 168 +/- square-foot utility storage/tool shed.
- Wind Machines:
  - » 2 propane-powered wind machines.

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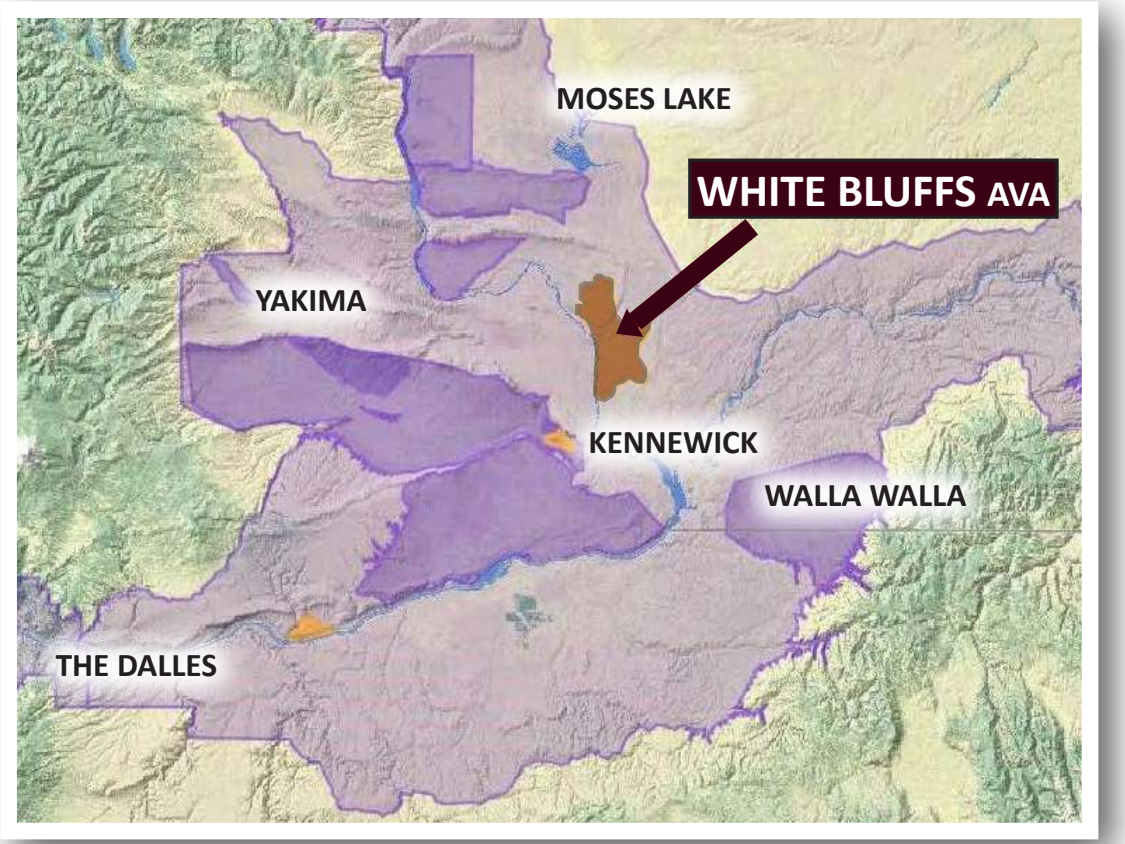
WHITE BLUFFS AVA

Awarded appellation status in 2021, the White Bluffs AVA is the eighteenth federally recognized American Viticultural Area in Washington and is entirely contained within the Columbia Valley AVA. The appellation lies on a plateau approximately 200 feet above the surrounding area. The area is said to have remained after the surrounding land was inundated with water and eroded by the Missoula Floods, a series of cataclysmic, ice age events. The modest additional elevation allows cool air to drain and helps protect against frosts and freezes, therefore extending the growing season by an average of 45 days relative to lower-lying regions.

The White Bluffs AVA is comprised of approximately 94,000 total acres. Grape vines were first planted in the region in 1972. Per AVA records, there are approximately 1,127 acres currently under vine within the viticultural area. Primary grape varieties include Cabernet Sauvignon, Merlot, and Syrah.







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PROPERTY LOCATION MAP

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CLIMATE & SOILS

Soils on the property consist primarily of Sagehill, Royal, and Warden loams. What sets the White Bluffs region apart from others is the Ringold Formation, a layer of ancient lakebed sediment topped by calcium carbonate. This layer contains enough clay so that the soil retains different proportions of water and minerals, as compared to those of the surrounding areas. The Ringold Formation is deep enough that the roots of the vines planted in the White Bluffs, unlike that of the rest of the Columbia Valley, do not ever reach the basalt bedrock.

Elevations throughout the AVA range from 800 feet to 1,000 feet, which protects the vines from the cold air on the surrounding valley floor. Vines have been planted in the area since 1972 and have never experienced a freeze during the growing season. Average rainfall throughout the AVA ranges from 7 to 9 inches annually.

This rich combination of topography, climate, and soils creates an ideal growing region for permanent crops such as wine grapes, cherries, and apples.

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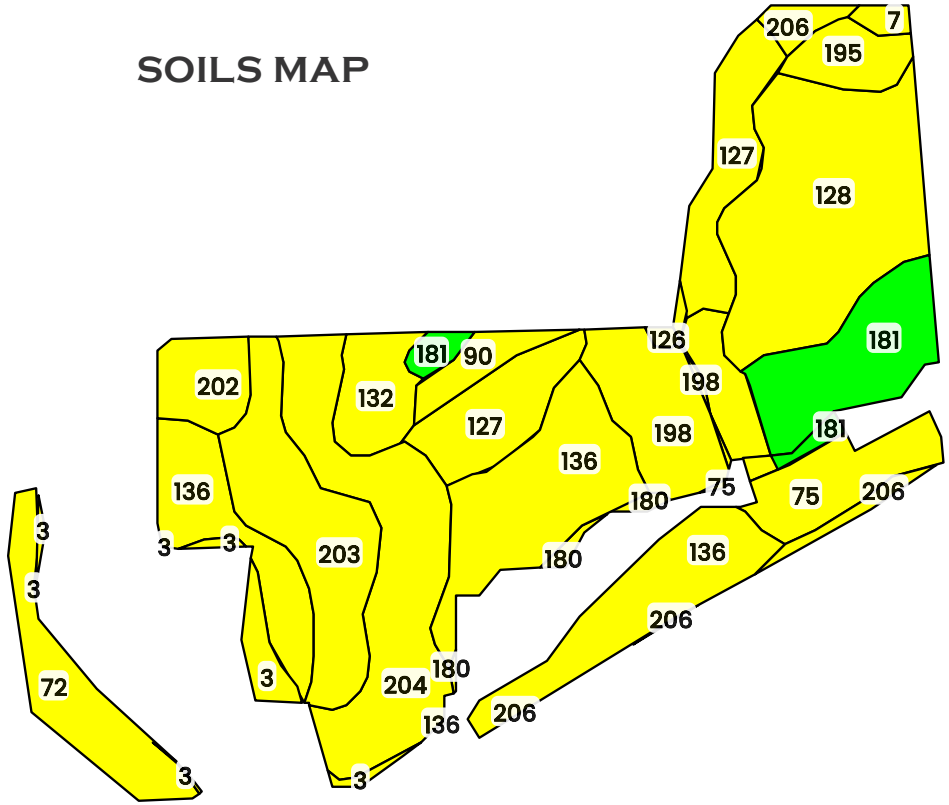
SOILS MAP

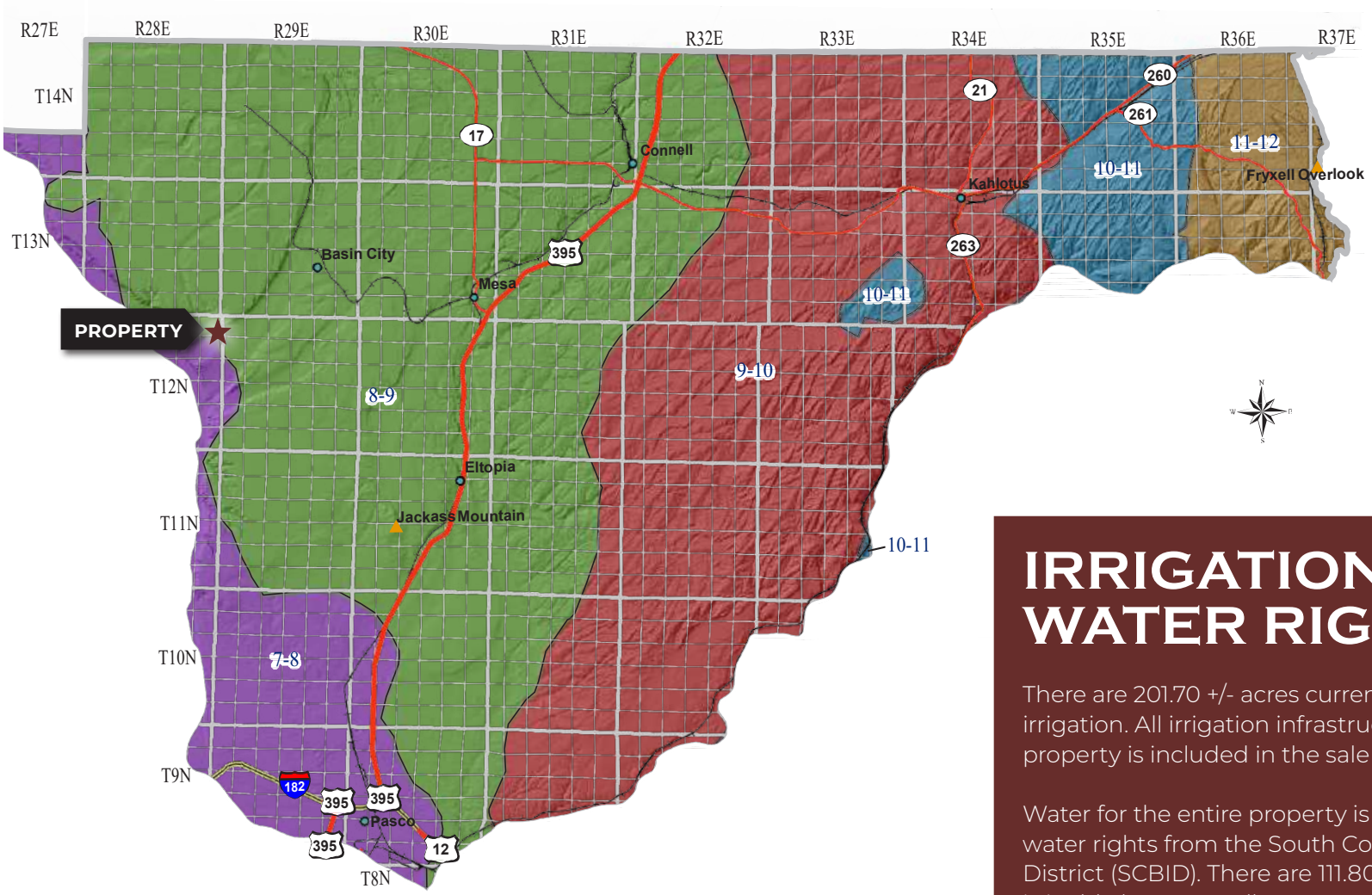


Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
136	Sagehill very fine sandy loam, 10 to 15 percent slopes	40.72	19.59 %	13	3	6	Well drained
128	Royal fine sandy loam, 0 to 2 percent slopes	30.16	14.51 %	10	1	6	Well drained
204	Warden silt loam, 10 to 15 percent slopes	24.02	11.55 %	14	3	6	Well drained
127	Royal loamy fine sand, 10 to 30 percent slopes	17.69	8.51 %	9	-	7	Well drained
203	Warden silt loam, 5 to 10 percent slopes	17.01	8.18 %	14	3	6	Well drained
181	Taunton very fine sandy loam, 0 to 2 percent slopes	14.98	7.21 %	14	1	3	Well drained
72	Ottmar silt loam, very deep, 5 to 10 percent slopes	10.52	5.06 %	14	3	6	Well drained
198	Warden very fine sandy loam, 10 to 15 percent slopes	10.48	5.04 %	13	3	6	Well drained
75	Ottmar-Schlomer complex, 5 to 15 percent slopes	8.27	3.98 %	16	3	6	Well drained
180	Tauncal very fine sandy loam, 15 to 30 percent slopes	6.04	2.91 %	10	6	6	Well drained
132	Royal-Timmerman complex, 15 to 30 percent slopes	5.91	2.84 %	9	-	6	Well drained
202	Warden silt loam, 2 to 5 percent slopes	5.45	2.62 %	14	2	6	Well drained
195	Warden very fine sandy loam, 0 to 2 percent slopes	4.57	2.20 %	13	1	6	Well drained
3	Badland-Xeric Torriorthents complex, very steep	3.55	1.71 %	1	-	8	-
90	Quincy loamy fine sand, 15 to 30 percent slopes	3.44	1.65 %	9	6	7	Excessively drained
206	Warden silt loam, 25 to 40 percent slopes	3.32	1.60 %	11	6	6	Well drained
7	Burke very fine sandy loam, 0 to 2 percent slopes	1.11	0.53 %	10	3	6	Well drained
126	Royal loamy fine sand, 0 to 10 percent slopes	0.66	0.32 %	10	3	6	Well drained
			Average:	12.2			

Soils data provided by USDA and NRCS.

ANNUAL PRECIPITATION RANGES

FRANKLIN COUNTY, WASHINGTON



Legend

- Townships
- Sections
- Interstate Highways
- US Highways
- State Highways
- Railroads

RUSLE2 Precipitation Inches

- 7-8
- 8-9
- 9-10
- 10-11
- 11-12



IRRIGATION & WATER RIGHTS

There are 201.70 +/- acres currently irrigated via drip-line irrigation. All irrigation infrastructure located on the property is included in the sale of this asset.

Water for the entire property is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 111.80 +/- acres shown as irrigable by SCBID allotments and the base quantity of water (SFD) is 204.34.

These water allocations, included in the sale, are not subject to Reclamation Reform Act acreage limitations. The 2026 irrigation assessment for these rights totals $9,760.16.

The single-family residence is supplied by a domestic well and a private septic system serves sanitation needs.

VARIETIES

The first grapes were planted in the White Bluffs AVA in 1972, but it would take over 50 years for the area to be awarded appellation status. This region has been known by winemakers for a long time, just without a specific, differentiating name. Winemakers have noted that the area produces 'classically styled Bordeaux wines that have great complexity.'

Although there are only nine commercial vineyards in the White Bluffs AVA currently, nearly one in every ten Washington wineries sources fruit from this specific region.







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VARIETIES BLOCK MAP

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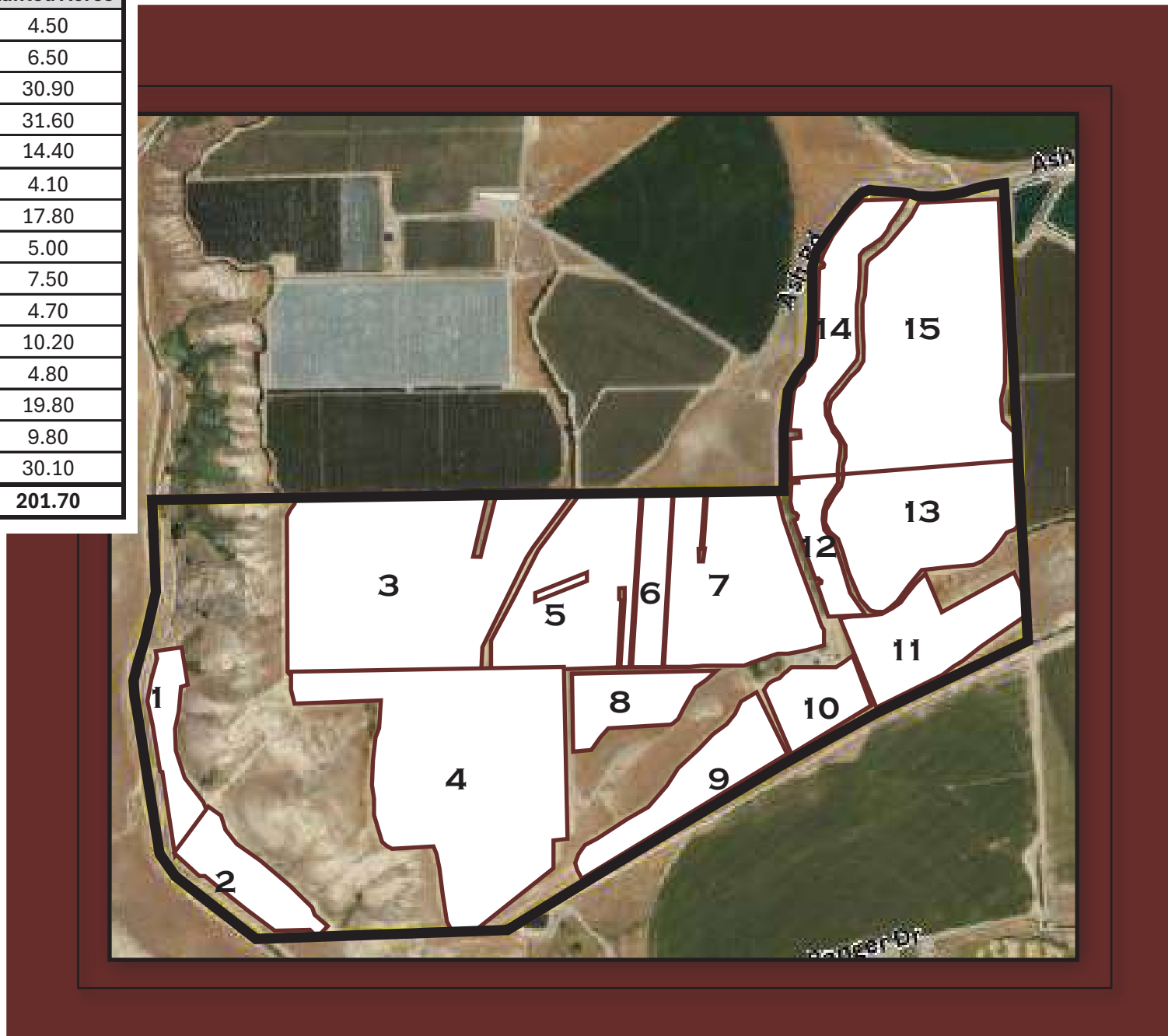
Investment Grade Agricultural Assets

This asset has a total of 201.70 +/- acres of vines currently in production and is comprised of the following grape varieties:

Block Number	Variety	Planted Acres
1	Syrah	4.50
2	Syrah	6.50
3	Cabernet Sauvignon	30.90
4	Cabernet Sauvignon	31.60
5	Chardonnay	14.40
6	Merlot	4.10
7	Cabernet Sauvignon	17.80
8	Chardonnay	5.00
9	Merlot	7.50
10	Merlot	4.70
11	Syrah	10.20
12	Merlot	4.80
13	Merlot	19.80
14	Cabernet Sauvignon	9.80
15	Cabernet Sauvignon	30.10
	Total Planted Acres	**201.70**

Variety	Acres
Cabernet Sauvignon	120.20
Chardonnay	19.40
Merlot	40.90
Syrah	21.20
Total	**201.70**



CURRENT OPERATION

There are 201.70 +/- planted vineyard acres, per crop insurance records, and the asset is fully developed with the current plantings. Current varieties include Cabernet Sauvignon, Merlot, Syrah, and Chardonnay.

The property has been operated by the landowner for several years, using typical farming practices for the area. The plantable acreage is in various stages of dormancy, creating flexibility for future agricultural uses and potential row crop development.

There are two propane-powered wind machines located on the property and included in the sale of this asset.

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BUILDINGS

There is a single-family residential home and utility storage/tool shed located on the property and included in the sale of this asset. The home is 1,323 +/- square feet, was built in 1964, and has 4 bedrooms and 1.5 bathrooms. A new owner could utilize this residence for themselves, a farm manager, or rent it out for an additional source of income.



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