ROAD 24 SW

IRRIGATED FARMLAND & VINEYARD

266.60 +/- DEEDED ACRES | MATTAWA, GRANT COUNTY, WA | OFFERED AT $3,333,150



AGRIBUSINESS™ TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

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PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

EXECUTIVE SUMMARY

AgriBusiness Trading Group is pleased to present an irrigated farmland and vineyard opportunity in the Mattawa area of Washington's Columbia Basin with substantial irrigated acreage and potential for transition to irrigated row crop production. Located within a highly productive agricultural region, the property provides an opportunity to acquire irrigated farmland with multiple potential agricultural uses and access to established agricultural infrastructure and markets.

The property consists of 266.60 ± deeded acres, including approximately 232.90 ± planted vineyard acres that are currently planted to Cabernet Sauvignon and in various stages of dormancy. While the existing vineyard provides an established agricultural use and potential wine grape income, the combination of available irrigation water, topography, soils, and location within a productive agricultural region creates flexibility for future agricultural uses and potential row crop development. The surrounding area supports a wide variety of irrigated crops, including potatoes, onions, alfalfa, wheat, specialty seed crops, and other specialty vegetable crops.

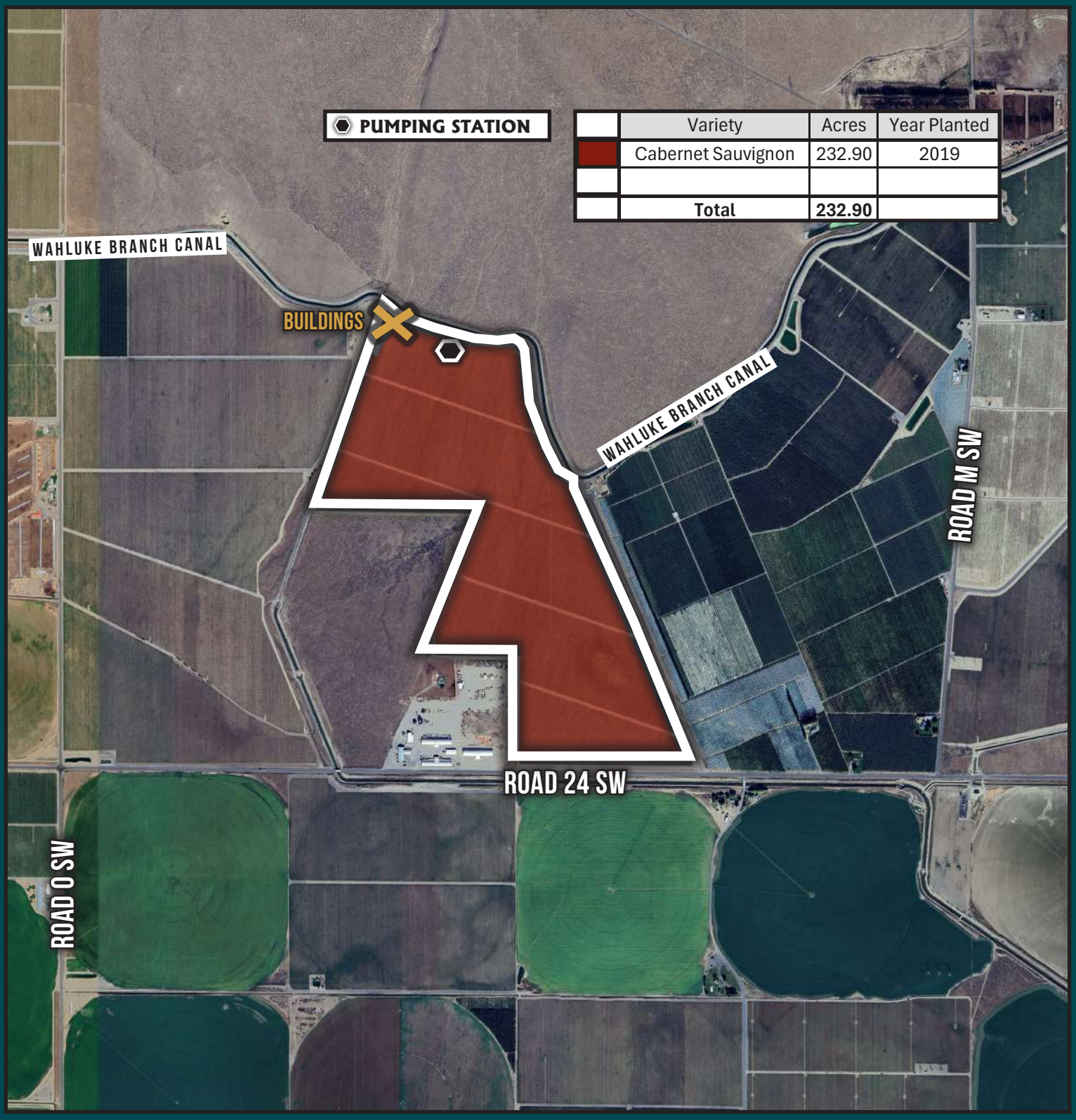
Irrigation water for the asset is delivered via surface water rights through the South Columbia Basin Irrigation District (SCBID), with 246.90 ± irrigable acres identified by SCBID allotments. The property's gently rolling to relatively level topography, with elevations ranging from 794 to 941 feet above sea level, provides favorable conditions for potential center-pivot irrigation. The Mattawa area also benefits from established public infrastructure, including public utility districts that provide reliable, competitively priced utilities, including electricity, supporting agricultural operations with significant energy requirements such as irrigation pumping and other farm uses.

In addition, the property includes four general-purpose buildings and a multi-wide manufactured home currently utilized as a vineyard employee residence.

The combination of substantial irrigable acreage, established vineyard production, existing improvements, access to reliable, competitively priced utilities, and the potential to transition to irrigated row crop production creates a versatile agricultural investment opportunity in one of Washington's top farming regions.



OVERVIEW MAP



	Variety	Acres	Year Planted
	Cabernet Sauvignon	232.90	2019
	Total	**232.90**	

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OVERVIEW DETAILS

TOTAL ACRES

- Per the Grant County Assessor, there are 266.60 ± deeded acres included in the sale of this asset.
  - The property consists of two tax parcels. See Exhibit A for a full list of tax parcels and associated information.
  - The total property taxes for 2026 are $30,103.31.
- There are 232.90 ± planted vineyard acres per crop insurance records.
  - The property is located within the Wahluke Slope AVA, a sub-appellation of the Columbia Valley AVA.

CURRENT FARM OPERATION & YIELDS

- The landowner has operated this property for many years, and it is fully developed as a wine grape vineyard.
  - The plantable acreage consists of Cabernet Sauvignon wine grapes in various stages of dormancy, creating flexibility for future agricultural uses and potential row crop development.

WATER RIGHTS & IRRIGATION

- Irrigation water is provided by the South Columbia Basin Irrigation District (SCBID).
  - The SCBID unit is subject to Reclamation Reform Act limitations and has a projected payoff date of 2031.
- There are 246.90 ± acres shown as irrigable by SCBID allotments.
  - The 2026 irrigation assessment is $23,111.83.

ZONING

- Per the Grant County Planning Division, the property is zoned 'Agricultural' with a 40-acre minimum parcel size.

INCOME SOURCES

- Potential income sources:
  - Wine grape contracts.
  - Convert to row crop production.

STRUCTURES INCLUDED IN THE SALE

- Improvements:
  - 2,856-square-foot pole building.
  - 2,880-square-foot pole building.
  - 1,728-square-foot pole building.
  - 1,152-square-foot pole building.
- Employee Residence:
  - 1,248-square-foot multi-wide manufactured home.

SLOPE: 0% - 15% across tillable acres

RAINFALL: 6 - 7 inches per year



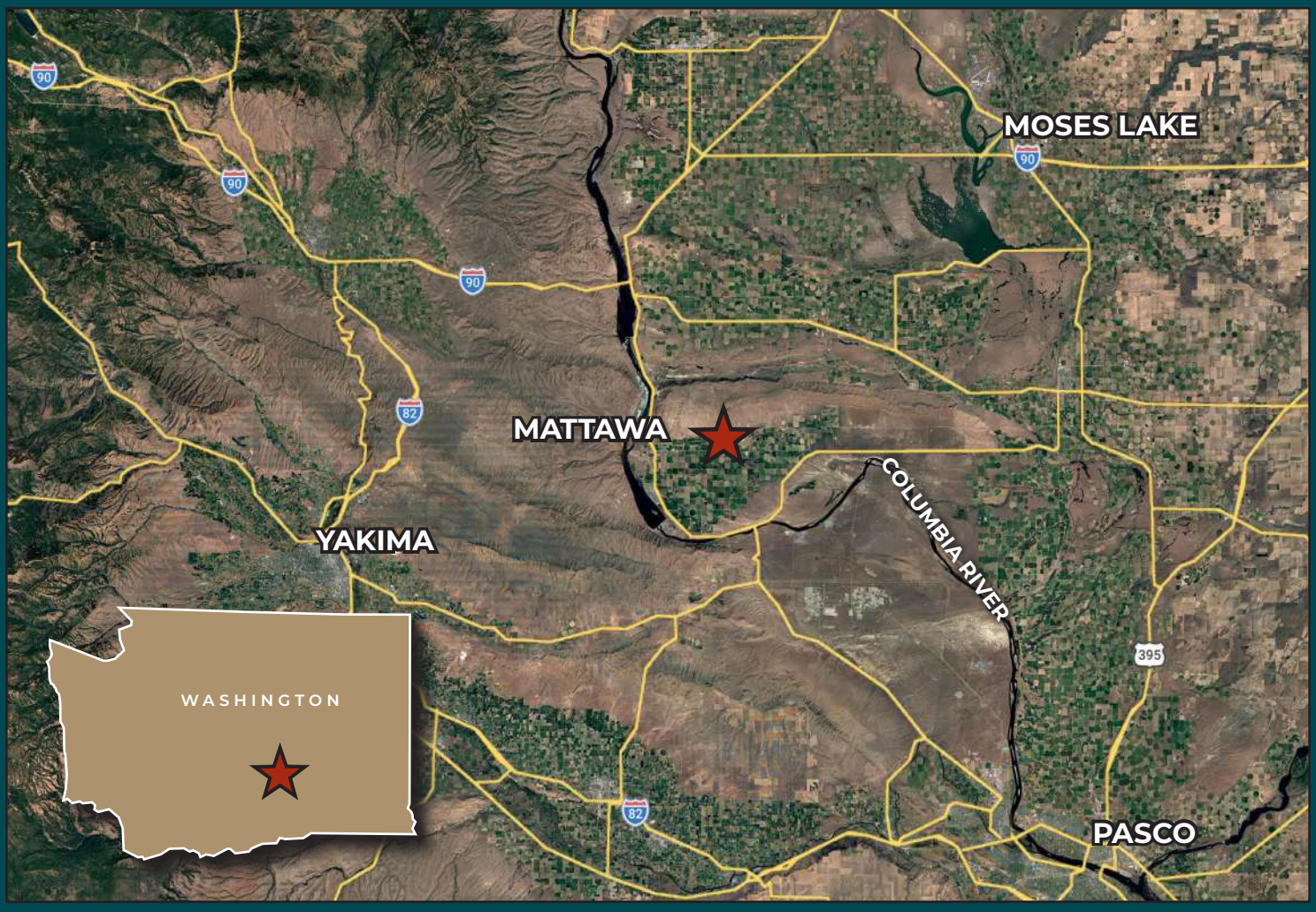
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REGION

The property is situated within Washington's Columbia Basin, a nationally recognized agricultural region defined by extensive irrigation infrastructure, productive soils, and a favorable climate for irrigated farmland production. The Columbia Basin Project and its extensive network of dams, canals, pumping facilities, and irrigation infrastructure transformed the region from a semi-arid landscape into one of the Pacific Northwest's most productive agricultural areas. Reliable access to irrigation water has enabled highly productive farmland operations and supports a diverse range of crops, including potatoes, onions, corn, wheat, hay, specialty crops, orchards, and vineyards.

The Mattawa area benefits from the significant public infrastructure and investment that supports agriculture throughout the Columbia Basin. In addition to dependable irrigation water, public utility districts serve the region, providing access to reliable, competitively priced electricity. This combination of irrigation and public power infrastructure offers key advantages to agricultural operations, particularly those with significant water pumping, storage, processing, or other energy needs. The region's dry climate, abundant growing-season sunshine, and ability to manage crop production through irrigation further support efficient, consistent agricultural production.

Strategic access to major highways, rail infrastructure, regional processing facilities, and Pacific Northwest export markets provides efficient connections to domestic and international destinations. Reliable irrigation water, public power, established agricultural infrastructure, and favorable growing conditions continue to make the Columbia Basin and Mattawa area an attractive location for agricultural operations and long-term agricultural investment.



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WATER RIGHTS



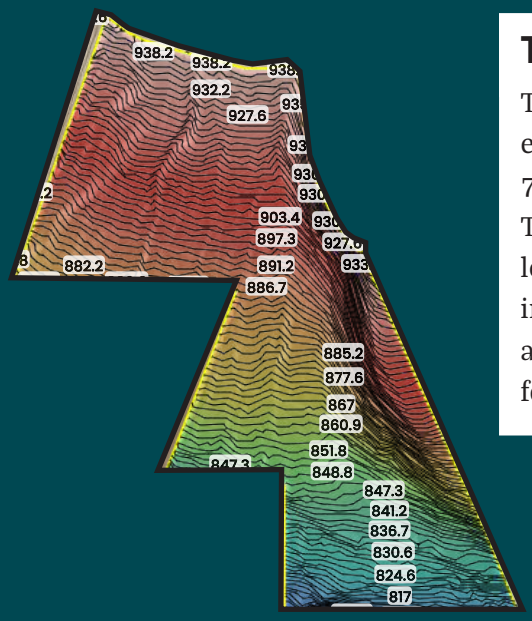
Irrigation water for the property is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 246.90 ± acres shown as irrigable by SCBID allotments, and the 2026 irrigation assessment is $23,111.83.

The property is located within an SCBID block that has a payoff date of 2031 and is subject to the acreage limitations of the Reclamation Reform Act (RRA).

The authorized water rights associated with the asset may support a diverse range of crops commonly grown throughout the Columbia Basin region. Common irrigated crops in the area include potatoes, onions, sweet corn, wheat, alfalfa, peas, carrots, mint, and other specialty seed and vegetable crops, depending on a producer's operational objectives and market conditions.

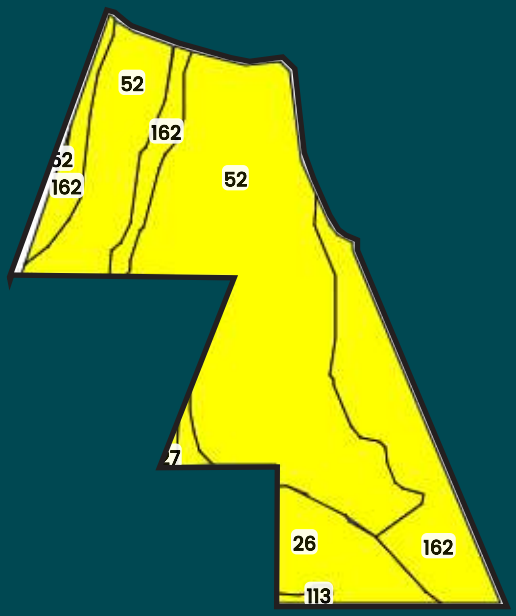
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SOILS & TOPOGRAPHY



TOPOGRAPHY

The property has a moderate elevation variation, ranging from 794 to 941 feet above sea level. The gently rolling to relatively level topography is well suited for irrigated agricultural production and provides favorable conditions for center-pivot irrigation.



SOILS

The primary soil type is the Finley-Taunton complex. The complex consists of moderately deep, well-drained soils formed in alluvium. The soils are found in plateaus, uplands, and sloping ridges and have slopes that are 0 to 45 percent. These soils are found throughout south-central Washington, north-central Oregon, and southern Idaho.

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
52	Finley-Taunton complex, 0 to 5 percent slopes	283.02	48.28 %	11	3	6	Well drained
162	Taunton-Finley complex, 0 to 10 percent slopes	63.40	10.81 %	10	3	6	Well drained
63	Kennewick silt loam, 2 to 5 percent slopes	55.86	9.53 %	13	2	6	Well drained
26	Burbank loamy fine sand, 0 to 5 percent slopes	43.55	7.43 %	6	4	7	Excessively drained
113	Royal loamy fine sand, 0 to 10 percent slopes	34.49	5.88 %	9	3	7	Well drained
167	Timmerman coarse sandy loam, 5 to 10 percent slopes	30.42	5.19 %	10	3	7	Somewhat excessively drained
164	Timmerman loamy sand, 0 to 5 percent slopes	29.96	5.11 %	10	4	7	Somewhat excessively drained
116	Royal very fine sandy loam, 2 to 5 percent slopes	25.97	4.43 %	10	2	6	Well drained
62	Kennewick silt loam, 0 to 2 percent slopes	9.04	1.54 %	13	2	6	Well drained
133	Scoon silt loam, 5 to 15 percent slopes	6.62	1.13 %	9	6	6	Well drained
98	Quincy loamy fine sand, 0 to 15 percent slopes	2.63	0.45 %	11	4	7	Somewhat excessively drained
27	Burbank loamy fine sand, 5 to 15 percent slopes	0.86	0.15 %	6	4	7	Excessively drained
132	Scoon silt loam, 0 to 5 percent slopes	0.43	0.07 %	9	6	6	Well drained
			Average:	10.4			

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BUILDINGS

The property includes four general-purpose buildings and a multi-wide manufactured home. The buildings are used for equipment storage and maintenance, while a vineyard employee currently occupies the manufactured home.









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