

# WASHINGTON STATE APPLE ORCHARD

138.00 +/- Deeded Acres | Moxee, WA | Yakima County, WA | Offered At \$1,720,000



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# OVERVIEW

This Washington State apple orchard offering is comprised of 138.00 ± deeded acres across nine tax parcels in the heart of the Yakima Valley. Known for its long, favorable growing season, the valley ensures optimal conditions for producing high-quality apples year after year.

There are 113.85 ± orchard acres per crop insurance records, which consist of 73.16 ± acres currently planted to apples, 23.43 ± acres of Smitten apple trees that have been cut and are ready to be grafted and 17.26 ± open, plantable acres. Current planted apple varieties include Ambrosia, Cosmic Crisp, and Honeycrisp. The asset is direct-operated by the current landowner and the fruit is sold to various local packing sheds under year-to-year contracts.

Irrigation water for the asset is delivered via groundwater rights sourced from irrigation wells located on the property. These rights allow for the irrigation of 120.00 ± acres. The annual quantity of water is 545.70 ± acre-feet per year (AFY), and there is an instantaneous rate of 650.00 ± gallons per minute (GPM). The water rights have priority dates ranging from 1977 to 2022.

No structures are located on the property or included in the sale of this asset. There are three propane-powered wind machines, two irrigation wells, and a booster pumping station; all irrigation and wind machine infrastructure is included in the sale.





# OVERVIEW DETAILS

## TOTAL ACRES

- Per the Yakima County Assessor, there are 138.00 ± deeded acres included in the sale of this asset.
  - » The deeded property consists of nine tax parcels.
  - » The total property taxes for 2025 are \$10,140.44.
- There are 113.85 ± orchard acres, broken down as follows:
  - » 73.16 ± acres currently planted to apples.
  - » 23.43 ± acres of apple trees that have been cut and are ready to be grafted.
  - » 17.26 ± open, plantable acres.
- There are 24.15 ± acres of outground, roads, and other acres.

## ZONING

- Per the Yakima County Planning Division, the property is located within an Agricultural Zone (AG) with a minimum parcel size of 40 acres.

## CURRENT FARM OPERATION

- The current farming operation consists of permanent crop plantings directly operated by the landowner.
  - » The fruit is delivered to and sold via various local packing warehouses.
- Access to the data room containing production records and other confidential information will be granted upon execution of a Non-Disclosure Agreement.

## WATER RIGHTS & IRRIGATION

- Irrigation water for the property is provided by three groundwater rights sourced from two irrigation wells located on the property.
  - » These rights allow for the irrigation of 120.00 ± acres.
  - » The annual quantity of water is 545.70 ± acre-feet per year (AFY), and there is an instantaneous rate of 650.00 ± gallons per minute (GPM).
  - » The water rights have priority dates ranging from 1977 to 2022.

## INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
  - » Fruit sales.
- Potential additional income sources:
  - » Redevelopment opportunity into other alternative crops.

## EQUIPMENT

- Irrigation Equipment:
  - » 250 HP turbine well pump on VFD
  - » 60 HP turbine pump on VFD
  - » 25 HP centrifugal pump on VFD
- Wind Machines:
  - » Three propane-powered wind machines.



# REGION

The Yakima Valley, stretching from Tieton to the Tri-Cities, is Washington State's largest apple-growing region. Known for producing high-quality apples across multiple varieties, the valley benefits from an extended growing season ideal for fruit production. Beyond apples, the area also produces cherries, pears, and wine grapes, adding to its agricultural diversity.

According to the USDA, Yakima County is one of the most productive agricultural regions in the United States, with over 3,000 farms growing a wide variety of crops. The county ranks first nationally for apple, hop, and several specialty crop productions. In 2021, its agricultural output was valued at over \$2.4 billion, making it Washington's top agricultural county by production value.

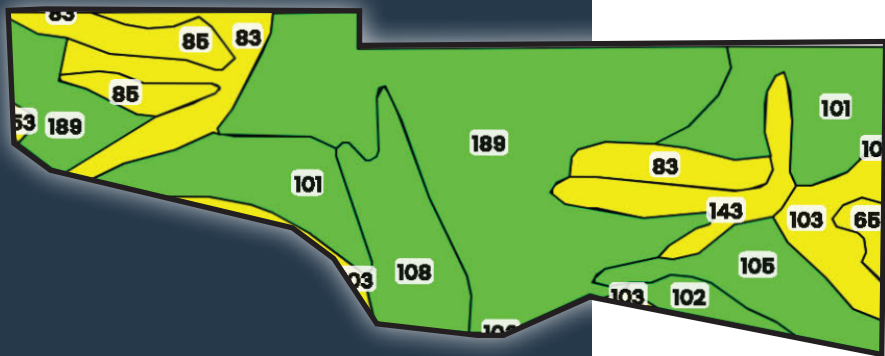




# CLIMATE & SOILS

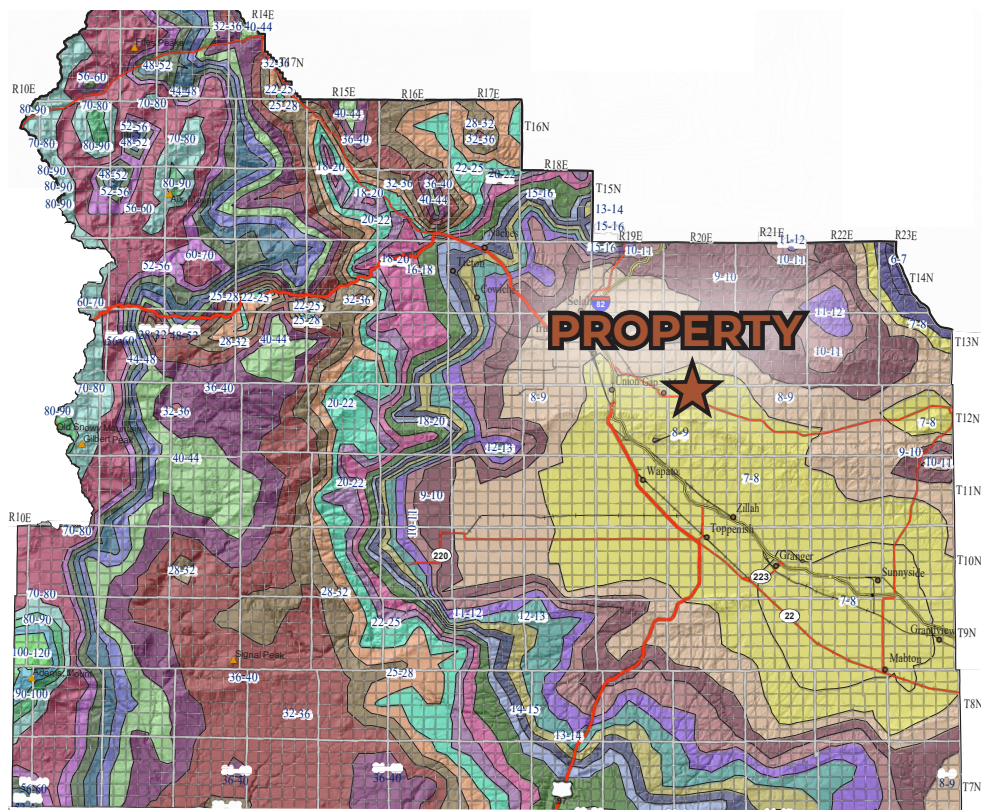
Soils on the property consist primarily of Willis silt loam and Ritzville silt loam. These soils were formed through a combination of wind-deposited sediments and the ancient Missoula Floods, cataclysmic glacial outburst floods that shaped much of the Pacific Northwest. As the floodwaters receded, they left deep deposits of silt, sand, and fine material, contributing to the region's agricultural productivity and well-drained, fertile soils.

According to the USDA Natural Resources Conservation Service, annual precipitation averages 7 to 8 inches. The property's elevation ranges from approximately 1,533 to 1,770 feet. This rich combination of topography, climate, and soils creates an ideal growing region for permanent crops such as apples, cherries, and wine grapes.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
189	Willis silt loam, 8 to 15 percent slopes	55.28	40.41 %	16	4	3	Well drained
101	Ritzville silt loam, 8 to 15 percent slopes	22.88	16.72 %	22	4	3	Well drained
83	Moxee silt loam, 2 to 15 percent slopes	13.11	9.58 %	11	6	6	Well drained
108	Ritzville variant cobbly silt loam, 5 to 15 percent slopes	10.97	8.02 %	19	4	3	Well drained
105	Ritzville silt loam, basalt substratum, 5 to 15 percent slopes	9.13	6.67 %	22	-	3	Well drained
103	Ritzville silt loam, 30 to 60 percent slopes	7.35	5.37 %	11	-	7	Well drained
143	Starbuck-Rock outcrop complex, 0 to 45 percent slopes	6.99	5.11 %	4	7	6	Well drained
85	Moxee cobbly silt loam, 0 to 30 percent slopes	6.62	4.84 %	10	6	6	Well drained
102	Ritzville silt loam, 15 to 30 percent slopes	2.68	1.96 %	21	6	4	Well drained
65	Kiona stony silt loam, 15 to 45 percent slopes	1.43	1.05 %	8	-	6	Well drained
53	Harwood-Burke-Wiehl silt loams, 15 to 30 percent slopes	0.37	0.27 %	11	6	6	Well drained
Average:				16.0			

## YAKIMA COUNTY PRECIPITATION MAP



### Legend

Townships	RUSLE2 PPT	14-15	40-44
Sections	Inches	15-16	44-48
Railroads	6-7	16-18	48-52
Interstate Highways	7-8	18-20	52-56
US Highways	8-9	20-22	56-60
State Highways	9-10	22-25	60-70
	10-11	25-28	70-80
	11-12	28-32	80-90
	12-13	32-36	90-100
	13-14	36-40	100-120





# IRRIGATION



Irrigation water for the property is supplied by groundwater rights from two irrigation wells located on the property. Water is pumped into an irrigation pond, then distributed through farm-owned infrastructure to drip lines and under-tree sprinklers. The system includes three variable-frequency drives (VFDs), which help maintain consistent pressure while reducing operating costs.

The groundwater rights allow for irrigation for 120.00 ± acres, with an annual allocation of 545.70 ± acre-feet and an instantaneous flow rate of 650 ± gallons per minute. Priority dates for these rights range from 1977 to 2022. All irrigation infrastructure on the property is included in the sale.





# CURRENT FARM OPERATION

There are 113.85 ± orchard acres per crop insurance records, which consist of 73.16 ± acres currently planted to apples, 23.43 ± acres of Smitten apple trees cut and ready to be grafted and 17.26 ± open, plantable acres. Current apple varieties include Ambrosia, Cosmic Crisp, and Honeycrisp.

The asset is direct-operated by the current landowner and the fruit is sold to various local packing sheds under year-to-year contracts. The property is equipped with three propane-powered wind machines to support frost protection during the growing season.

