

# ROW CROP FARM & ORCHARD

817.24 +/- DEEDED ACRES | COLUMBIA BASIN, WA | FRANKLIN COUNTY, WA | OFFERED AT \$12,000,000



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# OVERVIEW

AgriBusiness Trading Group is proud to offer this collective farm and orchard asset consisting of four separate, yet neighboring, farm units located within Washington State's Columbia Basin region. The farm units are being sold together as a single portfolio of agricultural assets that are all located within an approximate 10-mile radius of one another, southeast of Basin City, Washington.

There are 817.24 ± deeded acres, which consist of a combination of permanent crop plantings, open, plantable ground, and leased row crop acres. The majority of the permanent crop acres are planted on V-trellis systems and are direct-operated by the current landowner. Plantings consist of organic apples, organic apricots, and conventional cherries, with fruit marketed to various local packing sheds under year-to-year contracts and/or used for on-site apple cider production. The row crop acres are a combination of both conventional and organic and are operated by local farmers under year-to-year cash-rent leases.

Irrigation water for the entire asset is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID), with a total allocation of 683.30 irrigable acres. The property is located within blocks that have been paid off and are not subject to the Reclamation Reform Act (RRA) acreage limitations.

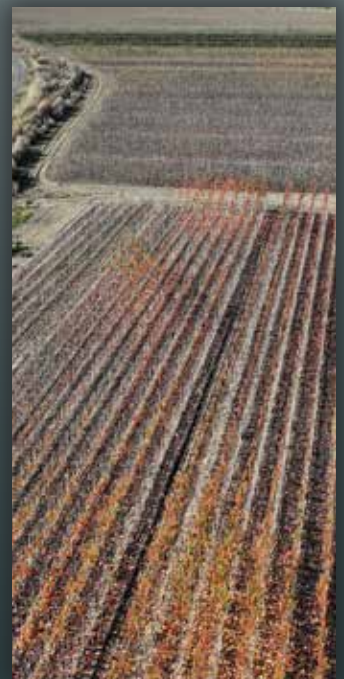
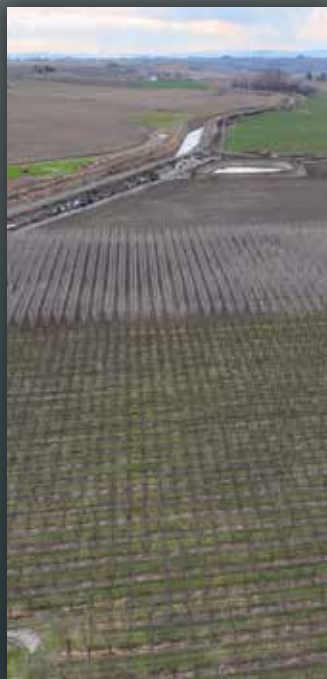
There is an onsite cold storage facility, multiple equipment shops, and a dedicated office building that supports day-to-day farm operations, as well as multiple residences providing on-site housing for ownership and/or employees. Domestic water for the residences is supplied by private wells, with wastewater serviced by individual septic systems.

This portfolio of irrigated farm ground would make an excellent addition to an existing farming operation. It could also potentially serve as a smart investment opportunity for a Buyer looking to diversify their portfolio or develop additional row crop acres in this sought-after region.

*The total acreage, irrigation allocations, assessments, and property taxes for this asset are subject to pending boundary line adjustments by the Seller. All adjustments will be finalized and recorded prior to closing. The farm units and maps described herein reflect the expected size and configuration after these adjustments are complete.*



# OVERVIEW MAP



# OVERVIEW DETAILS

## TOTAL ACRES

- The collective farm consists of four, separate, yet neighboring, farm units that are being sold as a single asset only.
- Per the Franklin County Assessor, there are 817.24 ± deeded acres included in the sale of this asset.
  - » The property consists of ten tax parcels. See Exhibit A for a complete list of tax parcels and associated information.
  - » The total acres and final tax parcels, included in the sale of this asset, are subject to pending boundary line adjustments being completed by the Seller prior to closing.
  - » The total property taxes for 2025 are \$76,273.16.
  - » The total taxes for this asset are subject to change (2026 property taxes will reflect the removal of Seller-retained structures and land via BLA).
- There are 724.60 ± cropland acres, per crop insurance records, broken down as follows:
  - » 471.60 ± acres of permanent crop plantings.
  - » 128.40 ± acres of open, plantable acres.
  - » 124.60 ± acres of leased, row crop acres with pivot irrigation system covering much of these acres.
- There are 92.64 ± acres considered non-tillable ground, consisting of out ground, building lots, parking/staging areas and roads.

## CURRENT FARM OPERATION

- The permanent crop acres are direct operated by the current landowner and the fruit is sold to various local packing sheds under year-to-year contracts.
  - » The plantings consist of organic apples, organic apricots, and conventional cherries.
  - » All organic plantings are certified organic each year by the Washington State Department of Agriculture.
- Local farmers operate the row crop acres via cash-rent lease agreements.
  - » The row crop acres are split between organic and conventional farming practices.

## INCOME SOURCES - CURRENT AND POTENTIAL

- Current income sources:
  - » Fruit sales.
  - » Cash-rent lease for row crop acres.
- Potential, additional income sources:
  - » Residential lease of buildings and/or manufactured homes.



# OVERVIEW DETAILS CONT.

## WATER RIGHTS & IRRIGATION

- Irrigation for the entire asset is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID).
- The total SCBID irrigation water allocation consists of 683.30 irrigable acres.
- This asset is located within SCBID Blocks #12 & #14, both of which have been paid off and are not subject to Reclamation Reform Act (RRA) acreage limitations.
- The 2025 irrigation assessments total \$62,592.10.
- Water for the buildings and residences is supplied by domestic wells with sewage handled via private septic systems.
  - » The Seller is in the process of creating shared-use agreements for domestic wells located on the farm ground, which serve buildings that will be retained by Seller via pending boundary line adjustments.

## STRUCTURES INCLUDED IN THE SALE

- Residences:
  - » 1,416 ± single-family residence.
  - » 1,080 ± single-family residence.
  - » 924 ± square-foot manufactured home.
- Improvements:
  - » 3,200 ± square-foot shop that has refrigeration capabilities for fruit storage.
  - » 2,580 ± square-foot equipment shop.
  - » 2,520 ± square-foot office building.
  - » 1,600 ± square-foot equipment shop.
  - » 1,344 ± square-foot farm implement shed.
  - » 320 ± square-foot lean-to.
  - » 144 ± square-foot shed.
  - » 80 ± square-foot utility storage/tool shed.

## EQUIPMENT INCLUDED IN SALE

- Irrigation Equipment:
  - » Under-tree sprinklers & overhead cooling misters located on the permanent crop acres.
  - » Three pivot systems located on the row crop acres and included in the sale of this asset.
  - » Handlines for corners of row crop acres.
  - » Rill irrigation equipment included for a portion of the farm.
- Wind Machines:
  - » There are 18 propane-powered wind machines included in the sale.

## ZONING

- Per the Franklin County Planning and Economic Development Department, the entire asset is located within an 'Agricultural Production 20' zone.
  - » The minimum parcel size is 20 acres.



# REGION

The Columbia Basin is one of Washington State's most productive agricultural regions. This region is located east of the Cascade Mountains and centered around the Columbia River, forming one of the state's largest, contiguous irrigated agricultural areas. Situated in the rain shadow of the Cascades, the basin experiences a semi-arid climate characterized by cool, wet winters and hot, dry summers.

The Columbia Basin's reliable water infrastructure, favorable growing conditions, and access to barge transportation support producers in supplying major domestic and international markets. The Columbia River system, supported by a series of dams and locks, enables efficient barge movement of agricultural commodities between inland production areas and downstream export terminals. This river-based transportation network provides cost-effective, high-capacity shipping options for bulk crops and enhances access to global markets.

More than 90 crops are grown across over 3,500 farms throughout the region, reflecting the basin's exceptional agricultural diversity. Primary commodities include apples, potatoes, wheat, hay, and onions. As of 2021, agricultural production in the Columbia Basin exceeded \$3 billion in total value, underscoring the region's significance within Washington State's agricultural economy.

The combination of climate stability, scale, and infrastructure has positioned the Columbia Basin as a cornerstone of large-scale, high-efficiency agricultural production in the Pacific Northwest.



# REGION MAP



# UNIT 1 OVERVIEW

This farm unit consists of 274.90 ± plantable acres and is located southeast of Basin City along Sheffield Road. There are 153.20 ± acres planted to organic apples, 40.50 ± acres of organic apricots, 45.90 ± acres of open ground, and 35.30 ± acres of leased row crop ground. The permanent crop acres are direct-operated by the current landowner, with fruit delivered to various local packing sheds and/or utilized for cider production. The row crop acreage is leased to a local farmer under a cash-rent lease agreement.

Irrigation water for this unit is supplied via South Columbia Basin Irrigation District (SCBID) surface water rights. Water is delivered to two farm-owned irrigation ponds and then pumped to the crops via PVC mainlines. The permanent crop plantings are primarily irrigated with micro-sprinklers, and the farm is equipped with overhead cooling systems for frost mitigation and includes four wind machines. The row crop acreage is serviced by two farm-owned pivot irrigation systems.

There are multiple shops, a cold storage facility, a cider production facility, office space, and two employee residences, all of which are included in the sale of this farm unit.

*Final acres, irrigation allotments, assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing. The collective farm unit, as shown herein, represents the anticipated post-BLA size and scope.*

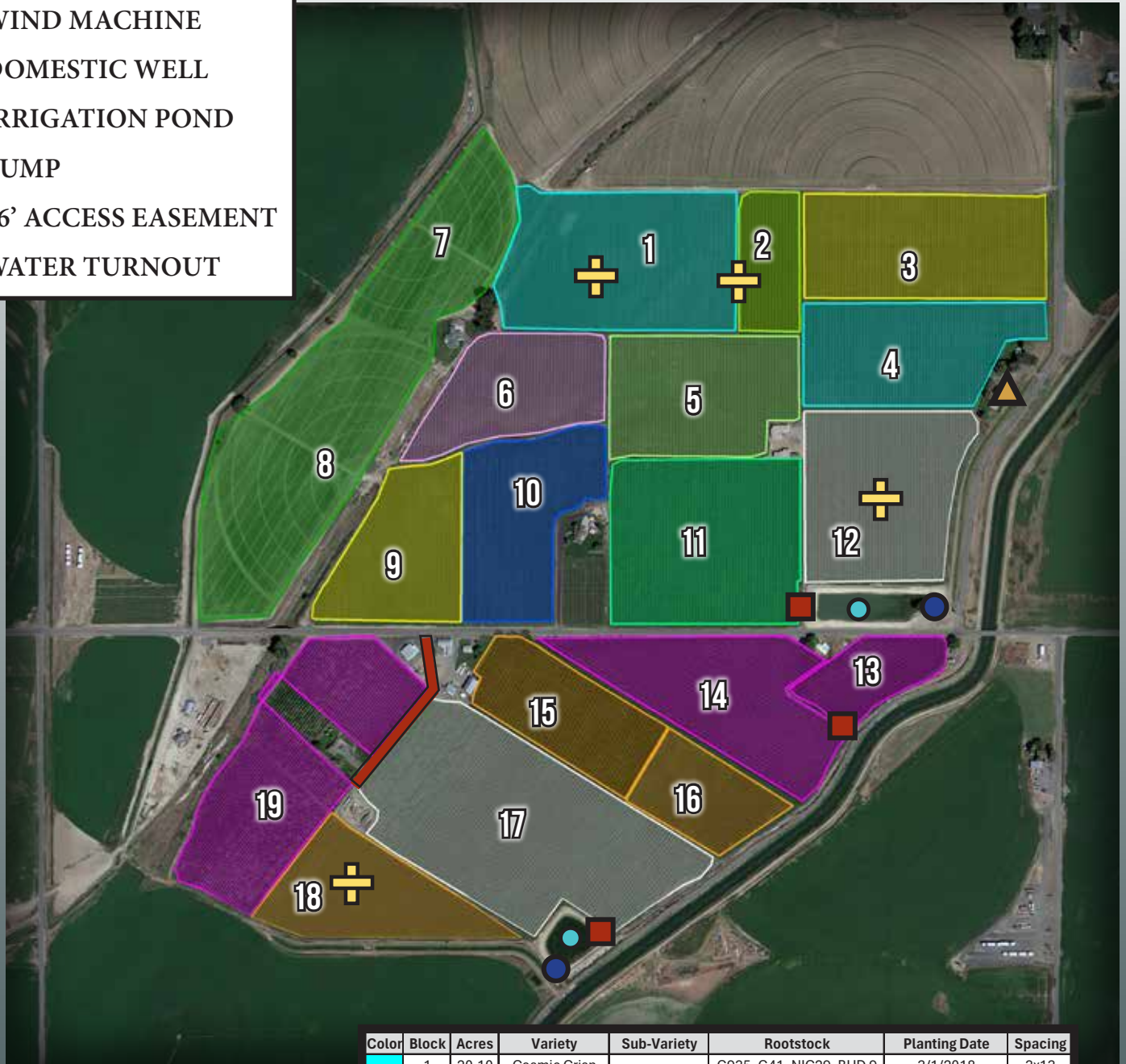


# UNIT 1 OVERVIEW MAP



# UNIT 1 BLOCK MAP

-  WIND MACHINE
-  DOMESTIC WELL
-  IRRIGATION POND
-  PUMP
-  26' ACCESS EASEMENT
-  WATER TURNOUT



| Color        | Block | Acres | Variety       | Sub-Variety    | Rootstock               | Planting Date    | Spacing |
|--------------|-------|-------|---------------|----------------|-------------------------|------------------|---------|
| Cyan         | 1     | 20.10 | Cosmic Crisp  |                | G935, G41, NIC29, BUD 9 | 3/1/2018         | 3x13    |
| Yellow-Green | 2     | 5.50  | Gala          | Galaxy         | Emla 7                  | 3/1/1999         | 8x18    |
| Yellow       | 3     | 16.20 | Autumn Glory  |                | Emla 7                  | Grafted 3/1/2019 | 6x16    |
| Cyan         | 4     | 14.30 | Cosmic Crisp  |                | Emla 7                  | Grafted 3/1/2019 | 6x16    |
| Green        | 5     | 13.50 | Gala          | Galaxy         | Emla 7                  | 3/1/1999         | 8x18    |
| Pink         | 6     | 10.90 | Fuji          | Vista          | BUD10                   | 3/1/2022         | 2.8x13  |
| Green        | 7     | 10.20 | Alfalfa       |                |                         |                  |         |
| Green        | 8     | 25.10 | Alfalfa       |                |                         |                  |         |
| Yellow       | 9     | 10.80 | Sunrise Magic |                | BUD10                   | 3/1/2017         | 3x13    |
| Blue         | 10    | 13.80 | Gala          | Wildfire       | NIC29                   | 3/1/2017         | 3x13    |
| Green        | 11    | 6.50  | Granny Smith  |                | M26                     | 3/1/2003         | 6x16    |
| Green        |       | 13.10 | Fuji          | Autumn Rose    | M9-T337                 | 3/1/2003         | 6x16    |
| Grey         | 12    | 16.70 | Open          |                |                         |                  |         |
| Pink         | 13    | 5.00  | Apricots      | Perfection     | Lovell, Citation        | 3/1/2010         |         |
| Pink         | 14    | 15.90 | Apricots      | Rival          | Lovell, Citation        | 3/1/2010         |         |
| Orange       | 15    | 10.20 | Fuji          | Aztec          | BUD10                   | 3/1/2022         | 2.8x13  |
| Orange       | 16    | 6.80  | Fuji          | Aztec          | Pajam2                  | 3/1/2016         | 3x13    |
| Grey         | 17    | 29.20 | Open          |                |                         |                  |         |
| Orange       | 18    | 11.50 | Fuji          | Aztec          | BUD9                    | 3/1/2017         | 3x13    |
| Pink         | 19    | 19.60 | Apricots      | Rival & Robada | Krymsk 86               | 3/1/2017         | 6x13    |

# UNIT 1 PICS



# UNIT 2 OVERVIEW

This farm unit consists of 119.20 ± plantable acres and is located southeast of Basin City along Colonial Road. There are 100.70 ± acres planted to organic apples and 18.50 ± acres of conventional cherries. The permanent crop acres are direct-operated by the current landowner, with fruit delivered to various local packing sheds and/or utilized for cider production.

Irrigation water for this unit is supplied via South Columbia Basin Irrigation District (SCBID) surface water rights. Water is delivered to a farm-owned irrigation pond and then pumped to the crops via PVC mainlines. The collective farm is primarily irrigated with micro-sprinklers, and equipped with overhead cooling systems for frost mitigation and includes two wind machines.

There are no structures on this farm unit; however, two domestic wells that serve neighboring parcels are located on the farm ground and are included in the sale. Shared well-use agreements are in place and can be accessed via the data room upon execution of an NDA .

*Final acres, irrigation allotments, assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing. The collective farm unit, as shown herein, represents the anticipated post-BLA size and scope.*

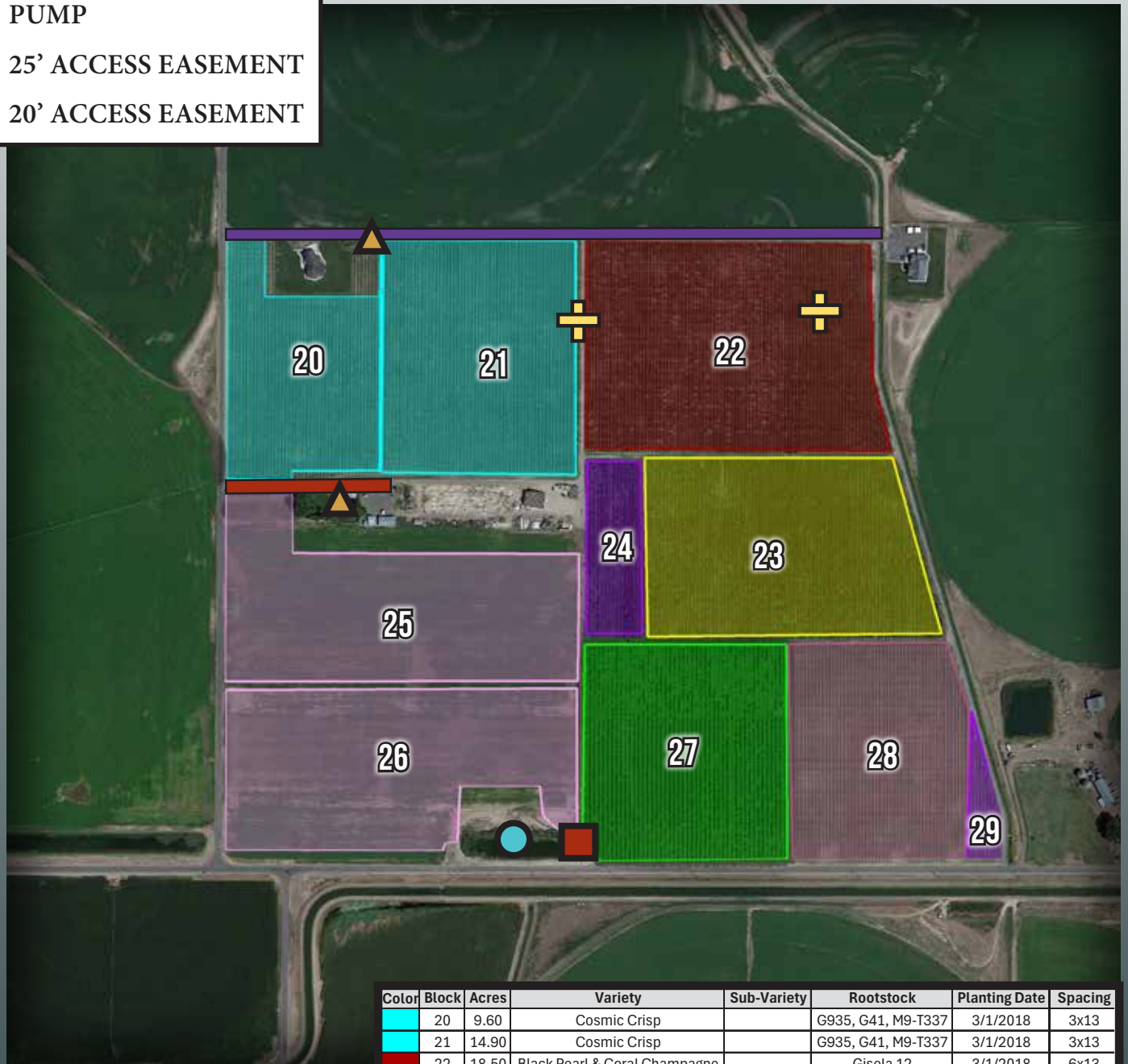


# UNIT 2 OVERVIEW MAP



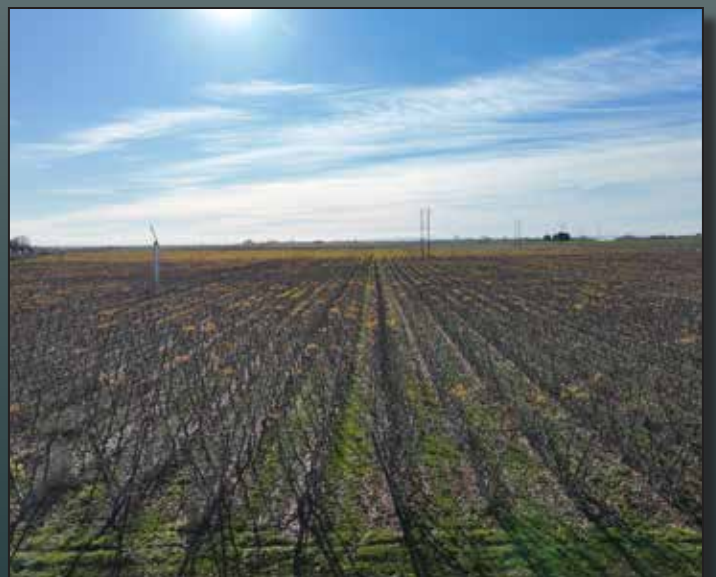
# UNIT 2 BLOCK MAP

-  WIND MACHINE
-  DOMESTIC WELL
-  IRRIGATION POND
-  PUMP
-  25' ACCESS EASEMENT
-  20' ACCESS EASEMENT



| Color        | Block | Acres | Variety                       | Sub-Variety | Rootstock          | Planting Date | Spacing |
|--------------|-------|-------|-------------------------------|-------------|--------------------|---------------|---------|
| Cyan         | 20    | 9.60  | Cosmic Crisp                  |             | G935, G41, M9-T337 | 3/1/2018      | 3x13    |
| Light Blue   | 21    | 14.90 | Cosmic Crisp                  |             | G935, G41, M9-T337 | 3/1/2018      | 3x13    |
| Dark Red     | 22    | 18.50 | Black Pearl & Coral Champagne |             | Gisela 12          | 3/1/2018      | 6x13    |
| Yellow-Green | 23    | 14.80 | Autumn Glory                  |             | BUD10              | 3/1/2013      | 2.5x14  |
| Purple       | 24    | 3.30  | Cider Apples                  |             | Various            | 3/1/2019      | 3x13    |
| Light Purple | 25    | 17.00 | Pink Lady                     |             | G41, BUD10         | 3/1/2021      | 3x13    |
| Pink         | 26    | 15.20 | Pink Lady                     |             | G41, BUD10         | 3/1/2021      | 3x13    |
| Green        | 27    | 13.40 | Honey Crisp                   | Firestorm   | G9696, BUD10       | 3/1/2023      | 3x13    |
| Light Pink   | 28    | 10.80 | Ambrosia                      |             | Pajam2             | 3/1/2019      | 3x13    |
| Magenta      | 29    | 1.70  | Cider Apples                  |             | Various            | 3/1/2019      | 3x13    |

# UNIT 2 PICS



# UNIT 3 OVERVIEW

This farm unit consists of 248.00 ± plantable acres and is located southeast of Basin City along Russell Road. There are 139.30 ± acres planted to organic apples, 19.40 ± acres of organic apricots, and 89.30 ± acres of leased row crop ground. The permanent crop acres are direct-operated by the current landowner, with fruit delivered to various local packing sheds and/or utilized for cider production. The row crop acreage is leased to a local farmer under a cash-rent lease agreement.

Irrigation water for this unit is supplied via South Columbia Basin Irrigation District (SCBID) surface water rights. Water is delivered to a farm-owned irrigation pond and then pumped to the crops via PVC mainlines. The permanent crop plantings are primarily irrigated with micro-sprinklers, and the farm is equipped with overhead cooling systems for frost mitigation and includes 12 wind machines. The row crop acreage is serviced by one farm-owned pivot irrigation system.

There is one employee residence located on this farm unit. A domestic well that serves a neighboring parcel is also located on the farm ground and is included in the sale. A shared well-use agreement is in place and can be accessed via the data room upon execution of an NDA .

*Final acres, irrigation allotments, assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing. The collective farm unit, as shown herein, represents the anticipated post-BLA size and scope.*

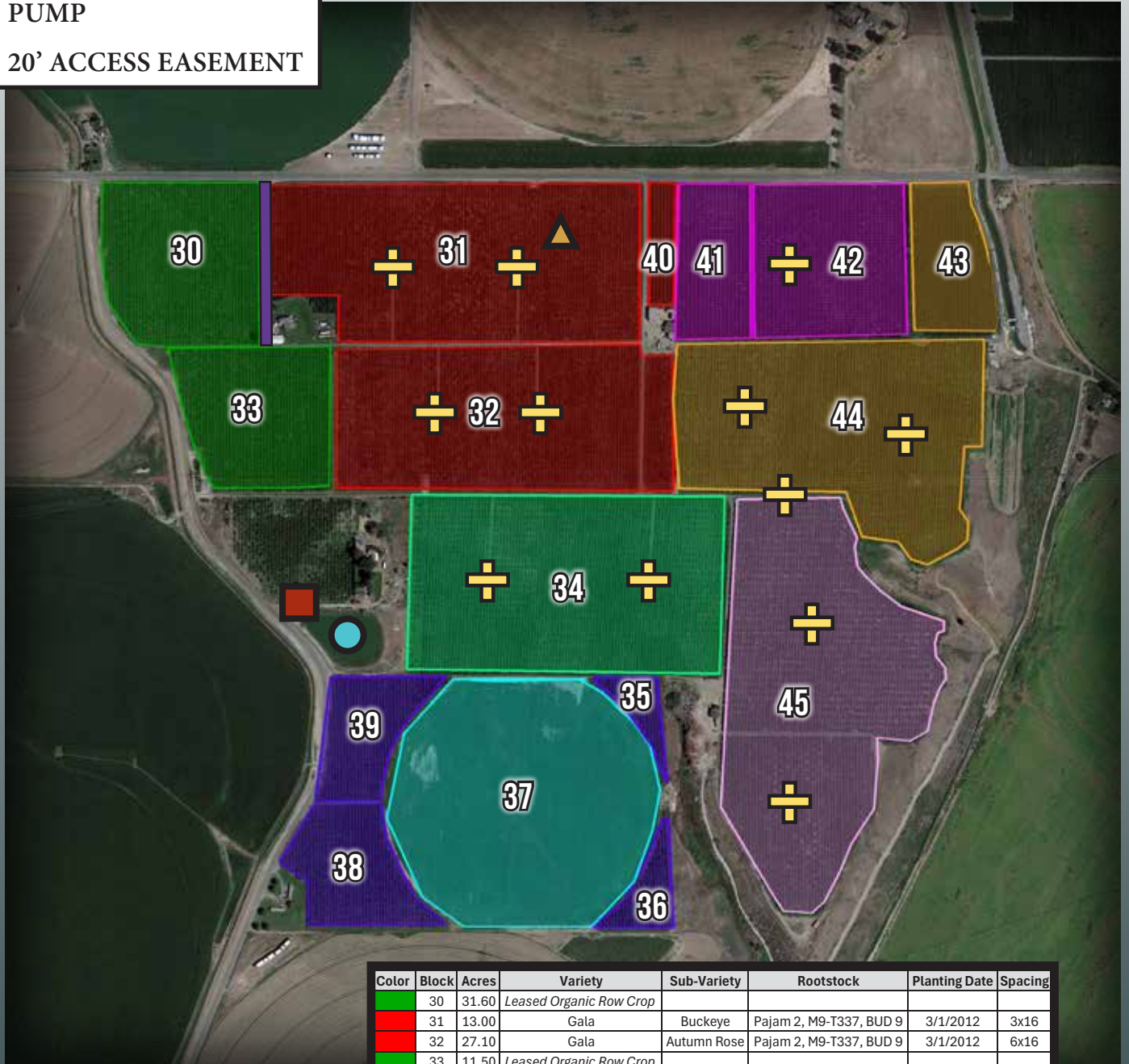


# UNIT 3 OVERVIEW MAP



# UNIT 3 BLOCK MAP

-  WIND MACHINE
-  DOMESTIC WELL
-  IRRIGATION POND
-  PUMP
-  20' ACCESS EASEMENT



| Color  | Block | Acres | Variety                 | Sub-Variety | Rootstock               | Planting Date | Spacing |
|--------|-------|-------|-------------------------|-------------|-------------------------|---------------|---------|
| Green  | 30    | 31.60 | Leased Organic Row Crop |             |                         |               |         |
| Red    | 31    | 13.00 | Gala                    | Buckeye     | Pajam 2, M9-T337, BUD 9 | 3/1/2012      | 3x16    |
| Red    | 32    | 27.10 | Gala                    | Autumn Rose | Pajam 2, M9-T337, BUD 9 | 3/1/2012      | 6x16    |
| Green  | 33    | 11.50 | Leased Organic Row Crop |             |                         |               |         |
| Green  | 34    | 30.50 | Granny Smith            |             | M26                     | 3/1/2003      | 6x16    |
| Blue   | 35    | 1.40  | Leased Organic Row Crop |             |                         |               |         |
| Blue   | 36    | 1.80  | Leased Organic Row Crop |             |                         |               |         |
| Cyan   | 37    | 31.10 | Leased Row Crop         |             |                         |               |         |
| Blue   | 38    | 6.90  | Leased Organic Row Crop |             |                         |               |         |
| Blue   | 39    | 5.00  | Leased Organic Row Crop |             |                         |               |         |
| Red    | 40    | 1.80  | Gala                    | Galaxy      | Emla 7                  | 3/1/2002      | 6x16    |
| Purple | 41    | 6.00  | Apricots                | Perfection  | Lovell                  | 3/1/1999      | 10x20   |
| Purple | 42    | 13.40 | Apricots                | Rival       | Lovell                  | 3/1/1999      | 10x20   |
| Purple | 43    | 5.60  | Fuji                    | Aztec       | Pajam2                  | 3/1/2016      | 3x16    |
| Purple | 44    | 27.90 | Fuji                    | Autumn Rose | BUD 9                   | 3/1/1991      | 6x16    |
| Purple | 45    | 33.40 | Pink Lady               |             | M9-T337                 | 3/1/2002      | 6x16    |

# UNIT 3 PICS



# UNIT 4 OVERVIEW

This farm unit consists of 89.50 ± plantable acres and is located southeast of Basin City along Road 170. There are 89.50 ± open, row crop acres that are currently idle and not under a lease. Previous crops grown on this farm unit include silage corn and other high-value commodities.

Irrigation water for this unit is supplied via South Columbia Basin Irrigation District (SCBID) surface water rights. Water is pumped from a turn-out along the SCBID canal and then utilized across the farm through rill irrigation, a surface irrigation method where water flows by gravity through small, shallow channels (rills) between rows.

There are no structures on this farm unit.

*Final acres, irrigation allotments, assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing. The collective farm unit, as shown herein, represents the anticipated post-BLA size and scope.*



# UNIT 4 OVERVIEW MAP



# BUILDINGS & IMPROVEMENTS

The collective farm unit features multiple residential and agricultural improvements that support ongoing permanent crop production, on-site management, and operational efficiency. With the exception of one manufactured home located on Unit 3, all improvements are situated on Unit 1.

Farm improvements include a 3,200 ± square-foot shop with refrigeration capabilities for fruit storage, a 2,580 ± square-foot shop and cider production facility, and a 2,520 ± square-foot office building supporting daily farm operations. Additional structures include a 1,600 ± square-foot equipment shop, a 1,344 ± square-foot farm implement shed, a 320 ± square-foot lean-to, a 144 ± square-foot shed, and an 80 ± square-foot utility storage/tool shed.

Residential improvements include two single-family residences, one with 1,416 ± square feet and the other 1,080 ± square feet, along with a 924 ± square-foot manufactured home, providing on-site housing for ownership, management, or employees.

The entire collective farm unit is located in an Agricultural Production 20 (AP-20) zone, per the Franklin County Planning and Economic Development Department, with a minimum parcel size of 20 acres.

*Final acres, irrigation allotments, assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing. The collective farm unit, as shown herein, represents the anticipated post-BLA size and scope.*



# BUILDINGS MAP

