

# WAHLUKE SLOPE APPLE ORCHARD

MATTAWA, WASHINGTON



## WAHLUKE SLOPE

WASHINGTON

APPLE ORCHARD



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# GRANT COUNTY

WASHINGTON



WAHLUKE SLOPE



## ASKING PRICE

\$8,400,000

## LISTING AGENTS

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## EXECUTIVE SUMMARY

This Washington State apple orchard offering consists of 288.40 ± deeded acres across three tax parcels in the heart of the Columbia Basin near Mattawa, Washington. The Columbia Basin encompasses more than 600,000 irrigated acres supported by rich volcanic soils, dependable Columbia River water, and long, warm growing seasons.

This orchard includes 256.86 ± orchard acres per crop insurance records, which consist of 235.20 ± acres currently planted to apples and 21.66 ± acres of open, plantable ground. Current varieties include Ambrosia, Cosmic Crisp, Gala, Granny Smith, and Honey Crisp. The farm is direct-operated by the current landowner using a professional orchard management team, and the fruit is delivered to various local packing sheds.

Washington is the nation's leading apple-producing state, supplying more than 65% of all apples grown in the United States, according to the Washington Tree Fruit Association. The Mattawa area benefits from deep, well-drained sandy soils, abundant sunlight, and a dry climate, which contribute to strong fruit quality, consistent sizing, and efficient orchard operations. Low annual rainfall and good air movement help reduce disease pressure, supporting reliable yields and high-quality fresh-market production.

Irrigation water for the asset is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). These water rights, included in the sale, consist of an allocation of 268.10 irrigable acres, and the 2025 irrigation assessment was \$26,726.74. The water allocations are subject to the Reclamation Reform Act (RRA) acreage limitations, with a projected pay-off date of 2031.

There are no structures located on the property or included in the sale of this asset. This offering includes 25 propane-powered wind machines, a large irrigation pond with a pumping station, and all associated irrigation and wind machine infrastructure.



**288.40 DEEDED ACRES M/L**

# OVERVIEW DETAILS

## TOTAL ACRES

Per the Grant County Assessor, there are 288.40 ± deeded acres included in the sale of this asset.

- The deeded property consists of three tax parcels.
- The total property taxes for 2025 were \$16,271.41.

There are 256.86 ± irrigated orchard acres, broken down as follows:

- 235.20 ± acres currently planted to apples.
- 21.66 ± open, plantable acres.

There are 31.54 ± acres of other out ground, roads, and other acres.

## ZONING

Per the Grant County Planning Division, the property is zoned 'Resource Lands – Agricultural' with a minimum parcel size of 40 acres.

## CURRENT FARM OPERATION

The current farming operation consists of apple orchards directly operated by the landowner. Many of the blocks were redeveloped in 2023 using trellised, high-density plantings that are just starting to produce and will reach full maturity and yield capacity in the next two to three years.

- 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 for the entire asset is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID).

The water rights, included in the sale, consist of an allocation of 268.10 irrigable acres.

This asset is located within SCBID Block #25, which is subject to Reclamation Reform Act (RRA) acreage limitations. The projected pay-off date is 2031.

The 2025 irrigation assessments were \$26,726.74.

## INCOME SOURCES – CURRENT AND POTENTIAL

Current income sources:

- Fruit sales.

Potential additional income sources:

- Redevelopment opportunity into other alternative crops.

## EQUIPMENT

Irrigation equipment affixed to the property includes a large irrigation pond with a pumping station that supplies irrigation water out to multiple distribution points throughout the orchard. The water impound allows for large water flows for heat and/or frost abatement when necessary.

Wind Machines:

- 25 propane-powered wind machines.



## CURRENT FARM OPERATION

There are 256.86 ± orchard acres per crop insurance records, consisting of 235.20 ± acres planted to apples and 21.66 ± open, plantable acres. Current, planted apple varieties include Ambrosia, Cosmic Crisp, Gala, Granny Smith, and Honey Crisp.

The orchard is direct-operated by the current landowner using a local, professional management team, with fruit delivered to various local packing sheds. The property is also equipped with 25 propane-powered wind machines that provide frost protection throughout the growing season.

Irrigation water is delivered to an on-site irrigation pond via surface water rights from the South Columbia Basin Irrigation District (SCBID). Water is then distributed through farm-owned infrastructure to drip lines and under-tree sprinklers.

Water rights, included in the sale, consist of an allocation of 268.10 irrigable acres. They are located within SCBID Block #25, which is subject to the Reclamation Reform Act (RRA) acreage limitations. The projected pay-off date is 2031.

Variety	Acres	Spacing	Trellis	Planting Date
Ambrosia	40.01	2x12	V-Trellis	6/2023
Cosmic Crisp	45.15	2x12	V-Trellis	6/2023
Gala	48.63	3x14	V-Trellis	1/2014
Granny Smith	56.04	2x12	V-Trellis	6/2023 & 2/2024
Honey Crisp	45.37	3x14	V-Trellis	6/2023 & 2/2024
Plantable Open Ground	21.66	-		
<b>Total</b>	<b>256.86</b>			



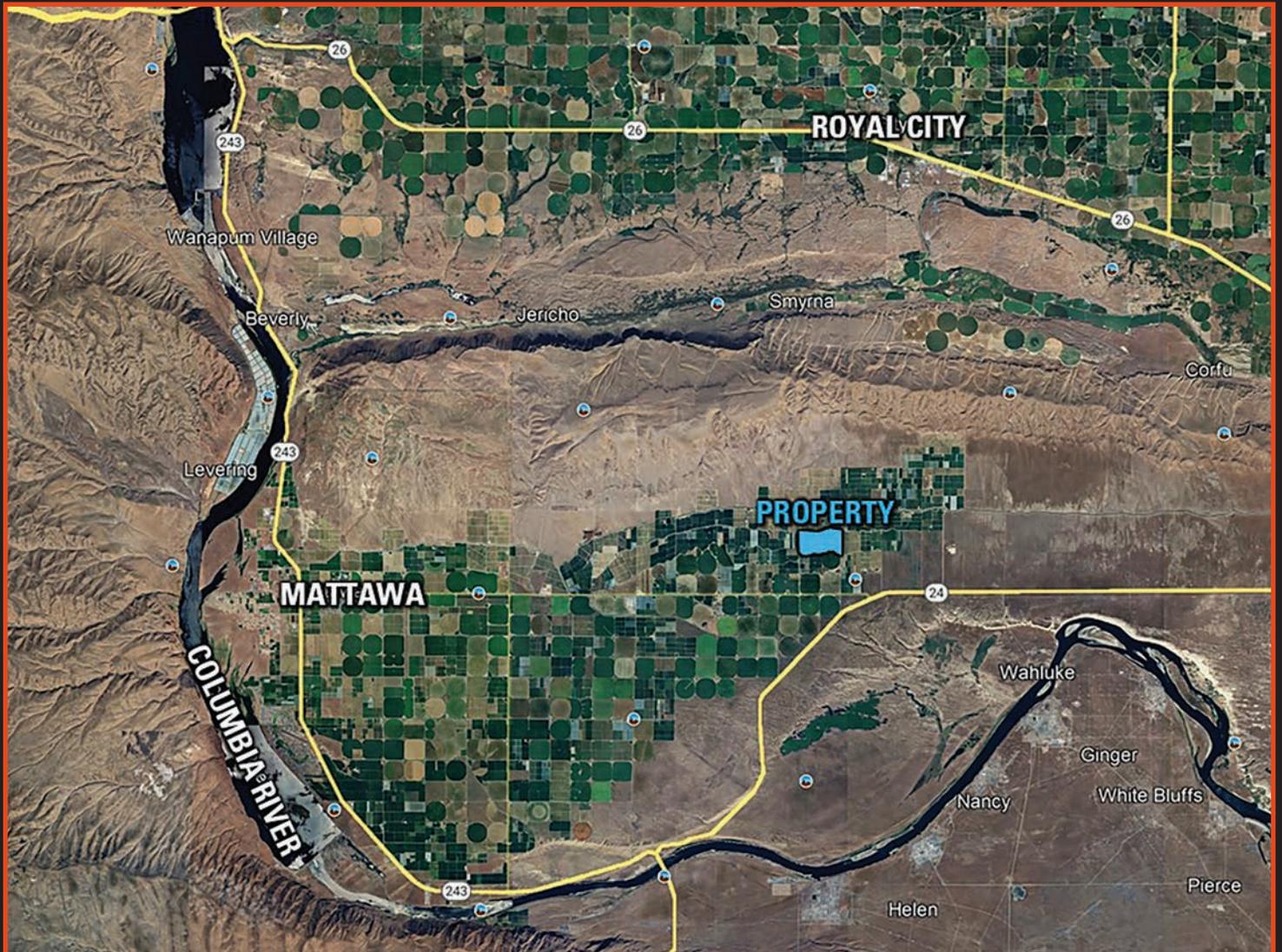
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# REGION

The Columbia Basin is one of the most productive farming regions in the United States, covering over 600,000 irrigated acres across central Washington. With rich soils, reliable irrigation from the Columbia River, and a warm, sunny climate, the Basin produces more than 90 crops and generates over \$3 billion in annual agricultural value, nearly one-third of Washington's total! From potatoes and corn to apples, cherries, and world-class wine grapes, this region is the backbone of Washington agriculture.

Mattawa sits at the center of this powerhouse. The area is defined by deep, sandy, well-drained soils and long, hot summers. Irrigation delivered through the Columbia Basin Project transformed this naturally arid landscape into highly productive farmland, supporting everything from premium wine grapes and tree fruit to potatoes, onions, hay, and specialty crops.

Mattawa also benefits from access to some of the lowest-cost hydroelectric power. This affordable, renewable energy supports irrigation, cold storage, packing, processing, and other farm operations, helping keep local agriculture efficient and competitive. The combination of exceptional soils, dependable water, abundant sunshine, and low-cost power makes Mattawa one of the most attractive and productive agricultural areas in the Columbia Basin.



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# CLIMATE & SOILS

Soils on the property consist primarily of Kennewick silt loam. The Kennewick series consists of very deep, well-drained soils that formed in glacial outwash and are found on river terraces and floodplains with slopes of 0 to 60 percent. These soils are found throughout south-central Washington, north-eastern Oregon, and Southern Idaho in native range land and irrigated cropland.

## TILLABLE SOILS

Code	Soil Description	Acres	% of Field
63	Kennewick silt loam, 2 to 5 % slope	212.54	80.01%
64	Kennewick silt loam, 2 to 5 % slope	39.61	14.91%
65	Kennewick silt loam, 2 to 5 % slope	7.22	2.72%
158	Taunton silt loam, 2 to 5 % slope	5.36	2.02%
157	Taunton silt loam, 2 to 5 % slope	0.92	0.35%

According to the USDA Natural Resources Conservation Service, annual precipitation averages 7 to 8 inches. The property's elevation ranges from approximately 789 to 867 feet.

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



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