

# WASHINGTON IRRIGATED FARM GROUND FOR SALE

69.08 +/- DEEDED ACRES | GRANT COUNTY, WA | OFFERED AT \$948,000



# ASSET OVERVIEW



This offering consists of 69.08 ± deeded acres of irrigated farmland located southwest of Quincy, Washington, within Grant County and the very productive Columbia Basin region. The property includes irrigated permanent and row crop development ground that was recently taken out of orchard production following the 2025 harvest.

Situated approximately five miles southwest of Quincy, the farm consists of one tax parcel. Irrigation water is delivered via surface water rights through the highly sought-after Quincy-Columbia Basin Irrigation District (QCBID), with an allocation of 62.60 irrigable acres. The property is located within QCBID Block #74, which has been paid off and is not subject to the acreage limitations of the Reclamation Reform Act (RRA). The 2026 irrigation assessment is \$6,264.00.

There are 59.00 ± plantable acres per historical crop insurance records. There is currently no plan by the Seller to farm the ground for the 2026 crop year, as the orchard trees were pulled out in the spring of 2026. The property is zoned Resource Lands – Agricultural (AG), with a minimum parcel size of 40 acres.

The property's elevation ranges from approximately 1296 feet to 1,317 feet above sea level. Annual precipitation averages seven to eight inches per year, according to the USDA Natural Resources Conservation Service. Soils on the property primarily consist of Warden silt loam.



# OVERVIEW DETAILS

## TOTAL ACRES

- Per the Grant County Assessor, there are 69.08 ± deeded acres included in the sale of this asset.
  - » The deeded property consists of one tax parcel.
  - » The total property taxes for 2025 were \$6,234.14.
- There are 59.00 ± plantable acres, per historical crop insurance records.
- There are 10.08 ± acres of out ground, roads, and other acres.

## ZONING

- Per the Grant County Community Development Department, the property is zoned 'Resource Lands – Agricultural (AG).
  - » The minimum parcel size is 40 acres.

## STRUCTURES INCLUDED IN THE SALE

- There are four wind machines located on the property and included in the sale of this asset.
- There are no other structures located on the property or included in the sale.

## CURRENT FARM OPERATION

- The farming operation is idle for the 2026 crop year, and the Seller removed all of the trees in spring 2026.
- The highest and best use of this site appears to be as a permanent crop farm, although row crops could also be planted here.
- The previous crops planted on the property were farmed/certified organic.

## WATER RIGHTS & IRRIGATION

- Irrigation for the entire asset is delivered via surface water rights from the Quincy-Columbia Basin Irrigation District (QCBID).
- The water rights, included in the sale, consist of an allocation of 62.60 irrigable acres.
- This asset is located within QCBID Block #74, which has been paid off and is not subject to the Reclamation Reform Act (RRA) acreage limitations.
- The 2026 irrigation assessments are \$6,264.00.

## INCOME SOURCES – CURRENT AND POTENTIAL

- Potential income sources:
  - » Re-develop tillable crop acres with new permanent plantings or row crops.



# REGION

The Columbia Basin stands among the most productive agricultural regions in the United States, encompassing more than 600,000 irrigated acres across central Washington. Fueled by rich soils, dependable irrigation sourced from the Columbia River, and a warm, sun-filled growing season, the Basin supports the production of more than 90 crops. It generates over \$3 billion in annual agricultural value, nearly one-third of Washington's total output. From potatoes and field corn to apples, cherries, and wine grapes, the Columbia Basin plays a central role in Washington agriculture.

Quincy is located in west-central Grant County along the western edge of the Columbia Basin, near the Columbia River and north of Moses Lake. The area is characterized by level topography, deep, productive soils, and long, hot summers that create favorable growing conditions for a wide range of crops. Irrigation delivered through the Columbia Basin Project transformed this naturally arid landscape into highly productive farmland, supporting potatoes, onions, corn, alfalfa, tree fruit, and specialty crops.

Quincy also benefits from access to some of the region's lowest-cost hydroelectric power. This reliable, renewable energy supports irrigation systems, cold storage, processing facilities, and value-added agricultural operations, enhancing efficiency and long-term competitiveness. The combination of strong soils, dependable water, abundant sunshine, and affordable power makes Quincy a highly desirable agricultural location within the Columbia Basin.



# IRRIGATION

In 1902, Congress passed the Reclamation Act, authorizing the construction of irrigation storage and delivery systems across the arid western United States. One of the most significant outcomes of this legislation was the development of the Columbia Basin Project (CBP) in Washington State.

Today, the Columbia Basin Project is one of the largest irrigation projects in the United States. It provides irrigation water to approximately 680,000 acres and supports hydropower generation capacity of more than 6,800 megawatts. In addition to delivering irrigation water, the Project contributes to regional flood control, wildlife habitat, recreation, and renewable energy production.

The CBP water delivery system includes approximately 330 miles of main canals, 1,990 miles of lateral canals, and more than 3,500 miles of drains and wasteways, served by over 240 pumping plants that convey water throughout the Project area.

The Quincy-Columbia Basin Irrigation District (QCBID) is one of three independent irrigation districts operating under contract with the United States Bureau of Reclamation to manage and maintain designated portions of the Columbia Basin Project. The district's boundaries include the communities of Soap Lake, Ephrata, Quincy, George, and Royal City, as well as portions of Moses Lake, serving much of Grant County and a small portion of Adams County.

Lands receiving irrigation water through the Columbia Basin Project may be subject to the acreage ownership and leasing limitations established under the federal Reclamation Reform Act (RRA). Under current law, qualified recipients are typically limited to 960 acres of irrigable land receiving federally delivered water, subject to applicable definitions and reporting requirements. These limitations apply to lands within "blocks" where the original federal construction costs of the Project have not been fully repaid. In areas where construction repayment obligations have been satisfied, commonly referred to as "paid-off" blocks, RRA acreage limitations no longer apply.



# CLIMATE

The climate of the Columbia Basin creates favorable conditions for both permanent crops and a wide range of row crops grown throughout the Quincy area. Supported by a long growing season, abundant sunshine, and low annual precipitation, the region is well-suited for crops such as potatoes, onions, corn, alfalfa, tree fruit, and wine grapes. Warm days and cool nights during the growing season contribute to strong yields and crop quality.

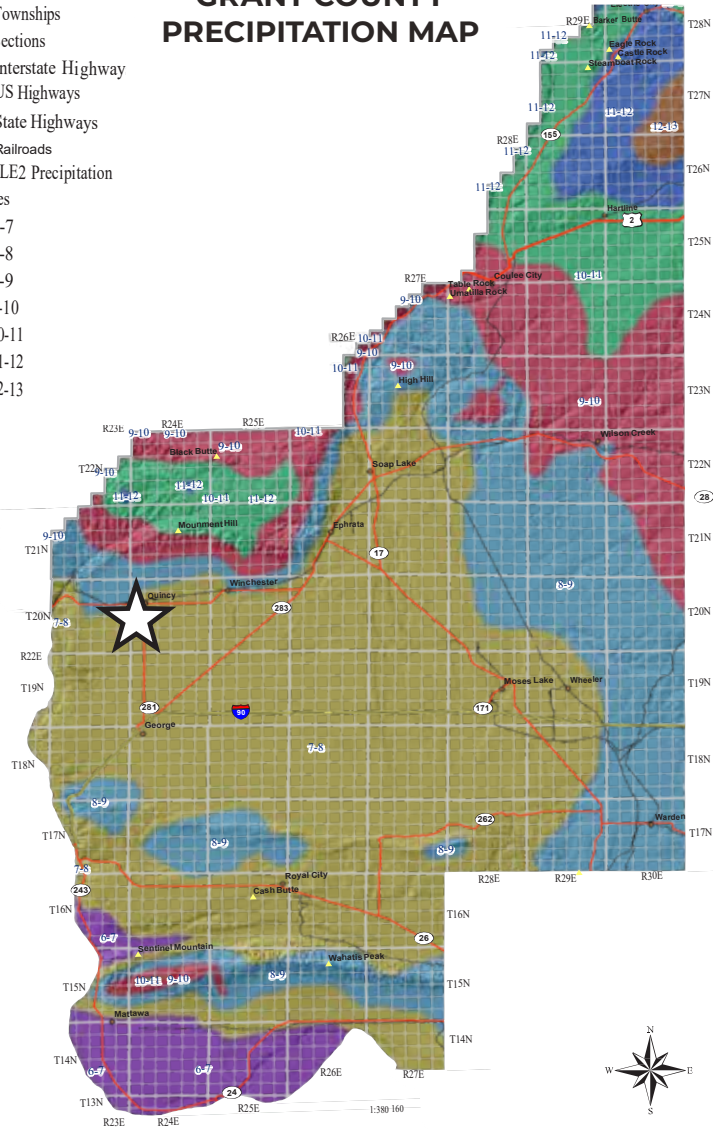
The Quincy area averages approximately 8 inches of precipitation annually and enjoys around 200 sunny days. During the growing season, daytime temperatures typically range from the low 80s to the low 90s. July is generally the hottest month, with average highs near 90 degrees, while winter months are colder, with January average lows near 25 degrees. The area's arid climate, combined with irrigation from the Columbia Basin Project, supports consistent and productive agricultural operations.

This asset receives 7-8 inches of rainfall per year, per the Natural Resources Conservation Service.

## Legend

- Townships
- Sections
- Interstate Highway
- US Highways
- State Highways
- Railroads
- RUSLE2 Precipitation
- Inches
- 6-7
- 7-8
- 8-9
- 9-10
- 10-11
- 11-12
- 12-13

## GRANT COUNTY PRECIPITATION MAP

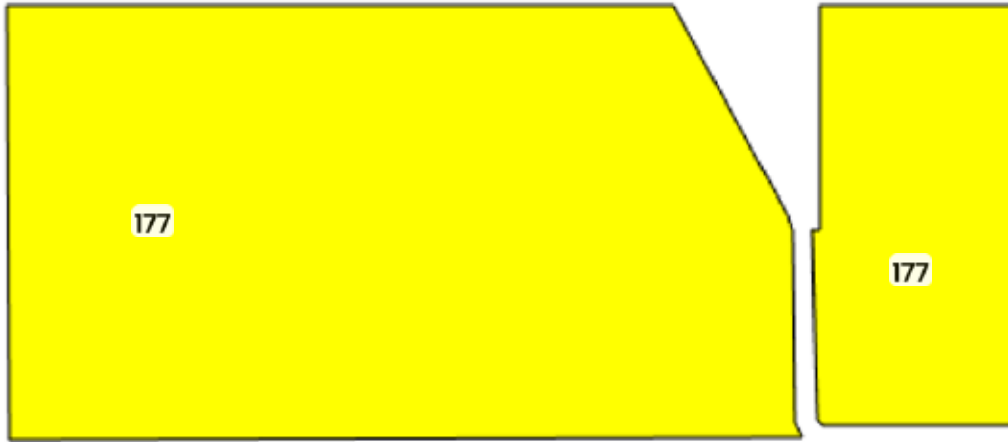


# SOILS

The primary soil type on this farm is Warden silt loam. The Warden series consists of very deep, well-drained soils formed in wind-deposited loess over basalt bedrock. These soils are typically found on gently sloping to level terraces and uplands throughout the central Columbia Basin.

Warden silt loam is known for its favorable water-holding capacity, uniform texture, and strong productivity under irrigated management. The deep profile supports extensive root development, making it well-suited for a variety of irrigated crops commonly grown in the Quincy area.

## SOILS MAP



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
177	Warden silt loam, 0 to 2 percent slopes	63.53	100.00 %	17	2	6	Well drained
<b>Average:</b>				<b>17.0</b>			

Soils data provided by USDA and NRCS.

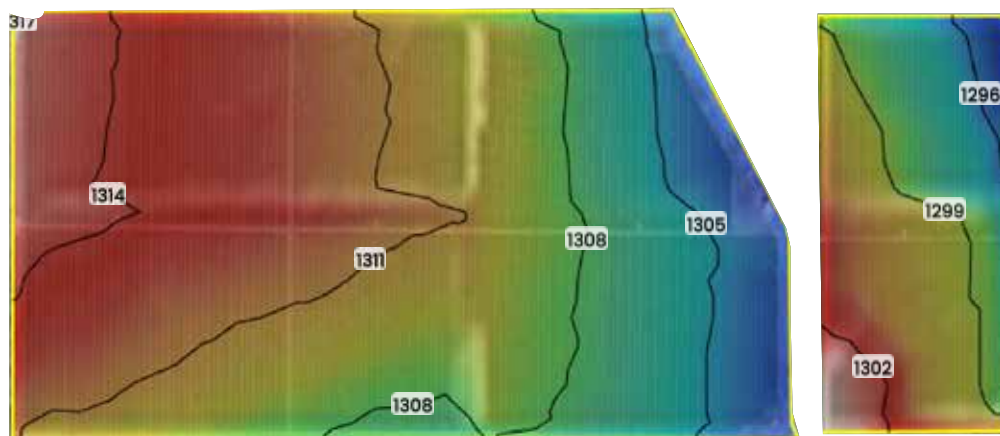


# TOPOGRAPHY



## TOPOGRAPHY MAP

The elevation across the farm ranges from 1,296 feet to 1,317 feet above sea level.





RD 7 NW

RD T NW

RD 6 NW

RD S NW