

# SNAKE & COLUMBIA RIVER WATER RIGHTS FOR SALE

WASHINGTON STATE | OFFERED AT \$2,285,000



# EXECUTIVE SUMMARY

AgriBusiness Trading Group is pleased to present the opportunity to acquire 550.7 ± acre-feet of Washington State water rights currently located within the Ice Harbor Pool on the Snake River system. The water rights authorize an instantaneous flow rate of 4.1 ± cubic feet per second, or approximately 1,840.2 ± gallons per minute, providing a substantial water supply for a variety of end uses. This offering represents a strategically positioned, transferable water asset supplied by one of the Pacific Northwest's most highly regarded water sources.

The water rights are associated with two groundwater right certificates that have historically supported orchard irrigation in the region and are now available independently of the underlying farmland, creating flexibility for a wide range of end users.

Following a review by the Washington State Department of Ecology, the wells serving these rights have been determined to be in hydraulic continuity with the Snake and Columbia Rivers, thereby allowing them to be transferred within the same place of use. This designation allows for the transfer of water rights within the Ice Harbor Pool and the McNary Pool on the Columbia River, downstream along the Columbia River to the Pacific Ocean, or to other qualifying wells in hydraulic continuity with the river system. In addition, the Columbia River permitting framework allows for seasonal irrigation rights to be converted to year-round use, expanding potential applications to municipal and industrial uses.

Water rights of this scale and flexibility are increasingly difficult to secure in Washington State. Unlike many western markets experiencing curtailment and regulatory instability, Washington's surface water rights, particularly those tied to the Columbia River system, are widely regarded as highly reliable assets.

This offering provides a unique opportunity to acquire a stand-alone, transferable water resource with both immediate utility and long-term strategic value.



*Final certification, transfer of rights, quantities and withdrawal rates, and other details relating to the validity of the Water Rights discussed herein are subject to approval and oversight by the Washington State Department of Ecology.*

# WHY WASHINGTON WATER RIGHTS STAND APART

Water rights in Washington State are widely regarded as some of the most reliable and defensible in the western United States. Governed under a well-established prior appropriation framework and administered by the Washington State Department of Ecology, surface water rights, particularly those tied to the Columbia River system, benefit from a structured regulatory environment that is designed to provide long-term certainty for water users.

Unlike neighboring states such as Idaho and Oregon, where water rights curtailments have become more frequent due to aquifer declines, drought conditions, and regulatory enforcement actions, Washington's Columbia River-based water rights have historically been more stable. This is largely due to the scale and management of the Columbia River system, as well as coordinated state and federal oversight of water supply and allocation.

Additionally, Washington State water rights with hydraulic continuity to the Columbia River system often benefit from enhanced transferability and flexibility. This includes the ability to move water within designated pools, between surface and groundwater sources in continuity, and, in certain cases, to convert seasonal irrigation rights to year-round use.

As water scarcity and regulatory pressures continue to intensify across the western United States, the relative security, transferability, and institutional stability of Washington State water rights position them as a highly attractive asset class for agricultural operators, municipalities, and industrial users alike.



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# AUTHORIZED USES & FLEXIBILITY

The flexibility and transferability of the water rights offered for sale support a wide range of applications across the agricultural, municipal, and industrial sectors within the Columbia Basin and surrounding region.

For agricultural use, the water rights can support permanent crops such as apples, cherries, and vineyards, as well as row crops and other irrigated production. Transferability within designated Columbia River pools and to wells in hydraulic continuity provides adaptability for both existing operations and future development.

These water rights may also be utilized for municipal and industrial applications. The potential to convert seasonal irrigation rights to year-round use allows for a continuous supply to support food processing, cold storage, energy projects, data centers, and advanced manufacturing.

## Estimated Annual Irrigation Water Requirements

*(Eastern Washington/Columbia Basin - acre-feet per acre)*

<b>Crop</b>	<b>Acre-feet/acre (annual)</b>	<b>Notes</b>
<i>Alfalfa</i>	<b>3.0 - 4.0</b>	<i>One of the highest water-use crops</i>
<i>Corn (silage/grain)</i>	<b>2.5 - 3.5</b>	<i>Peak summer demand</i>
<i>Potatoes</i>	<b>2.0 - 3.0</b>	<i>Highly managed irrigation</i>
<i>Wheat (irrigated)</i>	<b>1.5 - 2.5</b>	<i>Lower than corn/alfalfa</i>
<i>Barley</i>	<b>1.5 - 2.5</b>	<i>Similar to wheat</i>
<i>Dry beans</i>	<b>1.5 - 2.5</b>	<i>Moderate water use</i>
<i>Onions</i>	<b>2.5 - 3.5</b>	<i>Shallow roots → frequent irrigation</i>
<i>Apples</i>	<b>2.5 - 3.5</b>	<i>Varies by canopy &amp; system</i>
<i>Wine grapes</i>	<b>1.5 - 2.5</b>	<i>Often deficit irrigated</i>
<i>Hops</i>	<b>3.0 - 4.0</b>	<i>Very high seasonal demand</i>
<i>Pasture/grass hay</i>	<b>2.5 - 3.5</b>	<i>Similar to alfalfa depending on cuts</i>

Source: Washington State University Extension; U.S. Bureau of Reclamation (AgriMet)  
Estimates vary based on weather, soil, and irrigation efficiency.

# WATER RIGHTS TRANSFER PROCESS

In Washington State, water rights may be transferred through a regulated process administered by the Washington State Department of Ecology (DOE). The process is designed to ensure that the transfer does not impair existing water rights and remains consistent with state law and resource management policies.

While each transaction may vary depending on the specifics of the water right and proposed use, the general process includes the following steps:

1. Conduct a pre-application consultation with regional DOE staff.
2. Complete and submit an application for the change/transfer of water rights.
3. Obtain the required signatures from all legal landowners associated with the water right.
4. If proposing changes to the place, purpose, or timing of use, submit a change application in conjunction with the transfer.
  - a. If no changes are proposed, submit an assignment of the water right to the new owner.

*These processes, requirements, and timelines are subject to change and should be verified with the Washington State Department of Ecology.*

*Source: Washington State Department of Ecology – Water Right Permitting and Transfers*



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