

# Bergevin North New Freeway

## Irrigated Farm/Homesites

### 1 Mile West Wine Valley Golf Course

Asking Price:	\$1,360,000
Total Assessor Acres:	170.6 acres
Irrigated Acres:	165.6 acres +/-
Water Rights:	See attached Water Right Analysis
Current Farm Lease:	Year to Year lease. 20% net crop share to landowner.
Property Taxes:	\$504.36 +/- (2021)
Soil Information:	See attached Soils map
Improvements:	Buried mainline plus mainline under new freeway in 3 locations
Access:	From existing Highway 12 to subject the easement under new bridge needs to be determined. Seller is currently working on a 30-foot easement from Lower Dry Creek Road.
Zoning:	10 acres Minimum

If the adjacent 107.3 acres sells to a different buyer there will need to be joint use and maintenance agreements and easements for the pumps, mainline and access prepared by seller's attorney.

## *Northwest* FIRST REALTORS

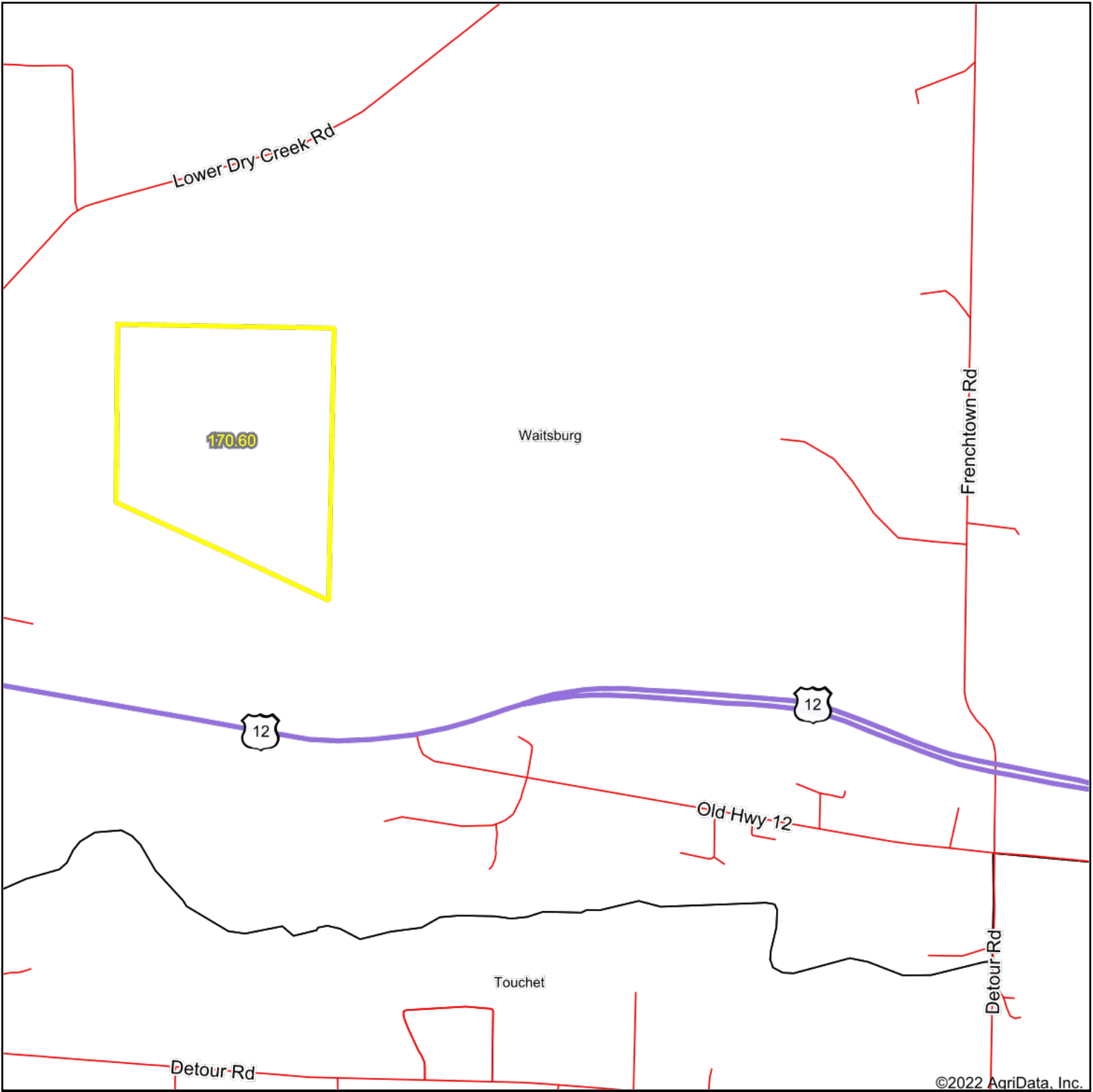
320 N. Colville Street-Walla Walla, WA 99362  
Office: 509-524-9055

**Mark Grant, Accredited Land Consultant-Broker/Owner**  
**mark.grant@heritagelandgroup.com**  
**Cell: 509-520-1906**

**Michael Grant-Broker**  
**michael@heritagelandgroup.com**  
**Cell: 509-520-0895**

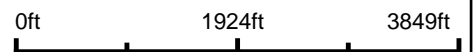
This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation and, in particular, to verify, if important to them, room sizes, the square footage, lot size, property boundaries, age of structures, school, district, flood insurance, zoning, restrictions and easements, fixtures or personal property excluded, and availability of water and sewer prior to submitting an offer to purchase the property.

# Overview Map



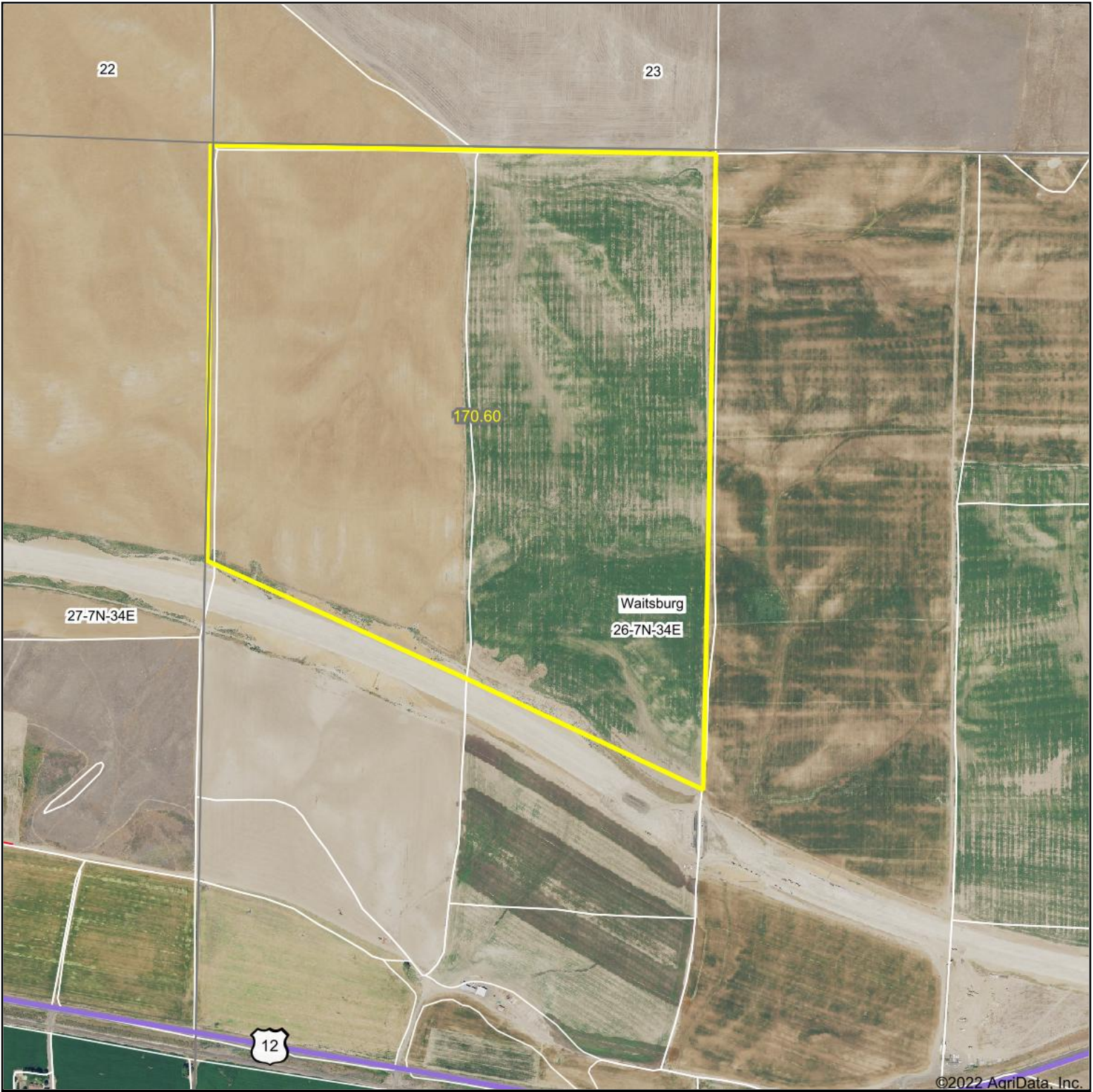
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map center: 46° 3' 22.99, -118° 30' 46.95



1/17/2022

# Aerial Map



Map Center: 46° 3' 28.46, -118° 31' 37.11



**26-7N-34E**  
**Walla Walla County**  
**Washington**

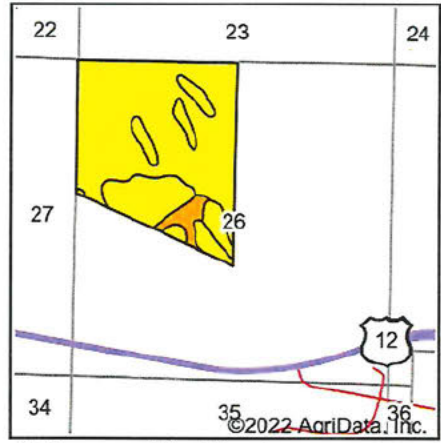
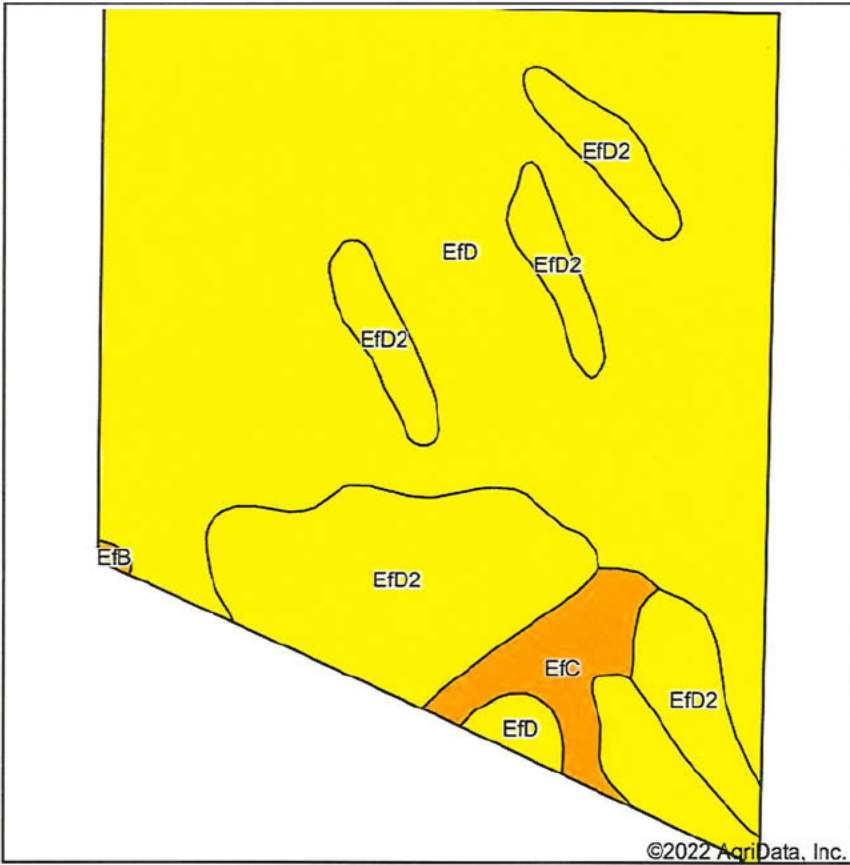


Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



State: **Washington**  
 County: **Walla Walla**  
 Location: **26-7N-34E**  
 Township: **Waitsburg**  
 Acres: **170.6**  
 Date: **1/17/2022**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

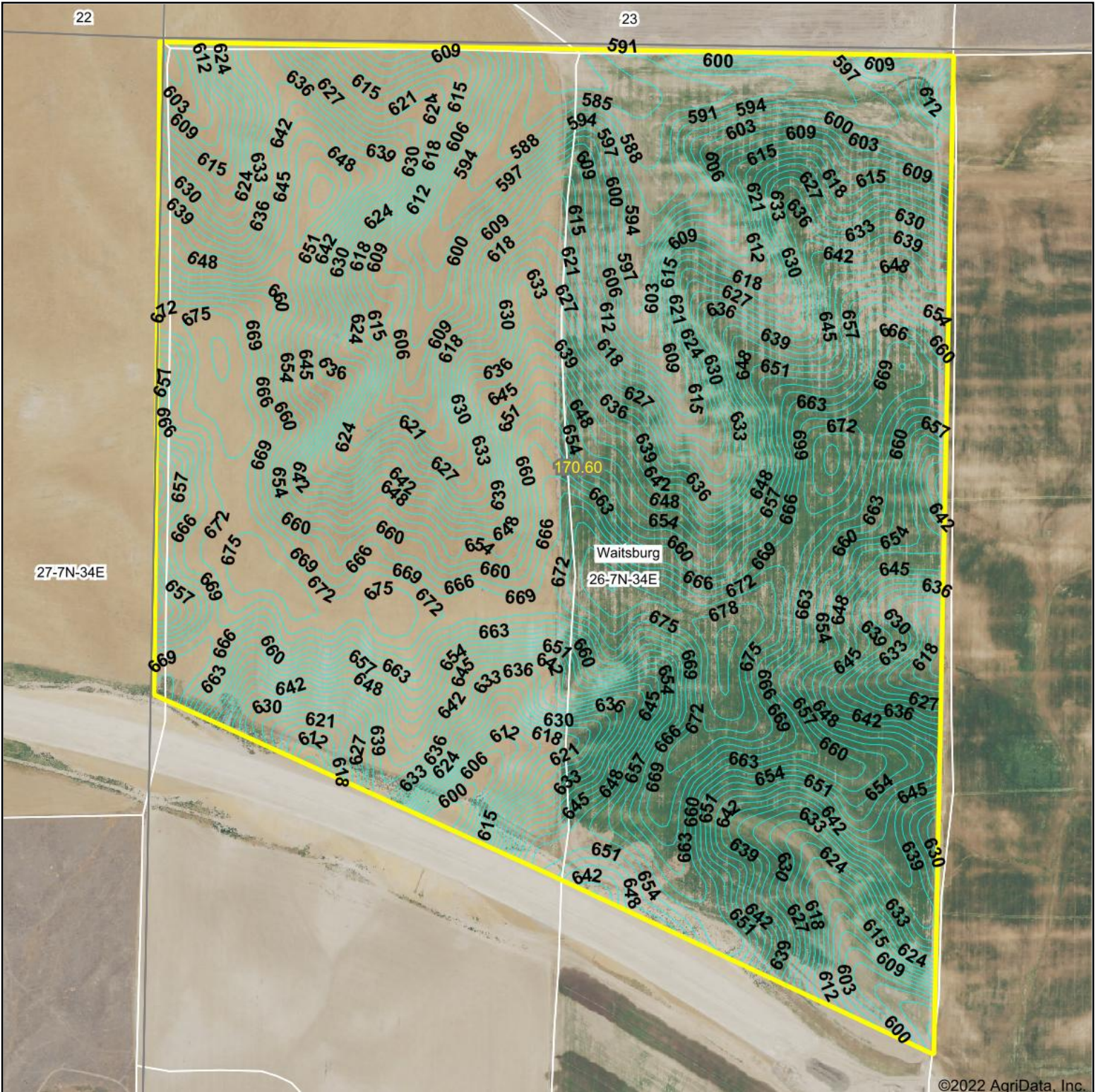
Area Symbol: WA671, Soil Area Version: 6

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
EfD	Ellisforde silt loam, 15 to 30 percent slopes	127.52	74.7%		Ive	Vle
EfD2	Ellisforde silt loam, 15 to 30 percent slopes, eroded	35.74	20.9%		Ive	Vle
EfC	Ellisforde silt loam, 8 to 15 percent slopes	7.09	4.2%		IIle	Ive
EfB	Ellisforde silt loam, 3 to 8 percent slopes	0.25	0.1%		IIle	IIle
<b>Weighted Average</b>					<b>3.96</b>	<b>5.91</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



# Topography Contours



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 579.1

Max: 681.9

Range: 102.8

Average: 638.2

Standard Deviation: 25.13 ft

0ft 526ft 1052ft



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26-7N-34E  
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Maps Provided By:



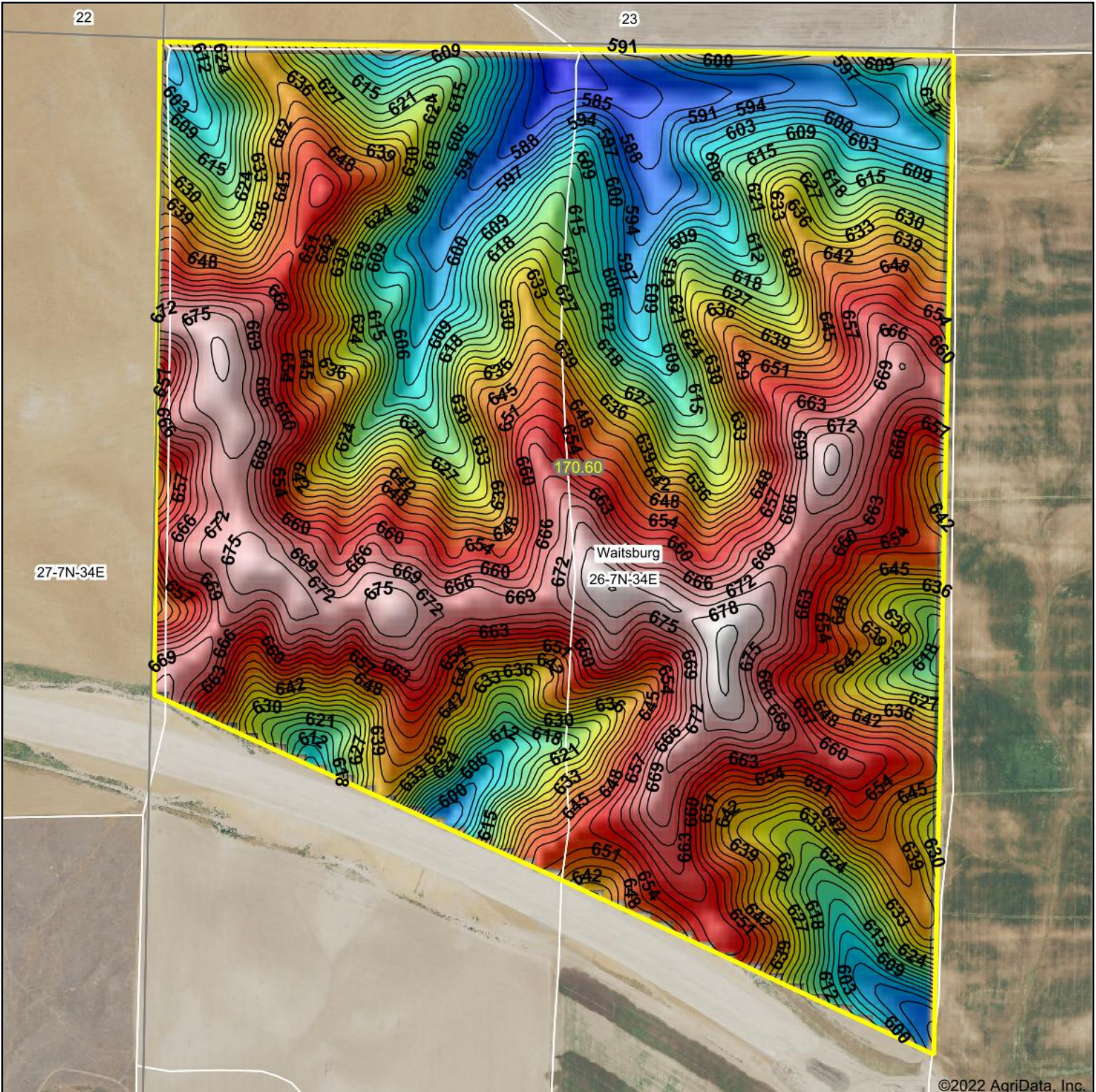
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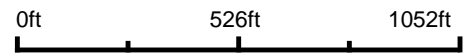
# Topography Hillshade



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