

COLFAX FARM - Colfax, Washinton

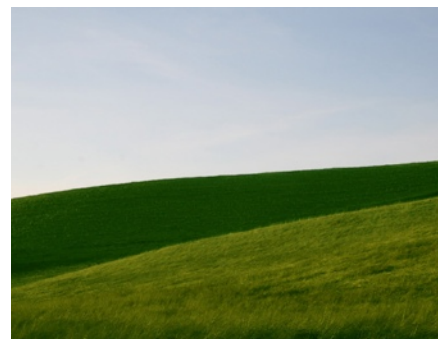
Winter Wheat field in a beautiful area of Eastern Washington

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Location: This farm is situated in Whitman County in Washington state, in the heart of Palouse Country. It is located on Carroll Road approximately 13 miles south of Colfax, Washington. This region is noted for its large rolling hills covered in winter wheat. The area was once inhabited by the Palouse Indian tribe and is rich in history. Colfax offers city services including a small airport.

Acreage: 312+/- acres according to the Whitman County tax assessor.

Operation: This property is currently in Winter Wheat with some of the property in Conservation Reserve Program. The CRP payment this year is expected to be about \$25,000 according to the seller.

Price/Terms: \$449,000 Cash. Seller will consider all offers.

Taxes: The taxes were about \$720.00 last year according to the tax assessor.

Recreation: This area provides great hunting for deer, pheasant, chukar, and partridge. The Snake River is only 20 minutes away for year-round fishing.

Comments: This is a farm in a beautiful area of Eastern Washington. This property could work well for an owner, operator or investor. Buyer to verify all information.



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