



MILTON FREEWATER ORCHARD & VINEYARD

Premium Walla Walla Valley Location | Asking Price: \$1,050,000

80 +/- ACRES AVAILABLE



INVESTMENT GRADE AGRICULTURAL ASSETS

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OVERVIEW

LOCATION

- This 80.0-acre orchard and vineyard asset lies approximately five miles from downtown Milton Freewater, OR in Umatilla County in the southern portion of the Walla Walla Valley American Viticultural Area. The property is located on Seven Hills Road, Milton Freewater, OR 97862.

ACCESS

- The property is accessed via paved and gravel, county-maintained roads, and a 30-foot-wide graveled easement.

TOTAL ACRES

- Per the Umatilla County Assessor, there are 80.0 total deeded acres included in the asset.
- The property consists of three tax parcels: Umatilla County Property ID #129336, #144572, and #129339.
- The property taxes for 2022 are \$1,849.25.

ZONING

- Per the Umatilla County Planning Department zoning of the property is EFU – Exclusive Farm Use with a 160-acre minimum parcel size. These parcels cannot be split into smaller parcels and allowed buildings are for agricultural use only.

WATER & IRRIGATION

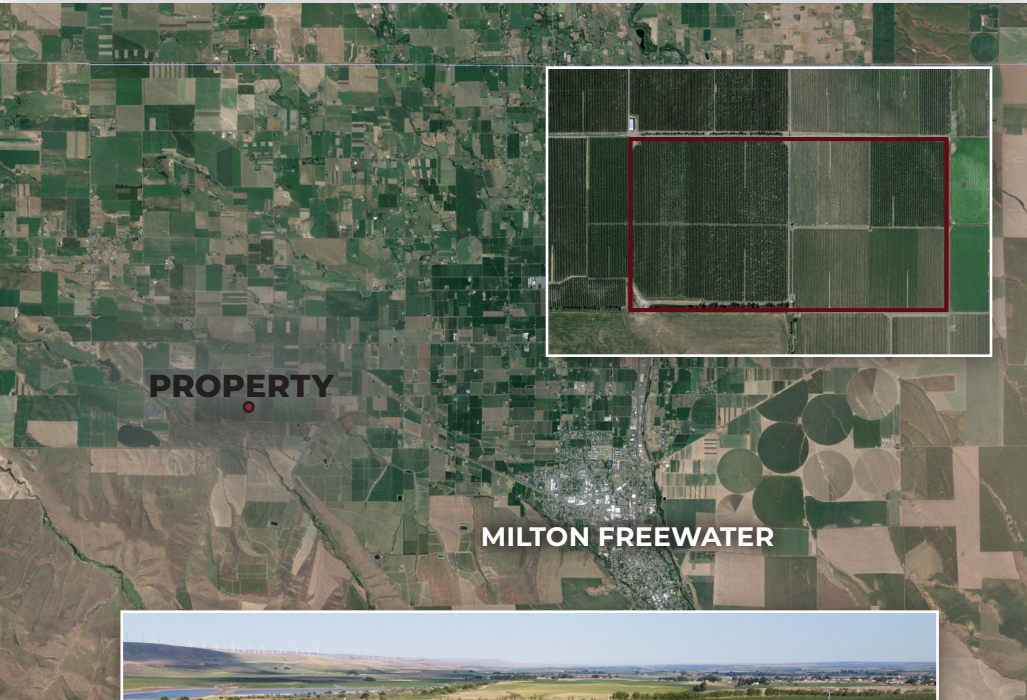
- Primary irrigation consists of a surface water assessment from the Hudson Bay District Improvement Company accessed from a canal located on the southern border of the property.
- Secondary irrigation is via groundwater rights sourced from a deep basalt well with a variable frequency drive. This water right is for three-acre feet per acre, per year.
- The farm tenant pays all pumping costs and assessments for irrigation water.

FROST PREVENTION

- There are five propane-powered wind machines located within the boundaries of the property that belong to the tenant per the terms of the lease. These wind machines can be used, as necessary, for frost mitigation. Many of the surrounding orchard and vineyard properties also have wind machines that potentially provide a secondary benefit to the property.

STRUCTURES

- There are no structures on the property or included in the sale.



CURRENT LEASE

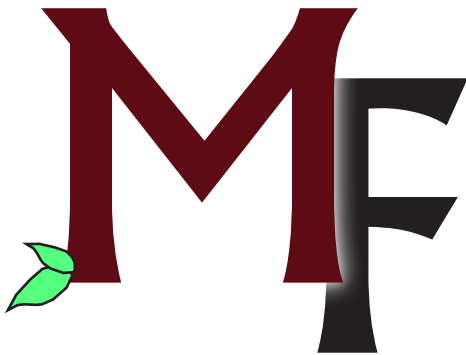
- The property, in its entirety, is leased to a local farmer, via a 25-year cash rent lease that includes a rent escalator. This lease concludes at the end of the crop year in 2041.
- The tenant pays all costs associated with the property and the farming of the orchard, including, but not limited to, the costs of water, property taxes, and other expenses necessary to operate the property and orchard.
- The tenant owns all improvements located on the property per the terms of their lease.
- The tenant is currently operating this asset as an organically certified and LIVE-certified sustainable orchard and vineyard.



Located in the Walla Walla Valley American Viticultural Area (AVA), this irrigated orchard and vineyard asset is comprised of 80.0 +/- deeded acres near Milton-Freewater, Oregon. This turnkey, operating asset is certified organic and LIVE-certified sustainable.

The apple orchard consists of 48.8 +/- planted acres and the vineyard consists of 25.7 +/- planted acres. The property is under a long-term, cash-rent lease to a local farmer with 19 years left on the lease. The elevation of the property runs from approximately 820 feet to 870 feet. Annual rainfall for this area averages 13-14 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Ellisforde silt loam with 1-20% slopes throughout.

The primary source for irrigation is surface water from the Hudson Bay Irrigation District with the secondary source being groundwater rights sourced from a deep basalt well with a variable frequency drive. Per the Umatilla County Planning Department, the zoning of the property is Exclusive Farm Use and there is a 160-acre minimum parcel size. There are no structures located on the property or included in the sale.



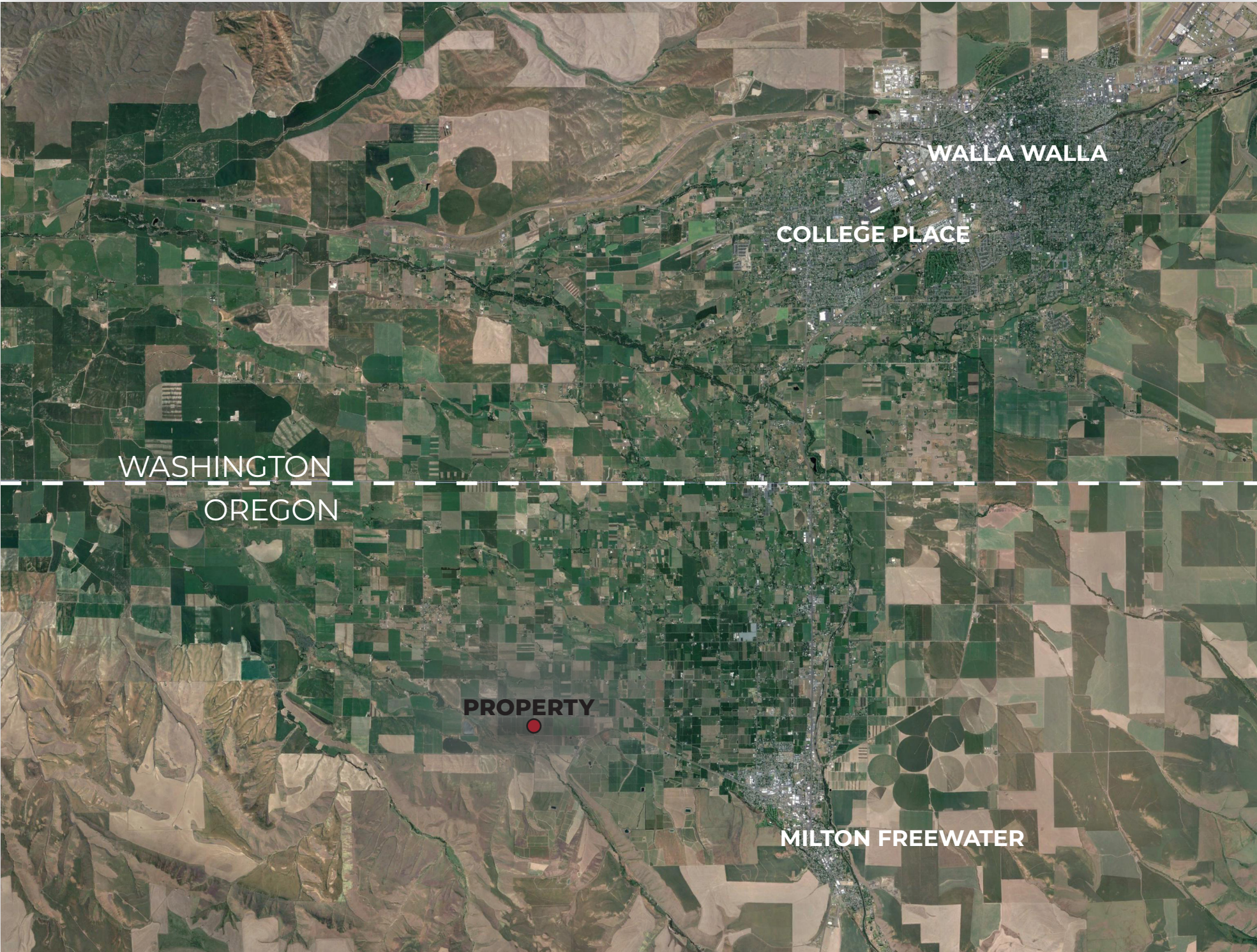
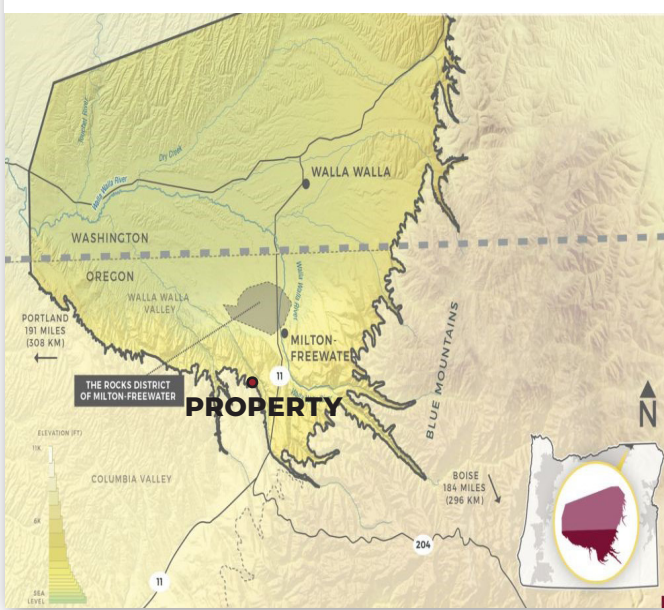
With rich soils, long days and warm climates the Walla Walla Valley produces some of Washington's finest apples.

REGION

The Walla Walla Valley has been a regional agricultural hub for more than a century. The elevations across the Walla Walla Valley start at 400 feet and soar to 2000+ feet above sea level. Similarly, annual rainfall figures triple from a sparse seven inches at the western end of the valley to 22+ inches along the foothills of the Blue Mountains to the east. The soils of the Walla Walla Valley consist mostly of wind-deposited loess, which provides good drainage for crops. The 200-day-long growing season is characterized by hot days and cool nights.



WALLA WALLA VALLEY AVA



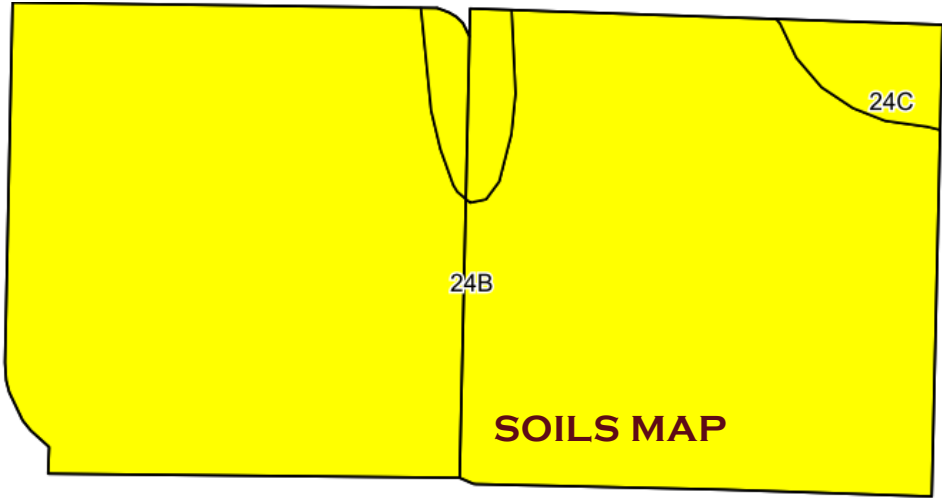
CLIMATE & SOILS

The Walla Walla Valley has an advantage when it comes to producing high-quality fruit. The 530 square-mile Walla Walla Valley Appellation benefits from bountiful layers of topsoil which was an outcome of prehistoric Missoula floods. This topsoil, combined with wind-deposited loess, provides good drainage and an excellent source of nutrients for crops.

The valley boasts a 200-day-long growing season that is characterized by hot days and cool nights. The region is set in a hardiness zone. Because of cold air coming down from the Blue Mountains and then being trapped in the Snake and Columbia River valleys, the Walla Walla AVA is cooler than surrounding AVAs. With 2,700-3,300 annual degree days and consistent southwest wind, the perfect climate is created for quality fruit.

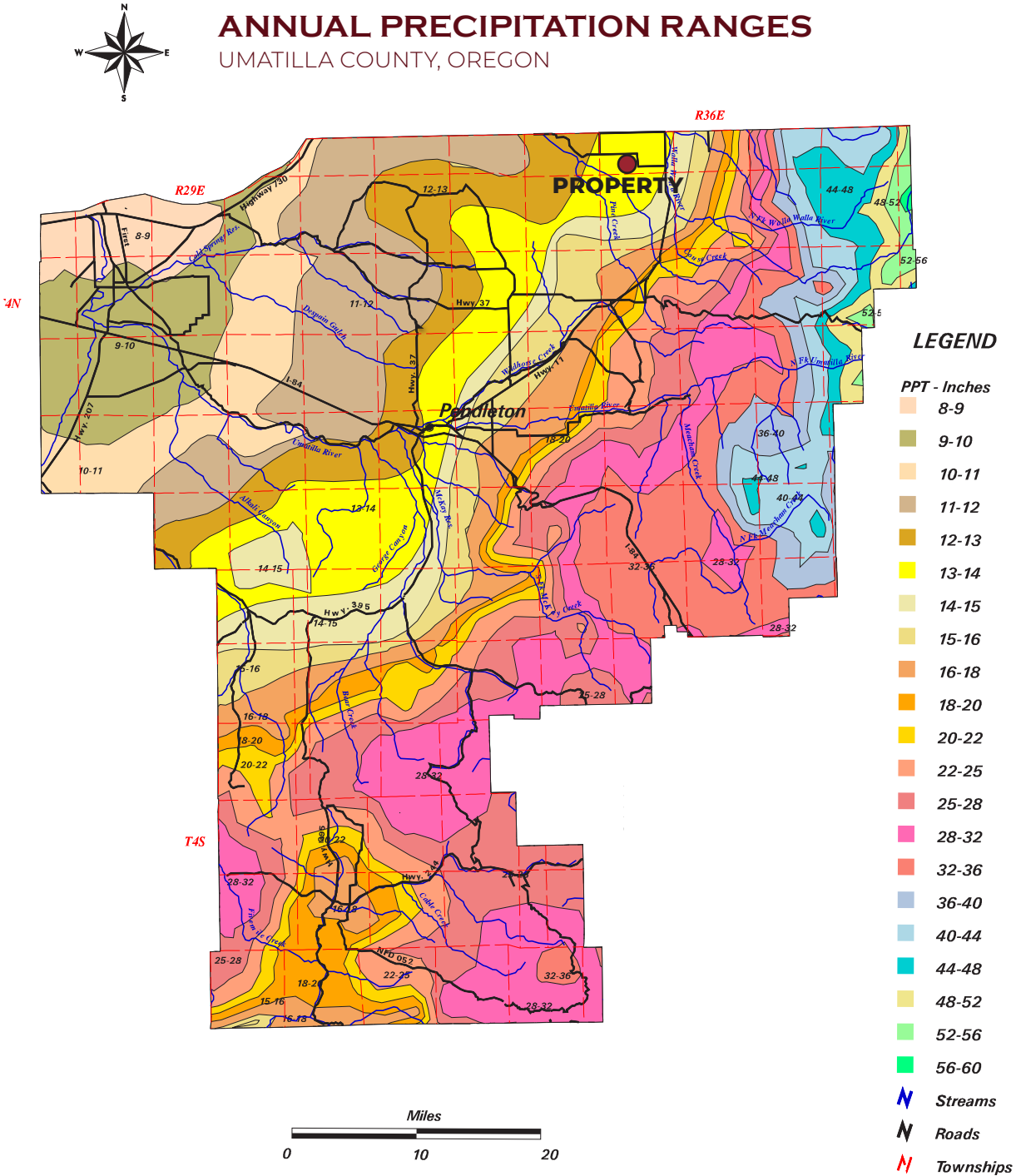
The property sits at an elevation between 820 and 870 feet with relatively flat topography.

- ELEVATION**
820-870 feet.
- SOIL**
Series of Ellisforde silt loam.
- RAINFALL**
Per the NRCS, 13-14 inches per year.



Area Symbol: OR667, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
24B	Ellisforde silt loam, 1 to 7 percent slopes	73.73	93.9%		IIIe	IIe
24C	Ellisforde silt loam, 7 to 20 percent slopes	4.83	6.1%		IIIe	IVe
Weighted Average					3.00	2.12

FSA MAP



WATER & PRECIPITATION

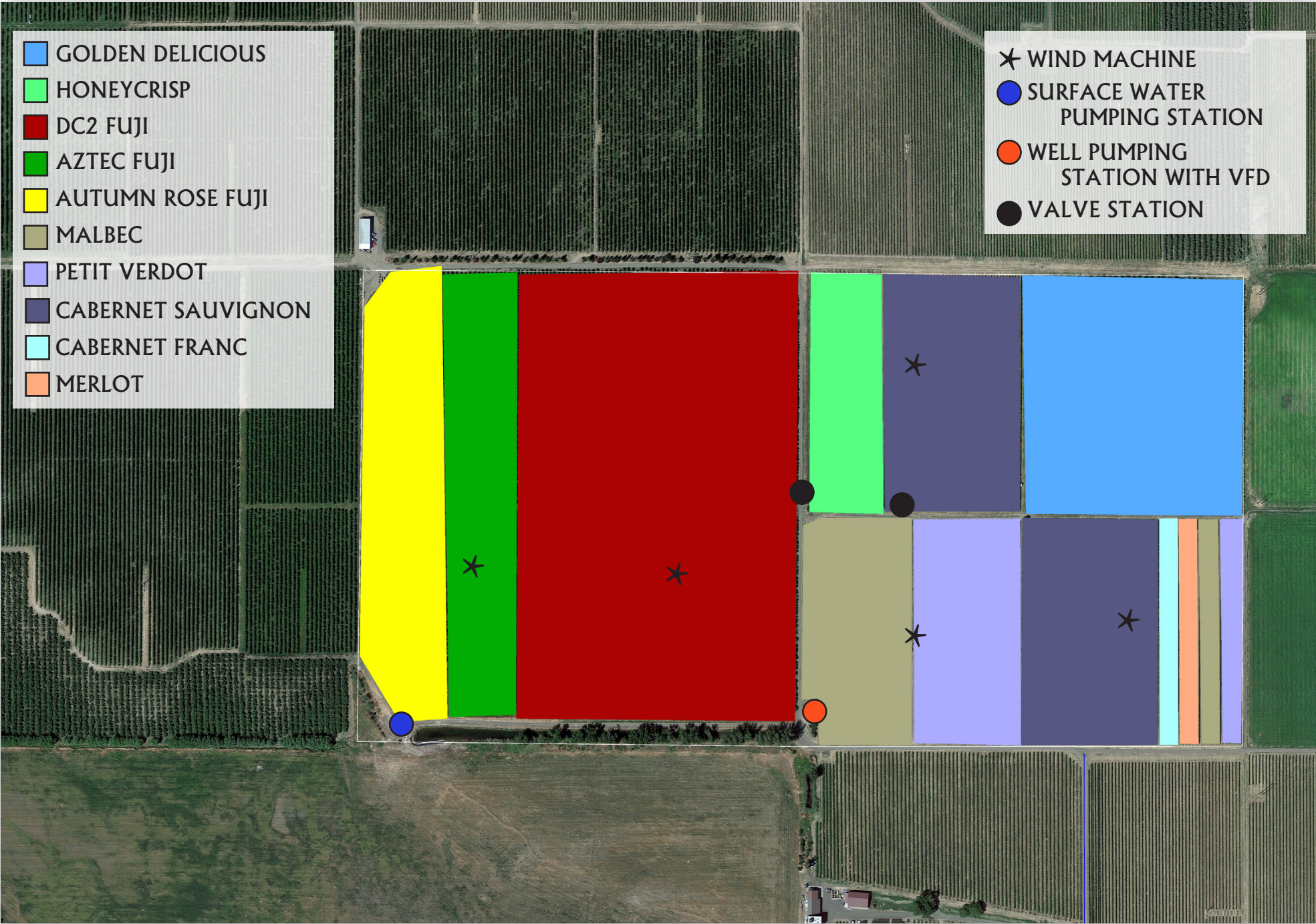
This asset receives 13-14 inches of rainfall on average per year, per the USDA Natural Resources Conservation Service. The property relies on irrigation to bring ample amounts of water to the trees and vines. The irrigation water is sourced from surface water and a deep basalt well with a variable frequency drive. The orchard is irrigated via under and over tree sprinklers and positioned on a 4-wire vertical trellis system. The vineyard is irrigated via drip irrigation and overhead sprinklers and is positioned on a 5-wire trellis system.

VARIETALS

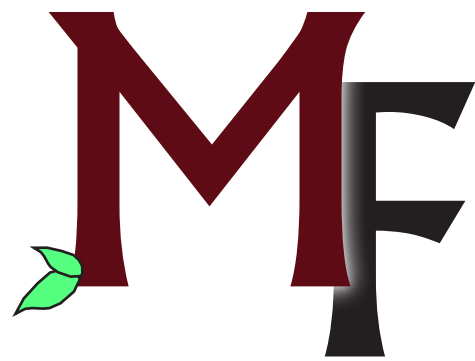
This property lies within the Walla Walla Valley American Viticultural Area, one of the most highly sought-after AVAs in the Pacific Northwest. The valley overtly straddles state lines: two-thirds of the AVA is in Washington and one-third is in Oregon. Nearly 3,000 acres of prime vineyards and more than 100 remarkable wineries are represented. This area is very popular for vineyard operations, but also suitable for other permanent crops such as orchards and berries.

Apples are grown in three distinct areas in Oregon: the Willamette Valley, the Mid-Columbia Valley, and the Milton Freewater area. The most popular varieties of apples grown in Oregon are Fuji and Gala. The value of Oregon apples, sold as fresh or processed products, is estimated at \$39 million annually. Bearing apple acreage in Oregon is estimated at 5,000 + acres.

Variety	Year Planted	Acres
Golden Delicious	1995	10.0
Honeycrisp	Grafted 2020	3.8
DC2 Fuji	1995	25.0
Aztec Fuji	2007	5.0
Autumn Rose Fuji	2000	5.0
Malbec	2008	5.8
Petit Verdot	2008	5.9
Cabernet Sauvignon	2008	12.2
Cabernet Franc	2008	0.9
Merlot	2008	0.9
	Total	74.5
This Information Deemed Reliable But Not Guaranteed		



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