



## MATTAWA, WA

UNIT 10  
BLOCK 253  
UNIT 28  
BLOCK 253  
UNIT 32  
BLOCK 251

GROSS ACRES  
454.32

TRACY LYBBERT  
DESIGNATED BROKER  
509.531.2361  
TRACY@LYBBERTFIELDING.COM

EXCLUSIVE OFFERING MEMORANDUM

# IMPORTANT DISCLOSURES

This Offering Memorandum has been prepared by Lybbert Fielding Real Estate LLC for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations.

By accepting this Memorandum, you agree to the above terms and conditions.





# EXECUTIVE SUMMARY

We are pleased to present this exceptional opportunity to acquire a 454.32-acre circle irrigated farm located in the fertile region of Mattawa, Washington. This property boasts prime agricultural land with an established irrigation system, making it an ideal investment for farming operations.

Mattawa is located in Grant County, Washington, known for its favorable climate and agricultural productivity. The area offers:

- Proximity to Markets: Convenient access to regional markets and distribution centers.
- Climate: Ideal growing conditions with ample sunlight and moderate rainfall
- Community: Supportive agricultural community.



## FINANCIAL INFORMATION

**ASKING PRICE \$8,500,000**

### **2024 PROPERTY TAXES**

**UNIT 10 BLOCK 253 - \$7,880.13**

**UNIT 28 BLOCK 253 - \$4,999.33**

**UNIT 32 BLOCK 251 - \$6,962.20**



- 454.32 GROSS ACRES

- SOUTH COLUMBIA BASIN IRRIGATION DISTRICT

SOIL QUALITY: EXCELLENT SOIL COMPOSITION SUITABLE FOR A

- VARIETY OF CROPS, INCLUDING FRUITS, VEGETABLES, GRAINS, AND ALFALFA HAY.

- TWO STANDARD VALLEY CIRCLES AND ONE VALLEY CORNER.

- ACCESS: DIRECT ACCESS VIA COUNTY ROAD WITH PROXIMITY TO MAJOR HIGHWAYS.

## CROP ROTATION

### 521, Inc. Non Permanent Crop

*Crop History 2018 - 2024*

Crop Year	Open Ground			Corners
	U32/251	U28/253	U10/253	U32/251
2024	Aspar./Corn	Alfalfa	Alfalfa	Asparagus
2023	Asparagus	Alfalfa	Alfalfa	Asp./Buckwheat
2022	Asparagus	Alfalfa	Timothy	Asparagus
2021	Asparagus	Beans	Potatoes	Asparagus
2020	Asparagus	Potatoes	Beans	Asparagus
2019	Asparagus	Timothy/Buckwheat	Alfalfa	Asparagus
2018	Asparagus	Alfalfa	Alfalfa	Asparagus



## IRRIGATION EQUIPMENT INFORMATION

<b>Pump HP</b>	75	100	100	
<b>Pump Type</b>	Centrifical	Short Set Turbine	Short Set Turbine	All were orginally designed for about 1100 gallons / minute
<b>Main Line</b>	10" PVC	10" PVC	10" PVC	

## IRRIGATION SYSTEMS

- Irrigation Infrastructure: Three Valley irrigation circles designed for maximum efficiency and effectiveness in water distribution, providing the necessary resources for robust crop production.



## ORCHARD INFORMATION

**Trelis**

**Row Spacing**

**U10 - Pink Lady**

Straight 5 Wire

10' on center

**West 1/2 Sec. 10& 2**

**East 1/2 Sec. 3 & 4**

**Root Stocks:**

M-9

B-9

**Scion:**

Cripps Pink

Rosy Glow Pinks

**West 1/2 Sec. 10& 3**

**East 1/2 Sec. 3 & 5**

**In Row Spacing**

3'

2'

**Tree Density**

1,452/Ac.

2,178/Ac.

# South Columbia Basin Irrigation District

## Parcel Inquiry Report

**Parcel Number:** 253-010-000-03000-0

**Owner :** DOUBLE K LAND CO., LLC

**Customer #:** 6922

<b>Irrigable Acres:</b>	154.50	<b>Base Quantity: (sfd)</b>	290.62
		<b>Total Allotment in Acre Feet :</b>	653.70

<b>Class 1:</b>		<b>Class 1 Equiv. Acres:</b>	
<b>Class 2:</b>	83.10		
<b>Class 3:</b>	71.40	<b>O&amp;M:</b>	142.90
<b>Class 4:</b>	0.00	<b>Const:</b>	104.30

<b>Class 6:</b>	0.00		
<b>Right of Way:</b>	7.50	<b>SSC:</b>	2.78
<b>High Acres:</b>	0.00		
<b>Gross Acres:</b>	162.00		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2024 IRRIGATION ASSESSMENTS	<u>14,246.79</u>	<u>0.00</u>
	<u>14,246.79</u>	<u>0.00</u>

# South Columbia Basin Irrigation District

## Parcel Inquiry Report

**Parcel Number:** 253-028-001-03000-0

**Owner :** DOUBLE K LAND CO., LLC

**Customer #:** 6922

<b>Irrigable Acres:</b>	153.20	<b>Base Quantity: (sfd)</b>	295.24
		<b>Total Allotment in Acre Feet :</b>	662.20

<b>Class 1:</b>		<b>Class 1 Equiv. Acres:</b>	
<b>Class 2:</b>	54.40		
<b>Class 3:</b>	98.80	<b>O&amp;M:</b>	140.32
<b>Class 4:</b>	0.00	<b>Const:</b>	97.20

<b>Class 6:</b>	0.00		
<b>Right of Way:</b>	4.20	<b>SSC:</b>	2.82
<b>High Acres:</b>	0.00		
<b>Gross Acres:</b>	157.40		

	<u>Billing Amt</u>	<u>Amt Owing</u>
2024 IRRIGATION ASSESSMENTS	<u>13,958.94</u>	<u>0.00</u>
	13,958.94	0.00



# South Columbia Basin Irrigation District

## Parcel Inquiry Report

---

<b>Parcel Number:</b>	251-032-001-03000-0	SP#19-89 LOT 2
<b>Owner :</b>	DOUBLE K LAND CO., LLC	
<b>Customer #:</b>	6922	
<b>Irrigable Acres:</b>	143.50	<b>Base Quantity: (sfd)</b> 289.39
		<b>Total Allotment in Acre Feet :</b> 645.75
<b>Class 1:</b>		<b>Class 1 Equiv. Acres:</b>
<b>Class 2:</b>		
<b>Class 3:</b>	143.50	<b>O&amp;M:</b> 128.92
<b>Class 4:</b>		<b>Const:</b> 79.72
<b>Class 6:</b>		
<b>Right of Way:</b>	11.80	<b>SSC:</b> 2.75
<b>High Acres:</b>		
<b>Gross Acres:</b>	155.30	

	<u>Billing Amt</u>	<u>Amt Owing</u>
2024 IRRIGATION ASSESSMENTS	12,769.43	0.00
Additional Water Purchase	9,656.85	9,656.85
	<u>22,426.28</u>	<u>9,656.85</u>

# INVESTMENT OPPORTUNITY

This 454.32-acre property in Mattawa, WA presents a unique opportunity for agricultural development or investment. With its high-quality soil, efficient irrigation system, and strategic location, it is well-positioned to support a variety of farming operations.

For further inquiries or to schedule a viewing, please contact Tracy Lybbert.



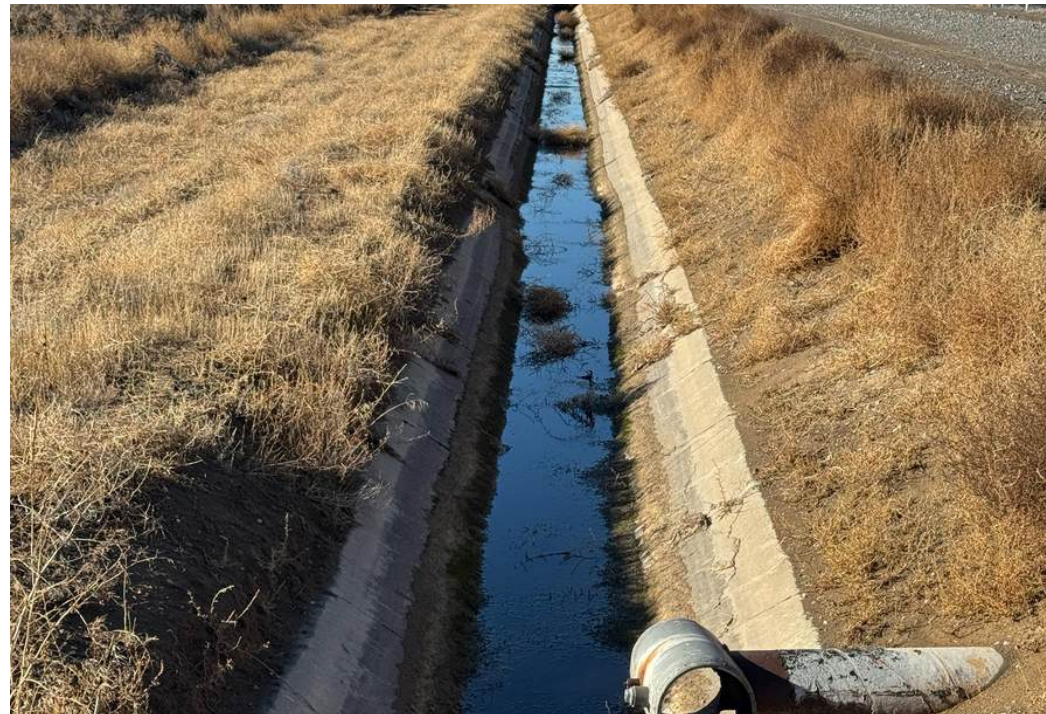








UNIT 28







UNIT 32



MAATTAWA FARM

EXCLUSIVE OFFERING MEMORANDUM









UNIT 10









## CONTACT

TRACY LYBBERT  
MANAGING BROKER/OWNER  
509.531.2361  
TRACY@LYBBERTFIELDING.COM

