



Listing Information Packet

DRYLAND FARM
834 McKay Alto Road
Dayton, Washington

\$2,900,000

Listed By:

Michael Fredrickson

mike@asapww.com

509-522-2272

WA Lic.#21009558

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.

Associated Appraisers of Walla Walla, LLC

2 West Main Street
Walla Walla, WA 99362
Firm #21010246

**834 McKay Alto Road
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PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale a property located north of Waitsburg in Columbia County.

This farm is located about 10 miles northeast of Waitsburg, and about 14 miles northwest of the Dayton, primarily along the east and west sides of McKay Alto Road. It has a total of **948.26 acres** of which there are **891.84 tillable acres**.

The irregular shaped tracts are rolling in topography with some fairly level areas in the southwest portion of the farm near McKay Alto Road. The predominant soil types Athena silt loam. The average annual rainfall is 16 to 18 inches. Power is available to the tract. McKay Creek runs along the south side of McKay Alto Road in the southeastern area and is a year-round creek. The annual crop rotation is a three year rotation of winter wheat, spring wheat followed by peas, with the historic winter wheat yield at 87 bushels per acre, spring at 48 bushels per acre, and peas at 1,974 pounds.



Facing South along the Northern Boundary of the Farm

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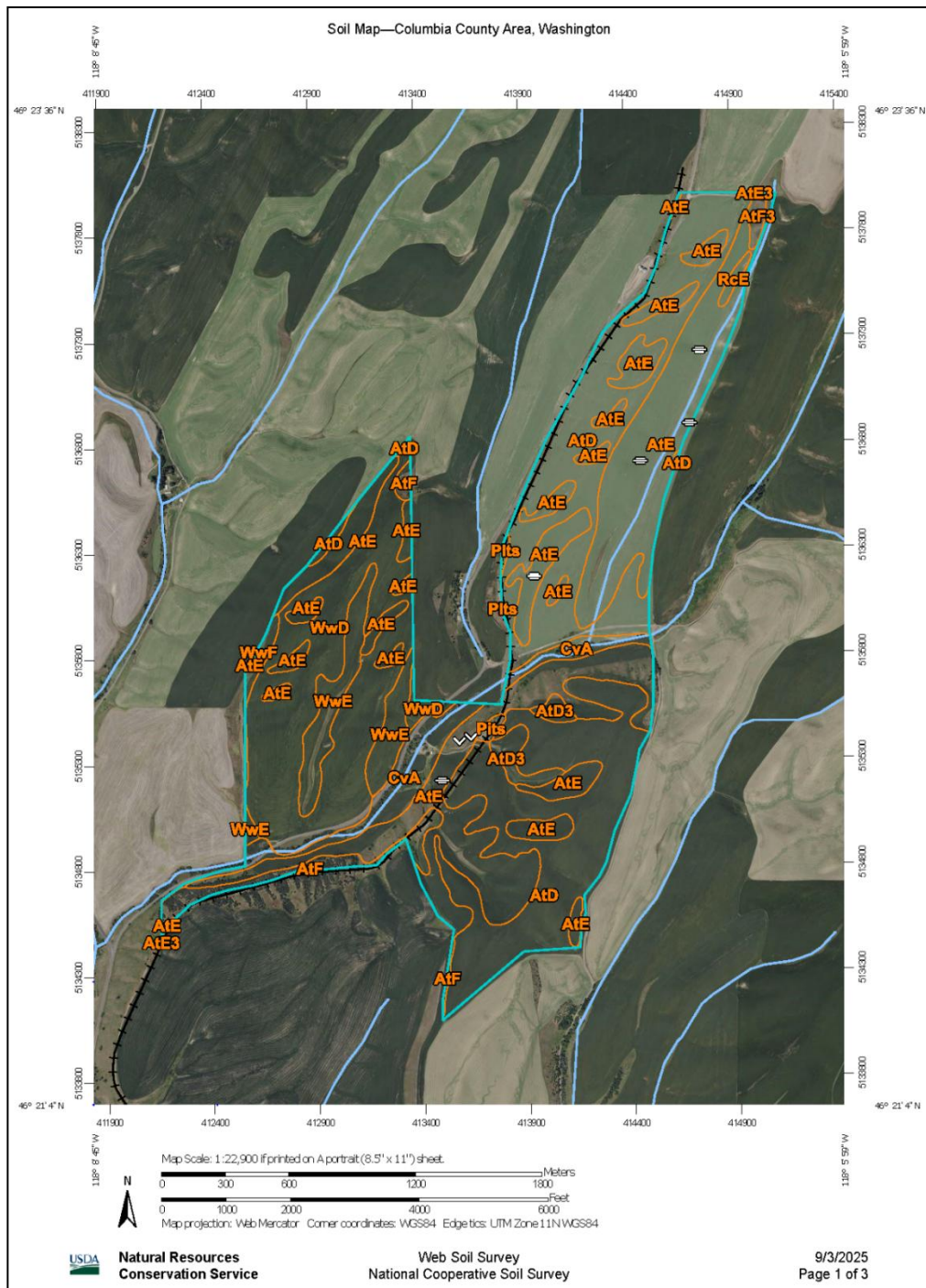
Google Earth Map



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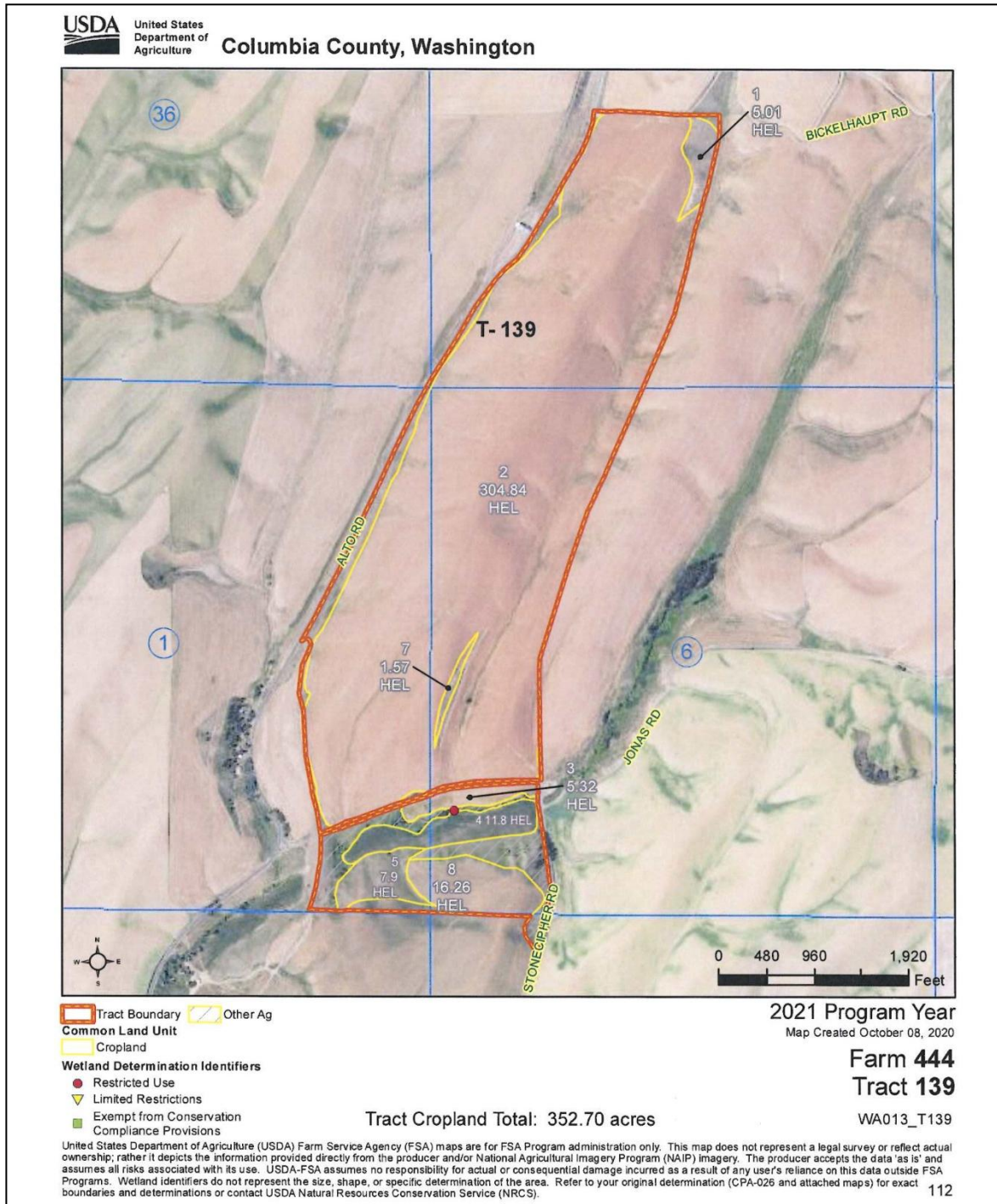
Soils

The predominant soil types are Athena silt loam, 25 to 40 percent slopes (AtE); and Athena silt loam, 8 to 25 percent slopes (AtD).



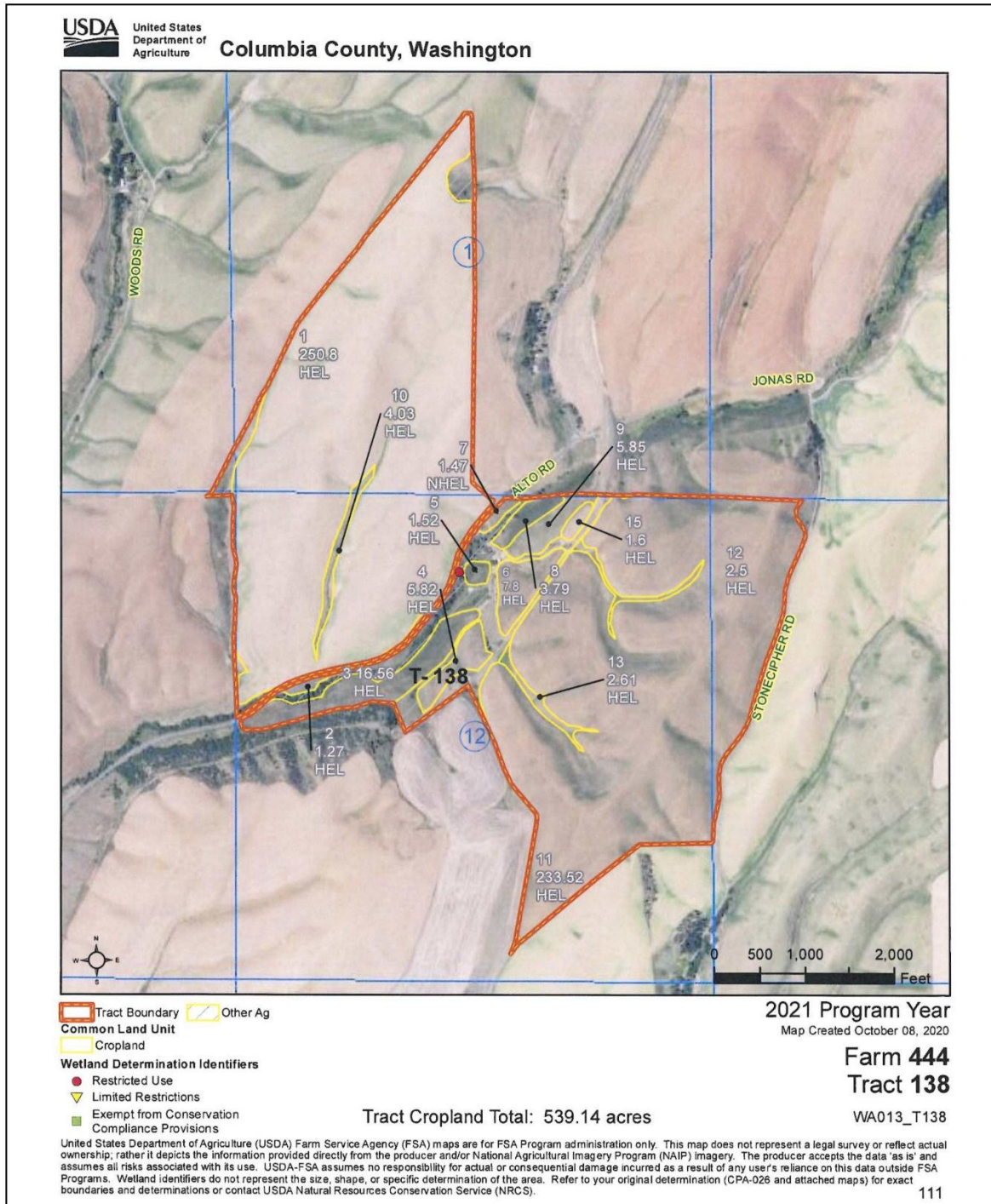
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FSA Aerial Maps – 2021



834 McKay Alto Road
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FSA Aerial Maps – 2021, continued



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Improvements

There is a shop and barn located just off the east side of McKay Alto Road, approximately center of the farm.

The wood-framed shop, containing 1,200 square feet, has a concrete foundation and is metal clad, with sliding doors and a personnel door along the north side of the structure. The interior floors are concrete; walls have 6-foot-high plywood with the remainder exposed insulation; and the ceiling is unfinished. Heat is provided from a used oil stove.

The pole-framed barn, containing 2,070 square feet, has a concrete perimeter foundation; wood and metal siding; and a metal roof. The interior is unfinished and is used for storage.



Shop

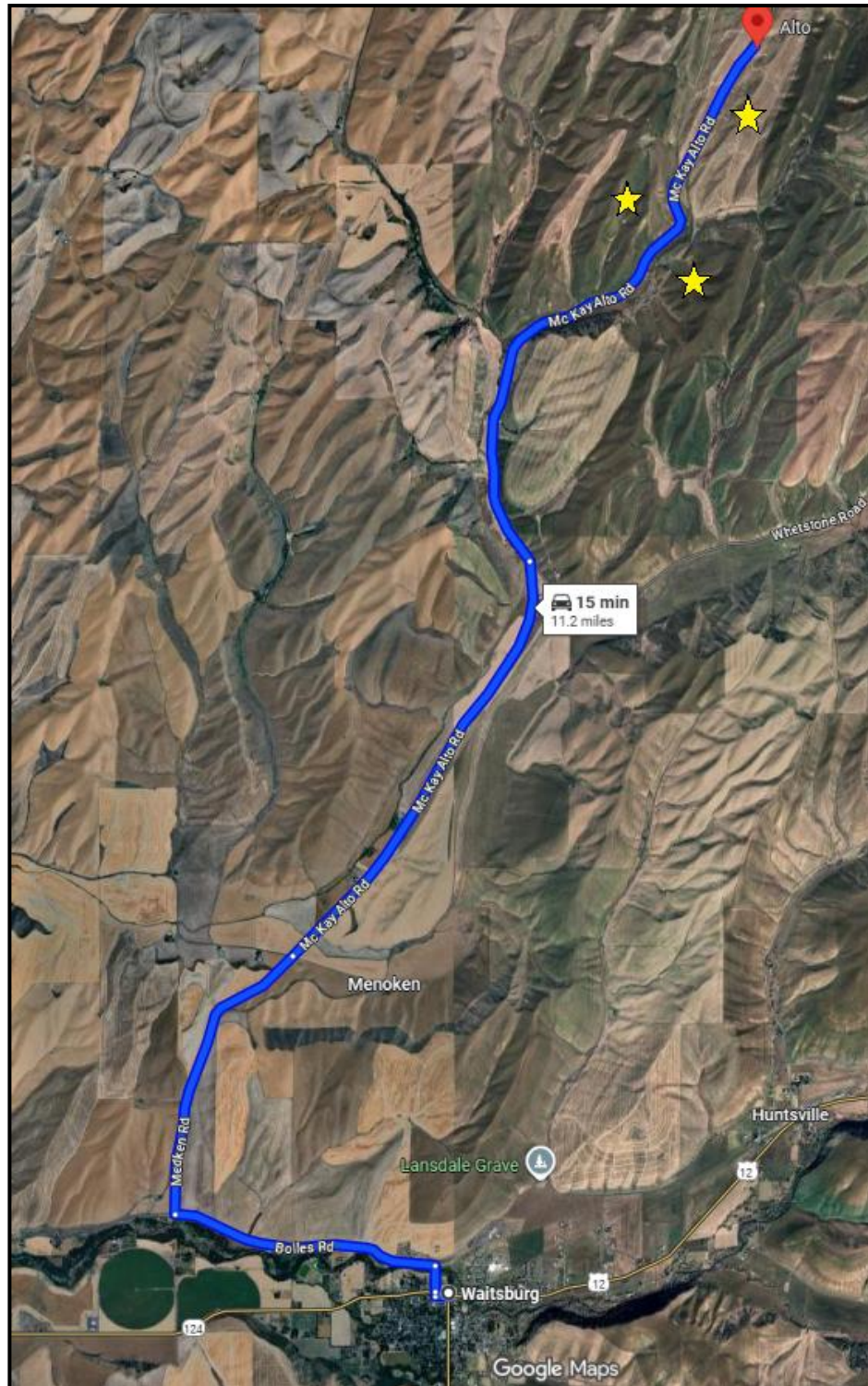


Barn

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Driving Directions

From Waitsburg, go north on Main Street. Go left on Bolles Road to Medken/McKay Alto Road. Follow McKay Alto Road until it bisects the parcels.



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COUNTY ASSESSED VALUE AND TAXES

	Property	2024 Market Assessed Value				2025
<u>Parcel Number</u>	<u>ID</u>	<u>Land</u>	<u>Taxable*</u>	<u>Improve.</u>	<u>Total</u>	<u>RE Taxes</u>
2-010-37-001-3000	266442	\$ 231,610	\$ 53,470	\$ -	\$ 53,470	\$ 750.75
2-010-37-001-5500	266444	\$ 120,200	\$ 27,000	\$ -	\$ 27,000	\$ 380.24
2-010-37-011-4188	266474	\$ 4,280	\$ 210	\$ -	\$ 210	\$ 5.85
2-010-37-012-8000	266483	\$ 598,610	\$ 162,210	\$ 15,870	\$ 178,080	\$ 2,478.98
2-010-38-006-6600	266616	\$ 220,200	\$ 48,910	\$ -	\$ 48,910	\$ 689.69
2-010-38-007-2660	266618	\$ 73,370	\$ 16,790	\$ -	\$ 16,790	\$ 235.98
2-011-38-031-3500	267621	\$ 157,070	\$ 35,840	\$ -	\$ 35,840	\$ 503.85
	Totals:	\$ 1,405,340	\$ 344,430	\$ 15,870	\$ 360,300	\$ 5,045.34

ZONING

The subject is zoned A-1, which is the Columbia County primary agricultural zone. This zone requires a 40-acre minimum lot size, while limiting conflicting land uses.