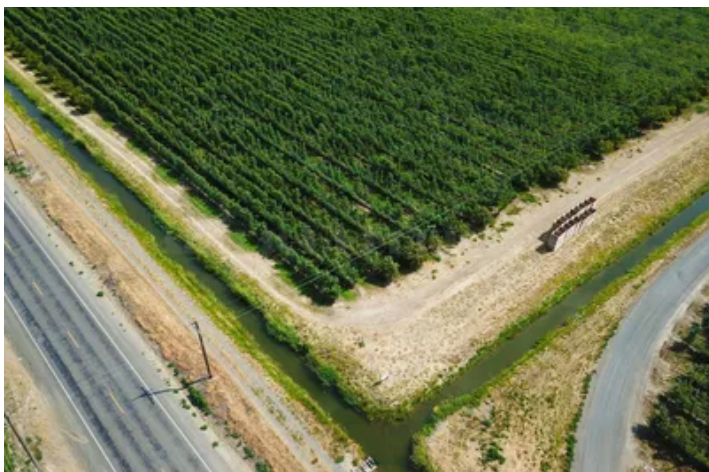


Top Quality Orchard Apples & Cherries!
17336 Glade North Rd.
Eltopia, WA 99343

\$1,995,000
79± Acres
Franklin County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Top Quality Orchard Apples & Cherries!
Eltopia, WA / Franklin County

SUMMARY

Address

17336 Glade North Rd.

City, State Zip

Eltopia, WA 99343

County

Franklin County

Type

Farms, Business Opportunity

Latitude / Longitude

46.515537 / -119.127576

Taxes (Annually)

6390

Dwelling Square Feet

900

Bedrooms / Bathrooms

3 / 2

Acreage

79

Price

\$1,995,000

Property Website

<https://www.landleader.com/property/top-quality-orchard-apples-cherries-franklin-washington/43817>



Top Quality Orchard Apples & Cherries!

Eltopia, WA / Franklin County

PROPERTY DESCRIPTION

LOCATION: 17336 Glade North Rd. Eltopia, WA 99343

This property is located in the "heart" of the Columbia Basin Irrigation Project, and is identified as Farm Unit 112, Irrigation Block 14, Columbia Basin Project. It has excellent and durable water, good soils and quality productivity. This orchard sits 15 miles north of Pasco, WA. Property lies on the east side of the Glade North Road, sandwiched between the Columbia River and Highway 395. This orchard is situated in the Columbia Basin Irrigation Project, a United State Bureau of Reclamation (USBR) project that brings irrigation water to the desert from Grand Coulee Dam and Banks Lake.

PROPERTY:

The property is one parcel of 79 +/- gross acres with 74 +/- acres planted as a modern V-trellised orchard with re-grafted trees. Mixture of Fujis, Golden Delicious, Gala, Honeycrisp and the newer Evercrisp apples with 2 varieties of cherries; Benton & Coral Champagne. 2/3 of the apples are Fujis. Trees range in age from 1998 to 2011 with re-grafts in the middle of that time. Apples are planted 4 x 16 and cherries are planted 10 x 16 spacings. Apples have N-26 and N-29 rootstock with 109 for the Honeycrisp. The re-grafted cherries are coming 3rd leaf. Fruit from this orchard is in high demand by the packers. Under-tree emitters for irrigation. The remainder of the acreage is homesite, bin collection sites & roadways between blocks. In place are newly grafted and training systems for increased density per acre. The surrounding area is heavily abundant with other orchards -- mostly apples. With a mixture of both traditional growing operations and organic plantings in the immediate area, one could certainly transition either way.

IRRIGATION:

The (SCBID) South Columbia Basin Irrigation District provides the water to the property; however, it is delivered to the property via canals and buried pipelines. This water is NOT a water right. It's a WATER ALLOTMENT that is permanently tied to the land. Irrigation is approximately \$6,000 per year.

UTILITIES:

The property is served by Electricity from Big Bend Electric Cooperative, a rural electric cooperative. Domestic water is from private wells, and sewage disposal is through private septic systems. Phone service and internet are optional services that have multiple providers in the area, and are subject to personal choice.

EQUIPMENT:

There are 4 Orchard-Rite propane-fired wind machines for frost protection (3 are auto-start, 1 manual).

IMPROVEMENTS:

The property also contains a single wide mobile home for labor housing. The home is a 1965 and is 18ft by 50 ft. In addition, there is two other out-buildings used for a basic farm repair shop and storage.

DISTANCE TO:

Tri-Cities Airport, Pasco, WA 15 miles or 20 minutes

Moses Lake, WA 50 miles or 59 minutes

Yakima, WA 99 miles or 1 Hour 36 minutes



Call/Email/Text for more information about 2023 Numbers...



MORE INFO ONLINE:

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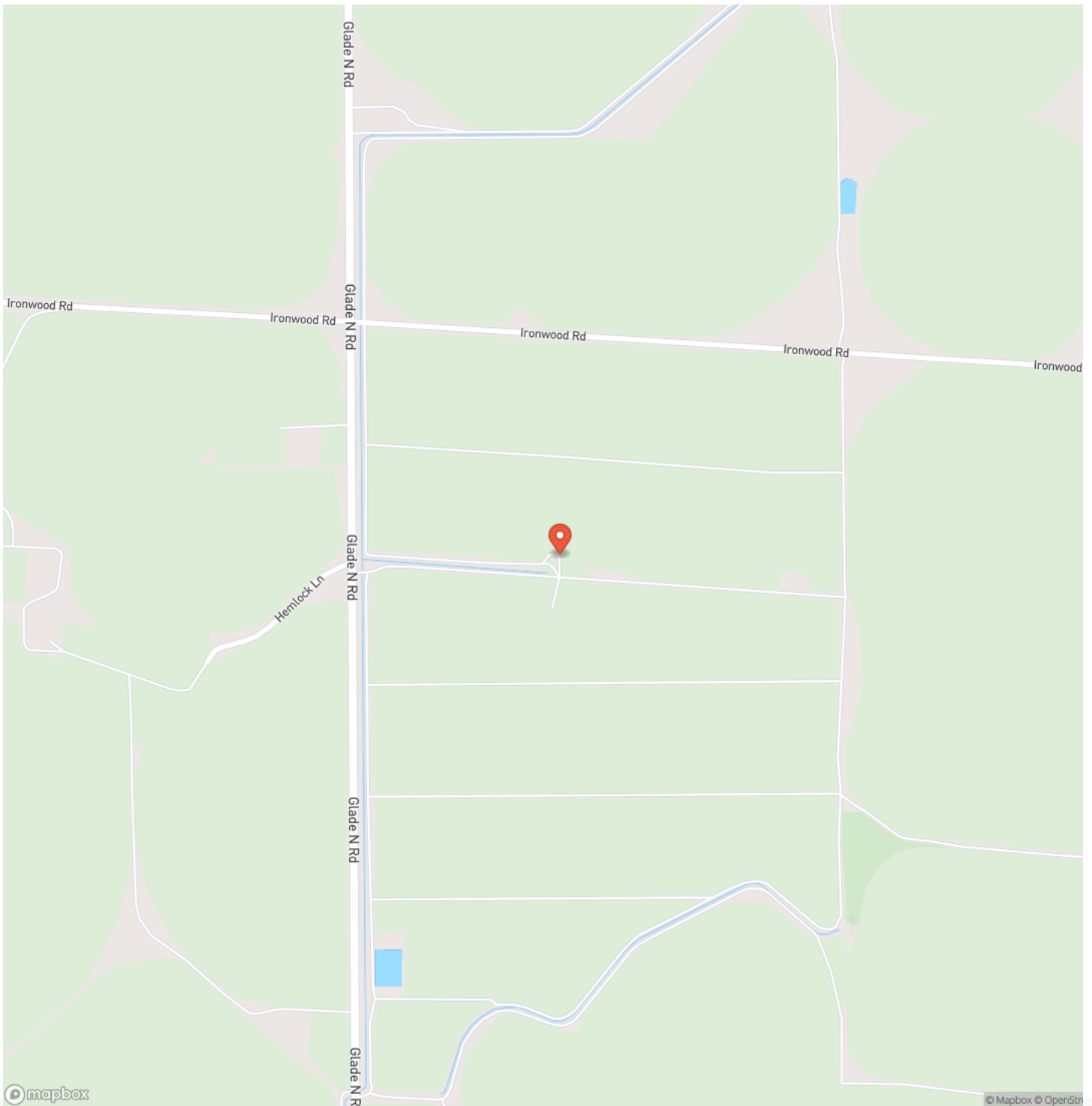
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Eltopia, WA / Franklin County



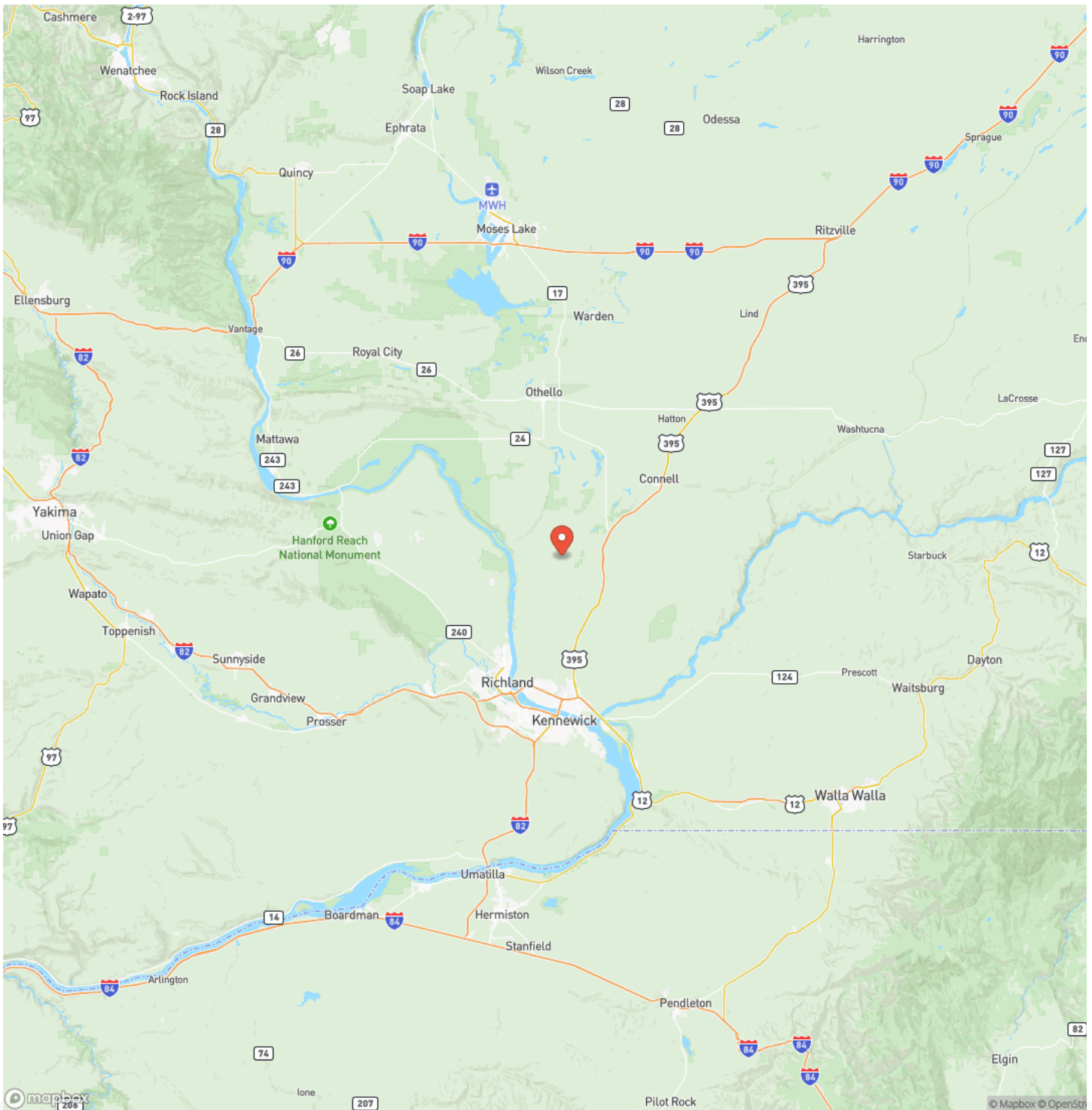
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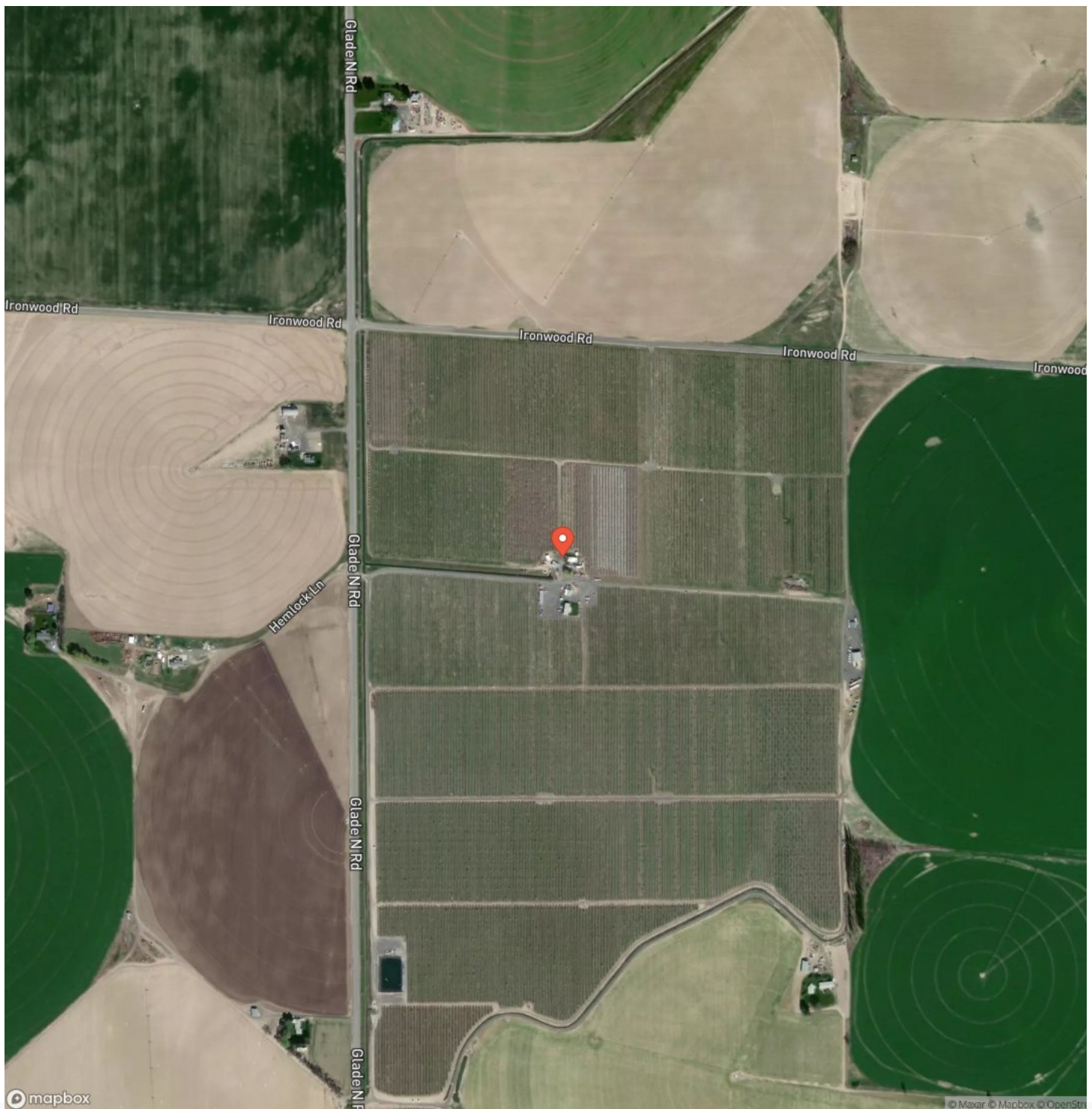
Locator Map



Locator Map



Satellite Map



Top Quality Orchard Apples & Cherries! Eltopia, WA / Franklin County

LISTING REPRESENTATIVE

For more information contact:



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Rodney McConnell

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Pasco, WA 99301

NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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