

**113 Irrigated Acres, USBR Durable Water...**  
NKA SR 170  
Mesa, WA 99343

**\$2,034,000**  
113± Acres  
Franklin County





**113 Irrigated Acres, USBR Durable Water...**  
**Mesa, WA / Franklin County**

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**SUMMARY**

**Address**

NKA SR 170

**City, State Zip**

Mesa, WA 99343

**County**

Franklin County

**Type**

Farms

**Latitude / Longitude**

46.592261 / -119.047677

**Taxes (Annually)**

2302

**Acreage**

113

**Price**

\$2,034,000

**Property Website**

<https://www.landleader.com/property/113-irrigated-acres-usbr-durable-water-franklin-washington/66186>



## **113 Irrigated Acres, USBR Durable Water... Mesa, WA / Franklin County**

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### **PROPERTY DESCRIPTION**

113 Irrigated Acres, USBR Durable Water...

Newer Valley Pivots (2019) on this prime Columbia Basin farm. Typical crops will be row crops... corn, beans, alfalfa, potatoes or onions and often specialty seed crops. Parcel is long and narrow allowing for multiple smaller crops or specialty crops in limited acreage or test plots. Durable water from the USBR Columbia Basin Project. Crop season is typically March through the end of October with about 280-300 days of sunshine. There is no residence on this parcel, as it has been separated off from the main parcel; however there are a couple of desirable locations to site a dwelling. This parcel sits next to the main Potholes Delivery Canal and fronts SR 170. The town nearby is Basin City, a quaint little unincorporated town of about 1200 population.

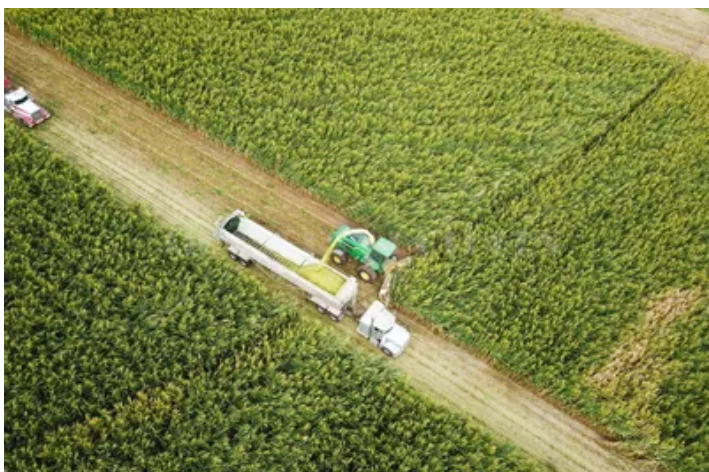
#### **Directions:**

From Pasco, WA; take Hwy 395 North to Hwy 17, West 3 Miles to SR 170, Left on SR 170 to property on the Right. (Approx. 3 Miles).

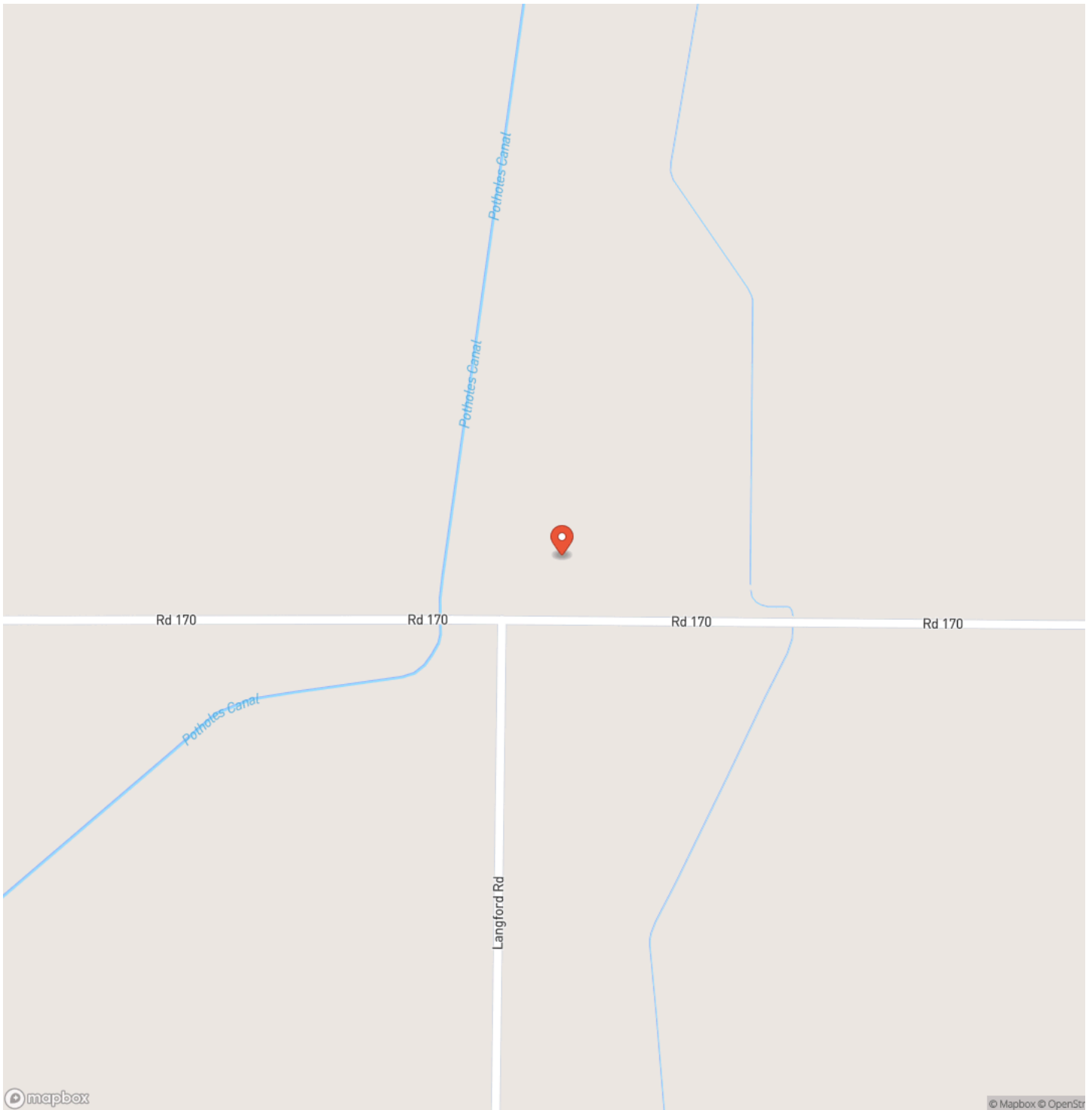




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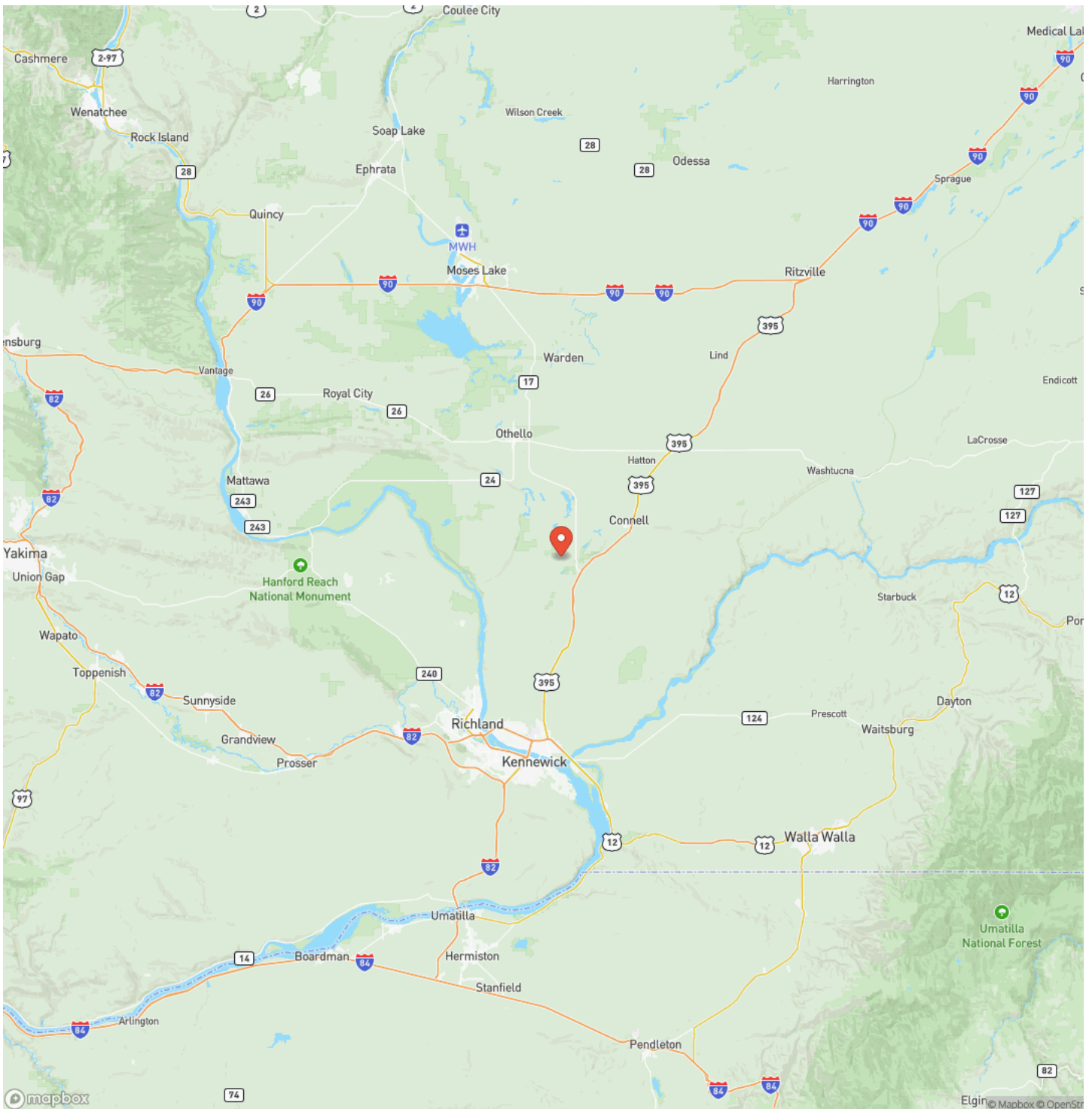


## Locator Map

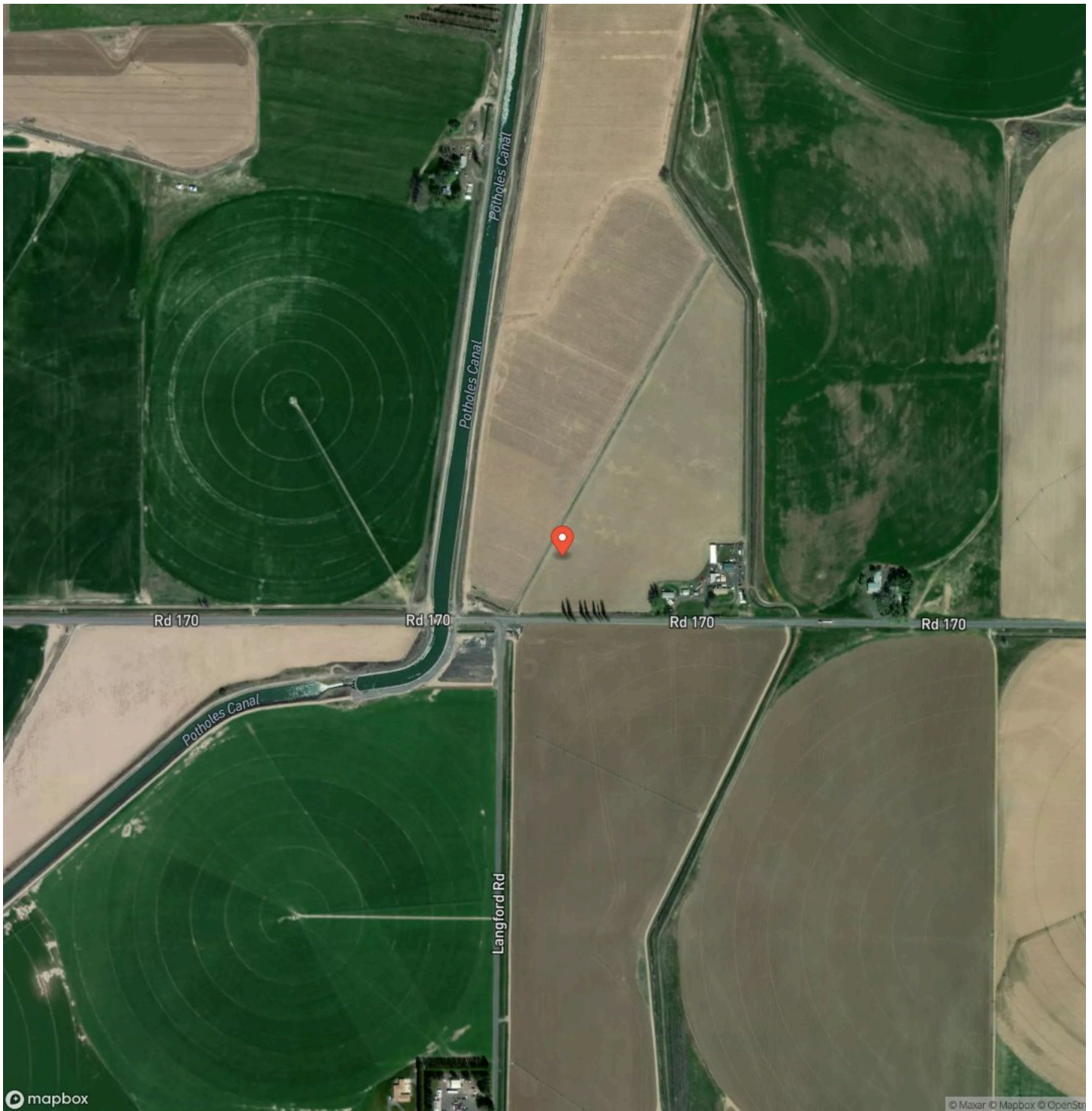




## Locator Map



## Satellite Map



## 113 Irrigated Acres, USBR Durable Water...

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Flo Sayre

## Mobile

(509) 539-3161

## Office

(509) 544-8944

## Email

flo@landandwildlife.com

**Address**

1816 20th Ave

## City / State / Zip

Pasco, WA 99301

## NOTES





## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

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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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