

227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
NKA Elm
Pasco, WA 99301

\$4,765,000
227± Acres
Franklin County



**227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
Pasco, WA / Franklin County**

SUMMARY

Address

NKA Elm

City, State Zip

Pasco, WA 99301

County

Franklin County

Type

Farms

Latitude / Longitude

46.435488 / -119.11847

Taxes (Annually)

8174

Acreage

227

Price

\$4,765,000

Property Website

<https://www.landleader.com/property/227-acres-prime-farmland-w-tenant-in-place-2-farm-units-franklin-washington/57595>



**227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
Pasco, WA / Franklin County**

PROPERTY DESCRIPTION

Here's the Perfect Investment! 227 Acres +/- of pivot irrigated farmland in Franklin, County, North Pasco, Washington, with a gentle southern slope. Leased through the end of 2031. SCBID water; county road on South side and secondary state highway on the East side.

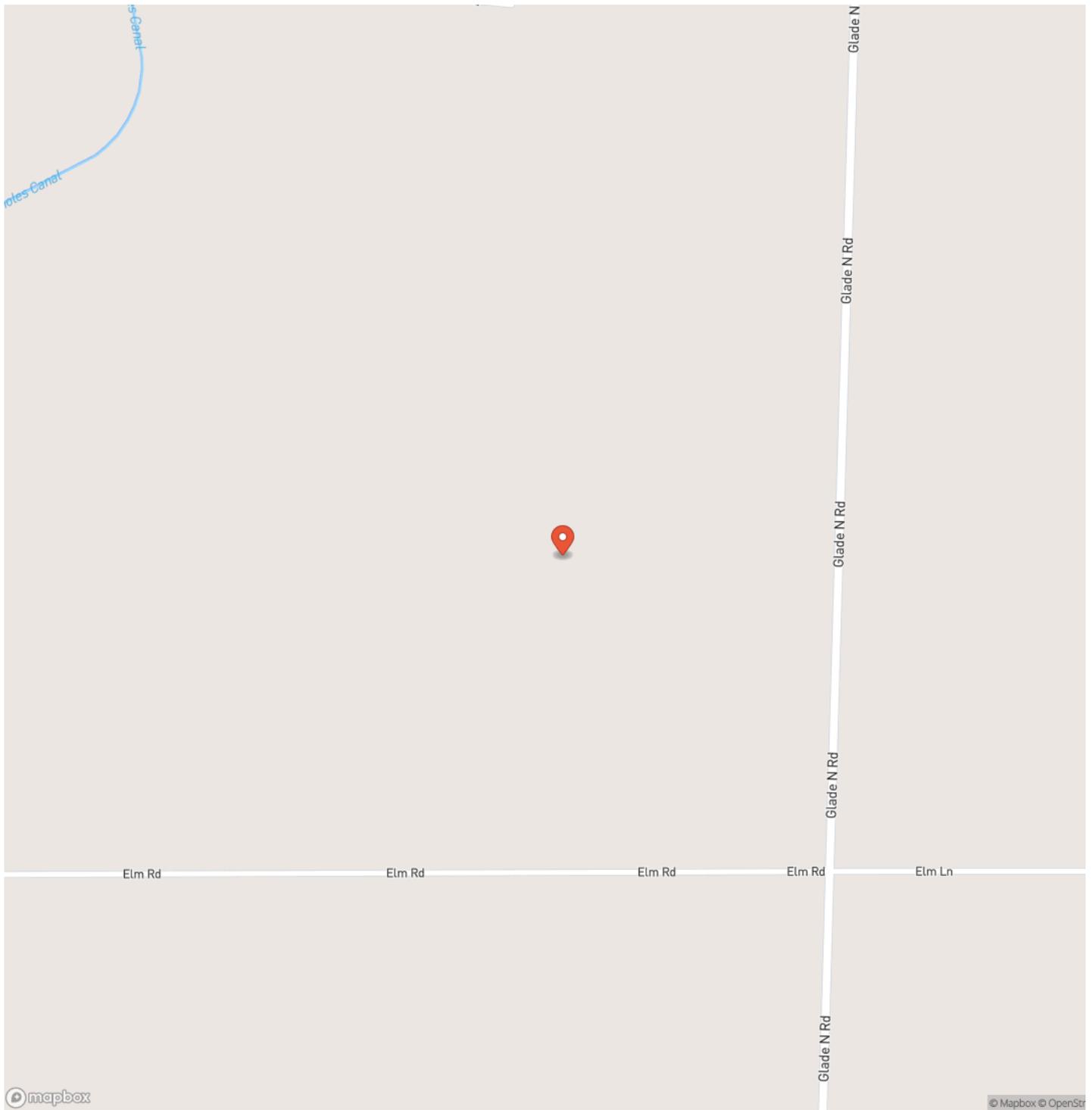
There is a former labor housing site on the SW corner where there are 4 pads for MfgHms. One is currently rented, two are boarded up, and the other 1 is totally eradicated. They can be replaced with county approval. There is a single well shared by all 4 homes and each has an independent septic. The original house along Elm is a separate parcel and is not part of the transaction.

There is an irrigation encroachment onto the neighbor to the north for about 3-5 acres of the one pivot. Current tenant pays that neighbor for these acres under a private rental agreement (to allow the pivot to go around.) There are 222 acres under irrigation, 3+/- acres in corners, and acres in the housing area.

227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
Pasco, WA / Franklin County

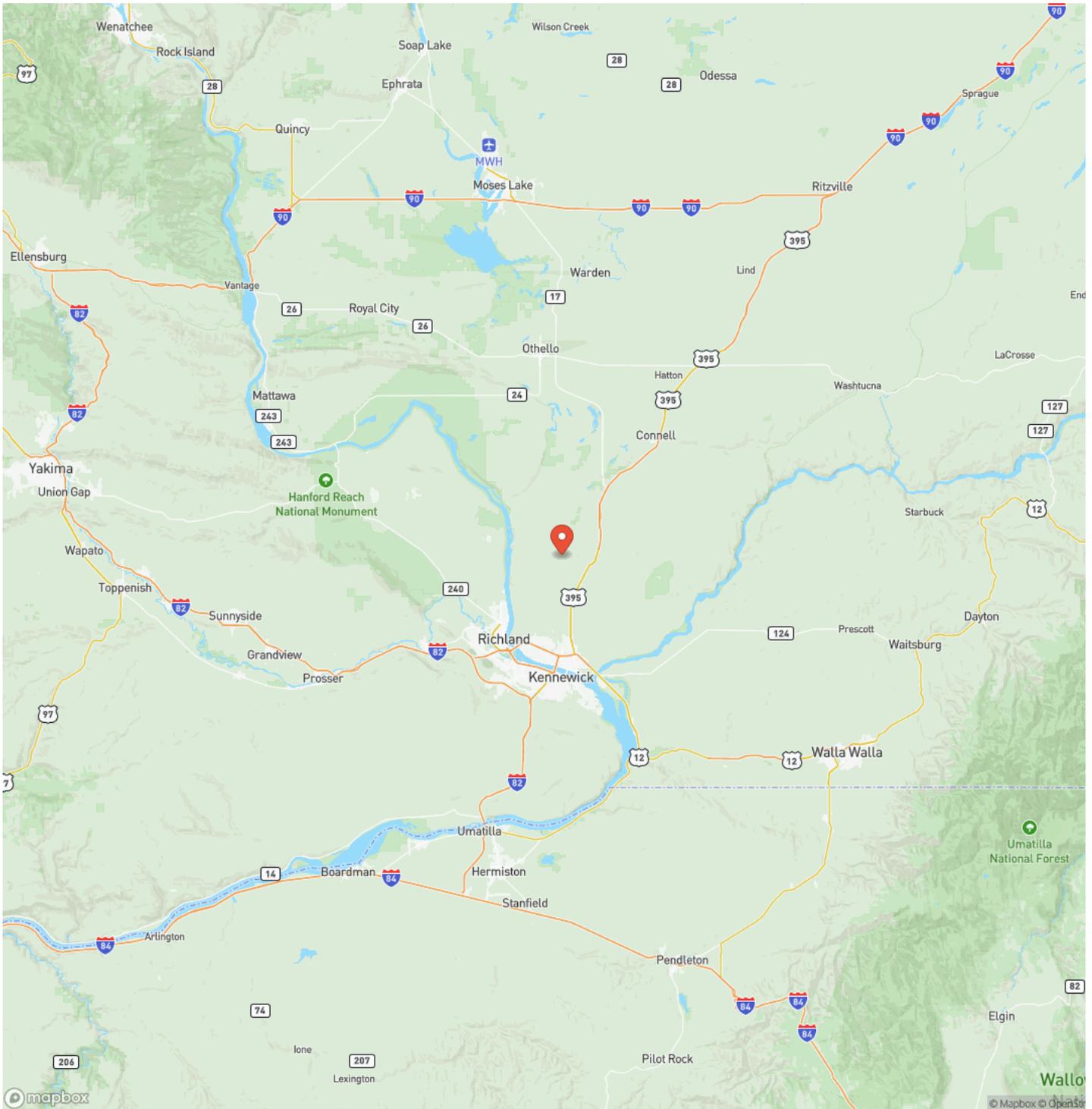


Locator Map



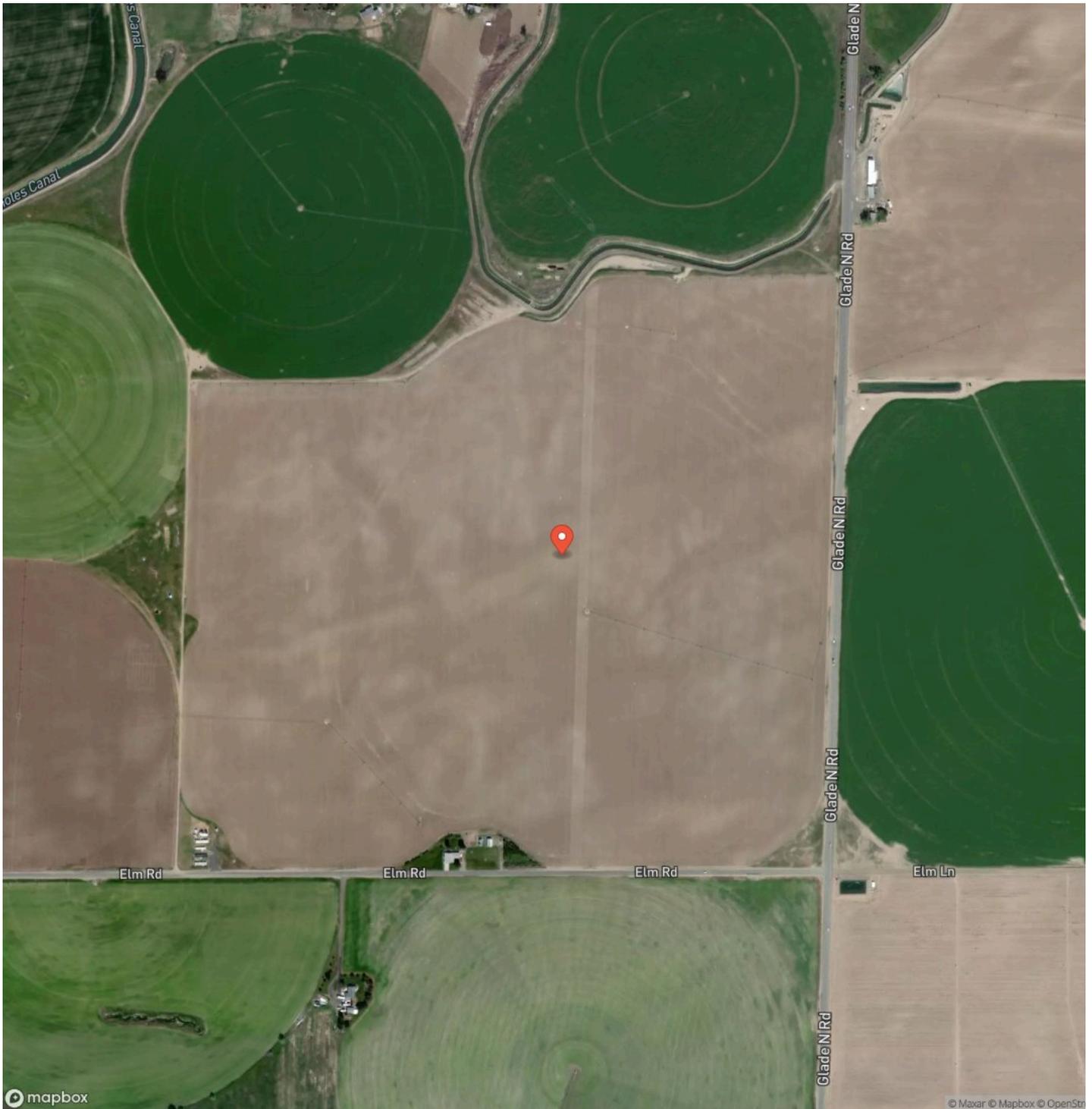
227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
Pasco, WA / Franklin County

Locator Map



227 +/- Acres PRIME Farmland w/Tenant in place (2 Farm Units)
Pasco, WA / Franklin County

Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

