

PACIFIC AG SUPPLY

29.32± ACRES | YAKIMA COUNTY, WASHINGTON

\$3,000,000



PROPERTY HIGHLIGHTS

- INCOME PRODUCING
- ZONED M-1 AND AG
- MULTIPLE BUILDINGS/IMPROVEMENTS
- RAIL SPUR ACCESS



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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Spanning nine parcels and approximately 29.32 acres, this property includes more than 60,000 square feet of improvements across 21 structures, approximately 17± acres of farmland, and a truck scale serving the site's commercial and agricultural operations.

The property is currently utilized as a propane distribution facility and includes infrastructure supporting fertilizer-related operations. Improvements include a modern ±5,051-square-foot office building constructed in 2016, three on-site wells, and a rail spur supporting efficient shipping and receiving. With M-1 and AG zoning, the property offers flexibility for a range of industrial, agricultural, distribution, and logistics uses, subject to applicable approvals and verification. Certain portions of the property are leased, creating potential for supplemental income.

This substantial and operationally equipped property may appeal to an owner-user, agricultural or industrial operator, or investor seeking a diversified commercial asset with business infrastructure, transportation access, a truck scale, and productive farmland. [Click here to view building improvements.](#)

LOCATION

The property is in Yakima County, Washington, in an agricultural area surrounded by cultivated farmland and established rural and commercial development.

The property address is 8031 BRANCH RD, HARRAH, WA 98933. The site is positioned near an established community and agricultural-production area, offering access to surrounding farms, agricultural service users, and regional transportation routes.

ZONING

M-1 and AG

WATER

Three groundwater wells.

BUILDINGS

Over 60,000 square ft. of structures utilized for offices, retail, agriculture, supply, and support.

PLANTINGS

17± acres of irrigated farmland

PRICE/TERMS

\$3,000,000. The property includes existing leases, business agreements, inventory, customary lists, and rolling stock currently owned by Pacific Ag Supply NW LLC. Buyer is purchasing the property subject to court approval and overbid.

SOILS INFORMATION

SOILS MAP
(open land only)

MAP KEY

Map unit symbol	Map unit name
AsA	Ashue loam, 0 to 2 percent slopes
AsB	Ashue loam, 2 to 5 percent slopes
NaA	Naches loam, 0 to 2 percent slopes



PARCEL INFORMATION

Yakima County APNs: 181127-44001, 181127-44014, 181127-44019, 181127-44022, 181127-44025, 181127-44026, 181127-44030, 181127-44037, and 181134-11006







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