

23547 SW Rd K

Mattawa, WA 99349



OFFERING MEMORANDUM

BHGRE | Gary Mann Real Estate

NWMLS# 2438943
Callen Andersen
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Prime Farm Property

FOR SALE - \$6,450,000

Farm Units 22 and 23, Block 25 Mattawa, WA 99349

Property Description

Located at 23547 SW Road K, Mattawa, Washington 99349, this premium 323-acre farm in the renowned Wahluke Slope delivers highly productive soils optimized for Washington's top growing region. With reliable irrigation, six inches of annual rainfall, and an exceptional climate featuring 200+ frost-free days and 3,013 growing degree days (base 50°F), this property excels for high-value crops like onions, potatoes, apples, grapes, and soft fruits.

The area's long growing season and consistent yields support a robust network of skilled farm operators and established crop leases. The current lease extends through the season, ensuring seamless operational stability and production continuity for new owners.



Farm Summary	Acres
Deeded	322.7
Under Circle (Rented)	273
Bureau of Reclamation Assessed Water Rights	304.1

- New or refurbished irrigation equipment
- Lease in place - Immediate Income
- Zoned General Ag in Grant County Washington

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Irrigation Equipment

Recent upgrades further enhance the farm's efficiency and reliability. Two new GPS-controlled irrigation pivots were installed in 2025, providing precision water management and improved crop performance.

All pivot stops have been upgraded, and protective ecology blocks have been placed at critical infrastructure points—including pivot towers, power lines, electrical panels, and pump stations—ensuring long-term equipment use and operational safety.

Equipment Summary

Equipment	Location
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Zimmatic 7 Tower Wiper (2015)	A
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NEW Valley 8 Tower 8000 Series W/ GPS Wiper (2025)	B
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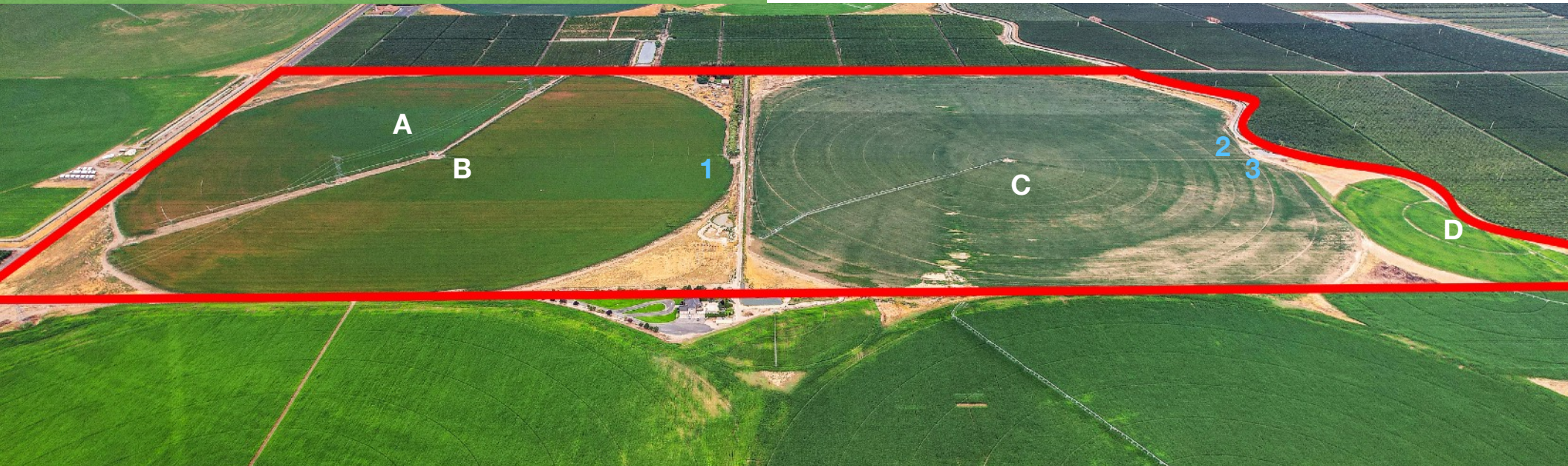
NEW Valley 8 Tower 8000 Series W/ GPS Corner Machine (2025)	C
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Valley 3 Tower 6000 Series (Refurbished 2025)	D
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U23 Pump Station	1
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U22 Main Pump Station	2
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U22 North Pump Station	3
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Other Improvements

This sale also includes an on-site residence and shop. The property features a 1,440 sq. ft. manufactured home with 3 bedrooms and 1.5 baths, set on a private well in a peaceful location surrounded by mature trees and a landscaped lawn. A nearby 800 sq. ft. pole barn, located in the northwest corner of the southern farm unit, provides secure storage and workspace for equipment or vehicles. The home enjoys private access, offering comfort and convenience alongside productive farmland.



Parcel Summary

Parcel	Legal Description	Rented Acres	Deeded Acres	Irrigated Acres
190043000	FU 22 BLK 25	140	80.8	79.6
190044000			74	65.4
190045000			14	11.9
190046000	FU 23 BLK 25	130	78	75.6
190047000			78	73.2

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Area Information

Situated within the renowned Columbia Basin Irrigation Project, this farm benefits from one of the Pacific Northwest's most reliable water delivery systems via the South Columbia Irrigation District. Assessed water rights are supported by an extensive, government-maintained canal network that diverts Columbia River water to over 500,000 irrigated acres across the region.

Nestled in the celebrated Wahluke Slope, the property boasts exceptional soils, diverse crop potential, and proven tenant stability. Nearby farms—owned by institutional investors and local operators—are fully leased, highlighting robust agricultural demand and the area's long-term viability.

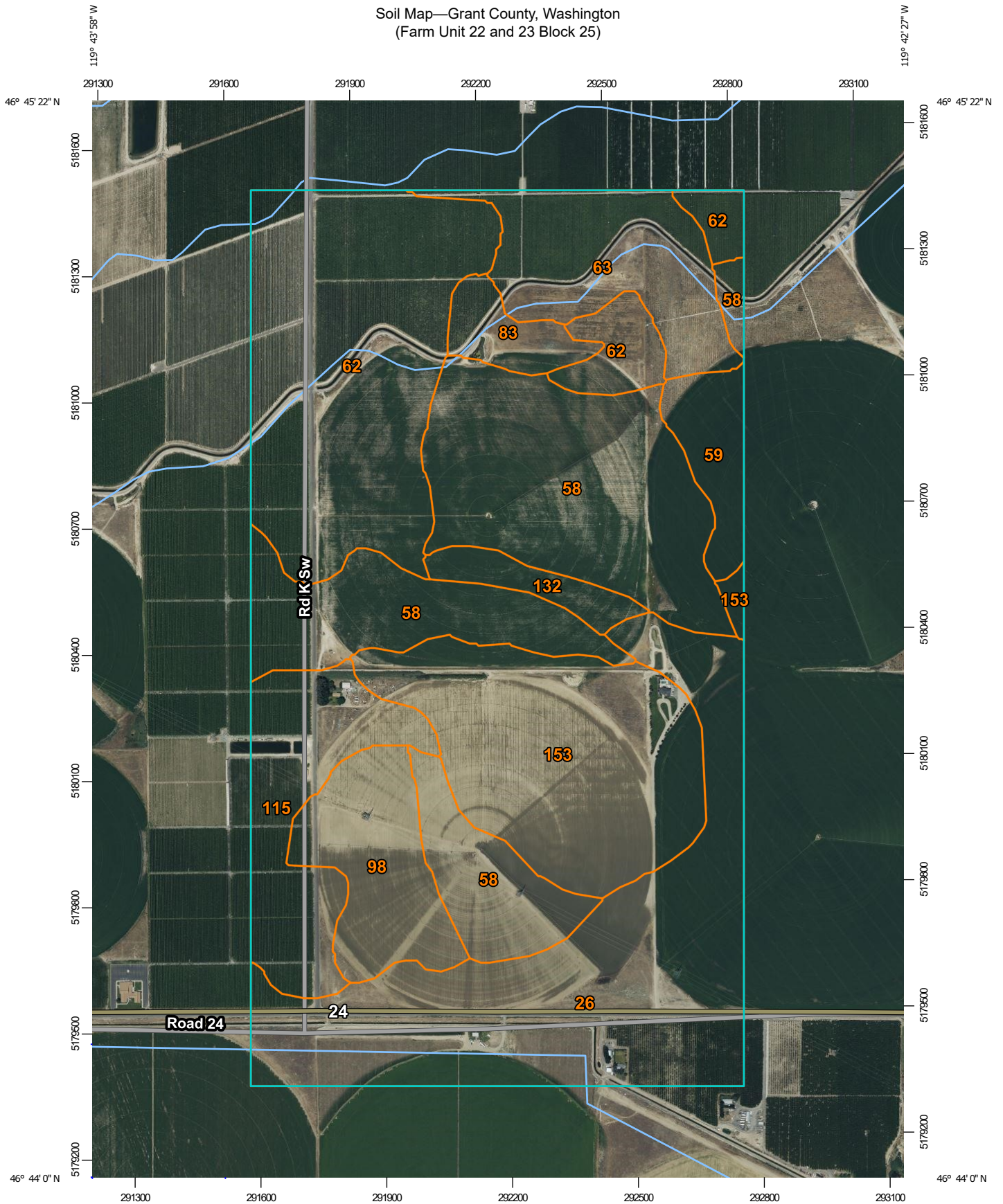
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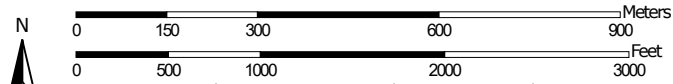
Additional Photos



Soil Map—Grant County, Washington
(Farm Unit 22 and 23 Block 25)



Map Scale: 1:12,500 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84





MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grant County, Washington

Survey Area Data: Version 18, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Burbank loamy fine sand, 0 to 5 percent slopes	122.6	19.7%
58	Kennewick fine sandy loam, 0 to 2 percent slopes	140.8	22.7%
59	Kennewick fine sandy loam, 2 to 5 percent slopes	15.5	2.5%
62	Kennewick silt loam, 0 to 2 percent slopes	118.9	19.2%
63	Kennewick silt loam, 2 to 5 percent slopes	42.7	6.9%
83	Neppel very fine sandy loam, 2 to 5 percent slopes	11.6	1.9%
98	Quincy loamy fine sand, 0 to 15 percent slopes	34.2	5.5%
115	Royal very fine sandy loam, 0 to 2 percent slopes	42.2	6.8%
132	Scoon silt loam, 0 to 5 percent slopes	10.0	1.6%
153	Taunton fine sandy loam, 2 to 5 percent slopes	82.8	13.3%
Totals for Area of Interest		621.1	100.0%