

Carey Farmstead & 10 acres

Walla Walla County

5 Miles North of Walla Walla

Asking Price:	\$785,000.00
Total Acres:	10.0 acres
Dwelling:	3,104 SF (Main Floor 1,616 SF, Basement 1,488 SF and a smaller upper loft)
Property Taxes:	\$2,310.64 (2020)

Well refurbished in 2018. Variable Speed Pump, new casing and geothermal exchange for heating and cooling. New septic tank and infiltration system (2018) per code. Fenced landscaped pool with updated pump and filter equipment. Built in generator (auger/tractor driven). Shop with Tall Bay heavy equipment shop with lift/crane. Larger Quonset shed for storage with heavy duty concrete slab. Grain silo. Separate barn with pastures and fences. Farm equipment, tools, vehicles, and furniture are not included with the sale. Water Rights are not included in the sale.



Northwest First Realtors Farm and Ranch

317 N. Colville Street-Walla Walla, WA 99362

www.nwfrfarmandranch.com

mark.grant@heritagelandgroup.com

Office: 509-524-9055

Cell: 509-520-1906 Mark Grant

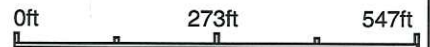
Accredited Land Consultant

This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in deciding to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation and, in particular, to verify, if important to them, room sizes, the square footage, lot size, property boundaries, age of structures, school, district, flood insurance, zoning, restrictions and easements, fixtures or personal property excluded, and availability of water and sewer prior to submitting an offer to purchase the property.

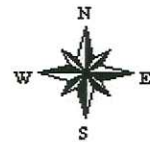
Aerial Map



Map Center: 46° 9' 15.39, -118° 18' 56.75



21-8N-36E
Walla Walla County
Washington

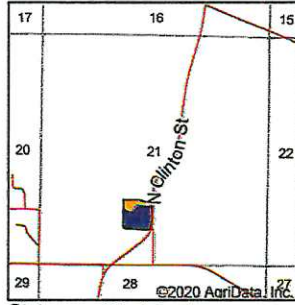
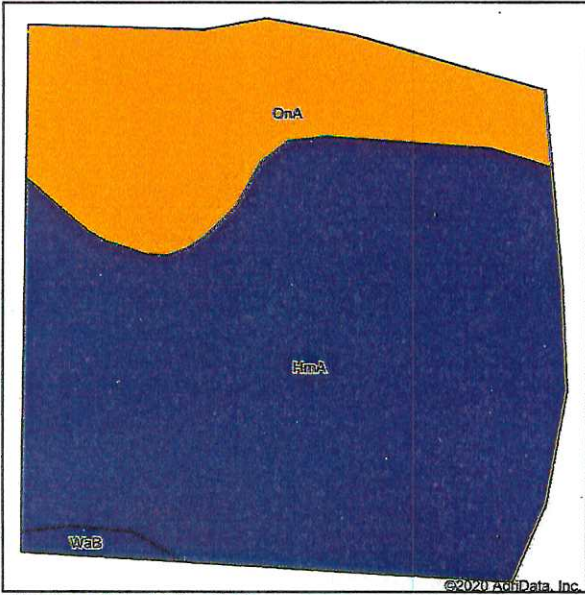


Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map






State: **Washington**
 County: **Walla Walla**
 Location: **21-8N-36E**
 Township: **Waitsburg**
 Acres: **10**

Soils data provided by USDA and NRCS.

Map Provided By:  **surety**
 CUSTOMER SERVICE MAPS ONLINE
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Area Symbol: WA671, Soil Area Version: 5

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
HmA	Hemiston silt loam, 0 to 3 percent slopes	7.23	72.3%		Ils	Ile
OnA	Onyx silt loam, 0 to 3 percent slopes	2.64	26.4%		Illw	Illw
WaB	Walla Walla silt loam, 0 to 3 percent slopes	0.13	1.3%		Ile	Ile

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 2.0

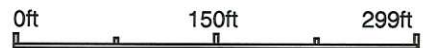
Min: 944.7

Max: 965.3

Range: 20.6

Average: 957.6

Standard Deviation: 4.63 ft



21-8N-36E
Walla Walla County
Washington

Map Center: 46° 9' 15.39, -118° 18' 56.75

Maps Provided By:



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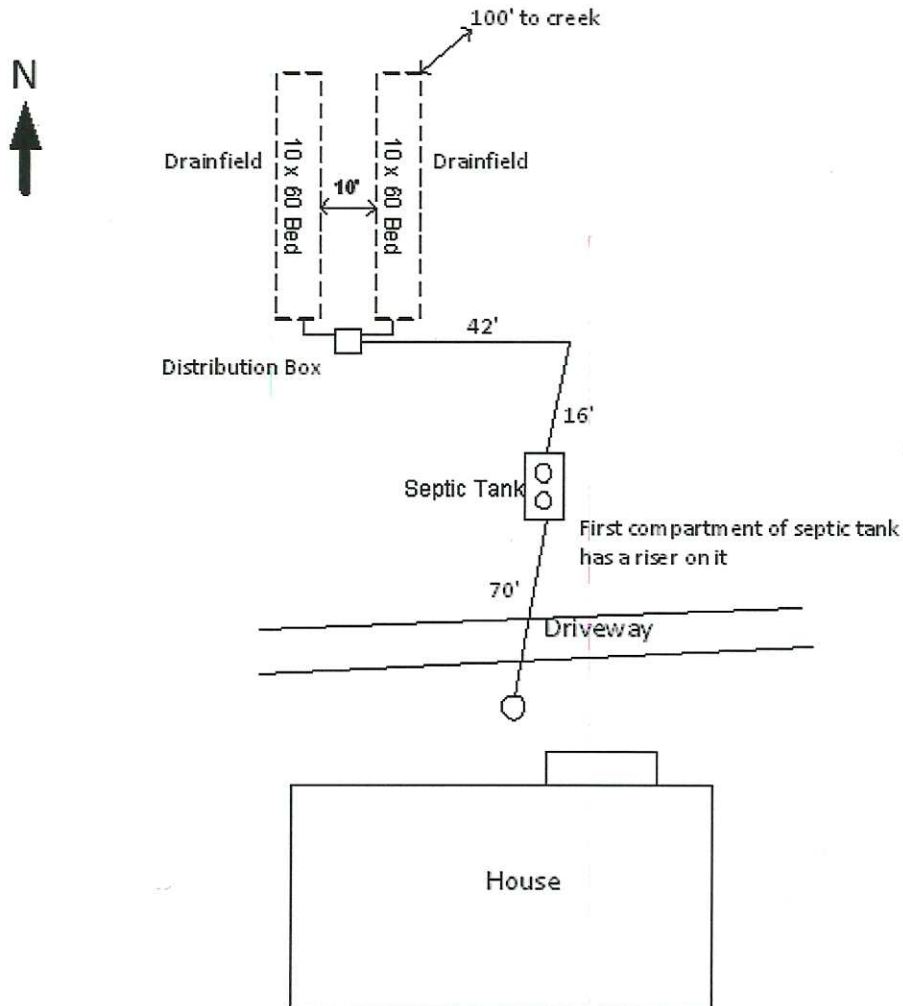
Field borders provided by Farm Service Agency as of 5/21/2008.

WALLA WALLA COUNTY DEPARTMENT OF COMMUNITY HEALTH
PO Box 1753, Walla Walla, WA 99362 Phone 509.524.2650 Fax 509.524.2677

Permit #: KTUN-AWLW5Y
Approved for use Date: 3/2/18

ON-SITE SEWAGE RECORD FILE

Address/Road: 6463 Lower Waitsburg Rd. City: Walla Walla Zip Code: 99362
Property Owner: Oscar Del Moro Parcel Number: 360821310002 Plat:
Block: Lot(s): Installation Type: Replacement, Residential
Type of Structure: Single Family Number of Bedrooms 4 Installer: Clark & Young
Septic Tank: 1250 gallon Design Capacity: 480 gallons per day Trench Depth: 36 inches
Disposal System: Single Family Residence - Conventional Gravity Distribution
Sanitarian: Kevin Tureman, R.S.



For educational information about how to take care of your septic system please visit our web site at <https://www.doh.wa.gov/CommunityandEnvironment/WastewaterManagement/SepticSystem/101SepticBasicsVideo> or call 509.524.2650

SEE L.C.R.#000038
 FD, 4"x6"x10" RK, 12"
 DEEP WILSON BAR, SEE
 SURVEY REC. BK. 4
 PAGE 88.
 DARRELL YEEND

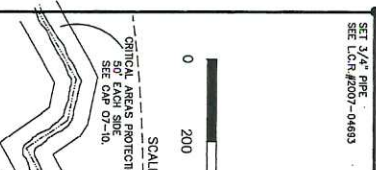
N89°52'27"E 1322.34'

SEE L.C.R.#007-04682

CRAG BERNHART
 N89°52'27"E 1322.36'

SEE L.C.R.#
 2507-50801

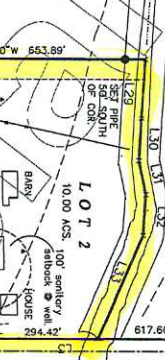
SHORT PLAT NO. _____



NUMBER	DIRECTION	DISTANCE
L1	N00°07'41"W	1078.50'
L2	S00°07'41"E	332.74'
L3	S00°07'41"E	917.60'
L4	N00°07'41"W	1078.50'
L5	N89°29'58"E	282.00'
L6	N00°08'52"W	158.50'
L7	N51°58'19"E	853.60'
L8	N89°29'58"E	535.00'
L9	S51°58'19"W	530.00'
L10	N00°07'41"W	891.48'
L11	N89°53'14"E	1321.55'
L12	N89°53'14"E	1321.55'
L13	N44°19'49"E	227.80'
L14	N89°52'27"E	469.42'
L15	N00°10'33"W	180.21'
L21	N43°07'41"W	190.00'
L22	N50°07'26"E	367.02'

DEVELOPMENT NOTE:
 A TOTAL OF 160 ACRES WAS USED TO DETERMINE THE ALLOWABLE NUMBER OF UNITS, SINCE THE MAXIMUM ALLOWABLE RESOURCE PAGES CANNOT BE SUBDIVIDED UNTIL ZONING IS CHANGED TO ALLOW FOR A HIGHER DENSITY.

LOT 1
 14,690 ACS.
 2,443 ACS.



NOTE:
 CONSTRUCTION OF VALLEY GROVE ROAD IS 2.89' NORTH OF SECTION 24 CORNER SOUTH OF THE S.W. CORNER 6-1/2" R/W IS 30' ON EACH SIDE OF LOWER WATTSBURG ROAD. SEE PLAN 105.
 CONTRIBUTION OF 88'29'58" W. NOT SHOWN FOR CLARITY.

TEMPORARY SITE ADDRESSES
 LOT 1 - 2815 VALLEY GROVE RD.
 LOT 2 - 6443 LOWER WATTSBURG RD. DUNSTING
 LOT 3 - 6311 LOWER WATTSBURG RD.
 LOT 4 - 39 NELSON RD.

2.0
 2.1
 2.2
 2.3
 2.4
 2.5
 2.6
 2.7
 2.8
 2.9

FD, R.R. SPUR & R.O.C.
 51A, 247, 75, 62'

VALLEY GROVE ROAD

NELSON ROAD

LOWER WATTSBURG ROAD



A SHORT PLAT FOR
DAVE CAREY

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the survey recording act in the State of Idaho.
 I, **Ronald L. Munns**, Surveyor, do hereby certify that the above is a true and correct copy of the original survey records on file in my office.
 Dated: **11/14/2012**

AUDITORS CERTIFICATE
 Field for record this **12** day of **JANUARY** 2012 at **Idaho Falls** by **John M. Kelly** at the request of **Ronald L. Munns**, Surveyor, County Auditor.



SHORT PLAT NO. _____

ORIGINAL LEGAL DESCRIPTION OF AP# 350821310001:
 The Southwest Quarter of Section 21, Tm. 8N, R35 E.W.M. in Walla Walla County, Washington.
 Subject to the County Roads.

ALSO:
 The South 150.50 feet in width of the East half of the Northwest Quarter
 of Section 21, Tm. 8N, R35 E.W.M.

APPROXIMATE:
 RECORDED IN ACCORDANCE WITH SHORT PLAT ORDINANCE MAY AS AMENDED
 KIM M. GARDNER, DIRECTOR OF COMMUNITY DEVELOPMENT DATE 6/5/07
 TREASURER'S CERTIFICATE

I hereby certify that _____ taxes for the year 2007, against the land on the accompanying short plat
 have been fully paid
 Date 6/11/07
 Walla Walla County Treasurer

The subject property is within or near and designated for long-term, non-commercially significant agricultural activities and subject to a variety of activities that may not be compatible with residential development for certain periods extending beyond the normal work day and work week. In addition to other activities these may include noise, odor, smoke, wind impacts and other agricultural activities. When performed in accordance with best management practices, these agricultural activities are to be expected, consented to by the developers of this property, their heirs, successors and assigns, and shall not be subject to legal action or public nuisance (refer to the Walla Walla County Right to Farm Ordinance).

Walla Walla County has no responsibility to build, improve, maintain, or otherwise service the private roads contained within or provide access to the property described in this short plat.

AN EXEMPT WELL STATEMENT: (ACQ 1997 No. 9) regarding the status of exempt ground water withdrawal, states that a group of water users for a project should be considered a single withdrawal and would not be exempt from the permitting requirements contained in RCW 90-44-050 if the total amount withdrawn for domestic use exceeds 5000 gallons per day.

State Dept. of Ecology v. Campbell & Green, L.L.C., 146 Wash. 2d 1, 43 P.3d (2002).

KNOW MEN BY THESE PRESENTS that David G. Carey & Marilyn D. Carey, husband & wife, are the owners of the property described in the legal description on the accompanying short plat in the County of Walla Walla, Washington. We, the undersigned, are the duly authorized representatives of the County of Walla Walla on and short plat. We hereby waive for ourselves and our successors all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within this short plat.

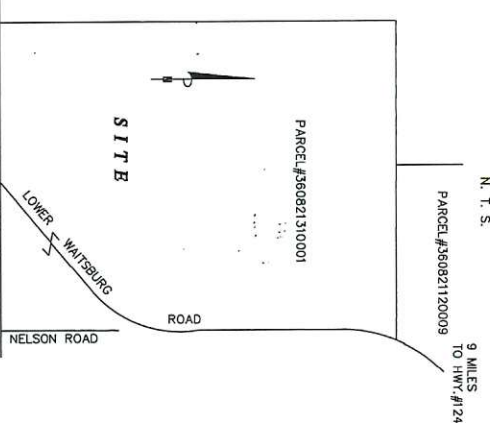
STATE OF WASHINGTON
 COUNTY OF WALLA WALLA

Before me on this 30th day of July, 2007, personally appeared David G. Carey & Marilyn D. Carey, husband & wife, to me known to be the persons who executed the foregoing declaration and acknowledged the same to be their free and voluntary act and deed.

Residing in Walla Walla



VICINITY MAP



NUMBER = 1 = T = L = R = CO = LC =

CIRQUE TABLE = CENTERLINE ONLY

C3	573.00	3709.27	138.96	370.24	52548.54W	583.82
C4	674.10	4427.53	275.50	523.97	N25°06'04"E	518.05
C5	674.10	5705.94	323.50	612.55	N25°55'19"E	582.05
C6	674.10	4127.00	255.08	487.67	S31°14'49"W	477.11

NOTES:
 Temporary site addresses are based on center of lot. Address of site subject to change depending upon future placement of driveway on site.
 Walla Walla County has no responsibility to build, improve, maintain, or otherwise service any private roads contained within or provide access to the property described in this short plat.
 Flood plain data indicates a small portion of this property is in a flood zone.
 See FEMA map dated December 1983, Panel # 0325-B.



SURVEYOR'S CERTIFICATE:
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the act on 2/07
 Date 6/11/07
 R. L. Munns
 COUNTY SURVEYOR

AUDITOR'S CERTIFICATE:
 Filed for record this _____ day of _____, 2007, at _____ in book _____ of page _____ on the request of _____
 COUNTY AUDITOR



RONALD L. MUNNS
 LICENSED LAND SURVEYOR
 1326 Duane, Walla Walla, WA 99382
 Phone: 539-3448

DATE 1/5/07
 DRAWN BY R.L.M.
 CHECKED BY S.M.C.
 NO. 7265



SEE PAGE 1 FOR DETAILED MAP.
 PAGE 2 OF 2