

Carey Farm
Walla Walla County
Irrigated Farm
Excellent Water Rights
5 Miles North of Walla Walla

Asking Price: \$2,440,000.00

Total Acres: 146.03 acres

Current Farm Lease: 1 Year Lease through October 2021

Property Taxes: \$1,817.29 (2020)

Soil Information: See attached Soils map

A majority of the cropland is currently in alfalfa. The land is irrigated with wheel lines and hand lines.

Existing Ground Water Certificates 840 GPM/625 Acre Feet Irrigating 153.6 Documented Acres Deep Aquifer well. New motor, casing and electrical installed in 2017.

Surface water rights are not included as part of the sale. Seller will remove surface water rights from title and transfer rights with WDOE and applicable jurisdictions. Sale excludes irrigation equipment.

Water Right Summary available upon request.



Northwest First Realtors Farm and Ranch

317 N. Colville Street-Walla Walla, WA 99362

www.nwfrfarmandranch.com

mark.grant@heritagelandgroup.com

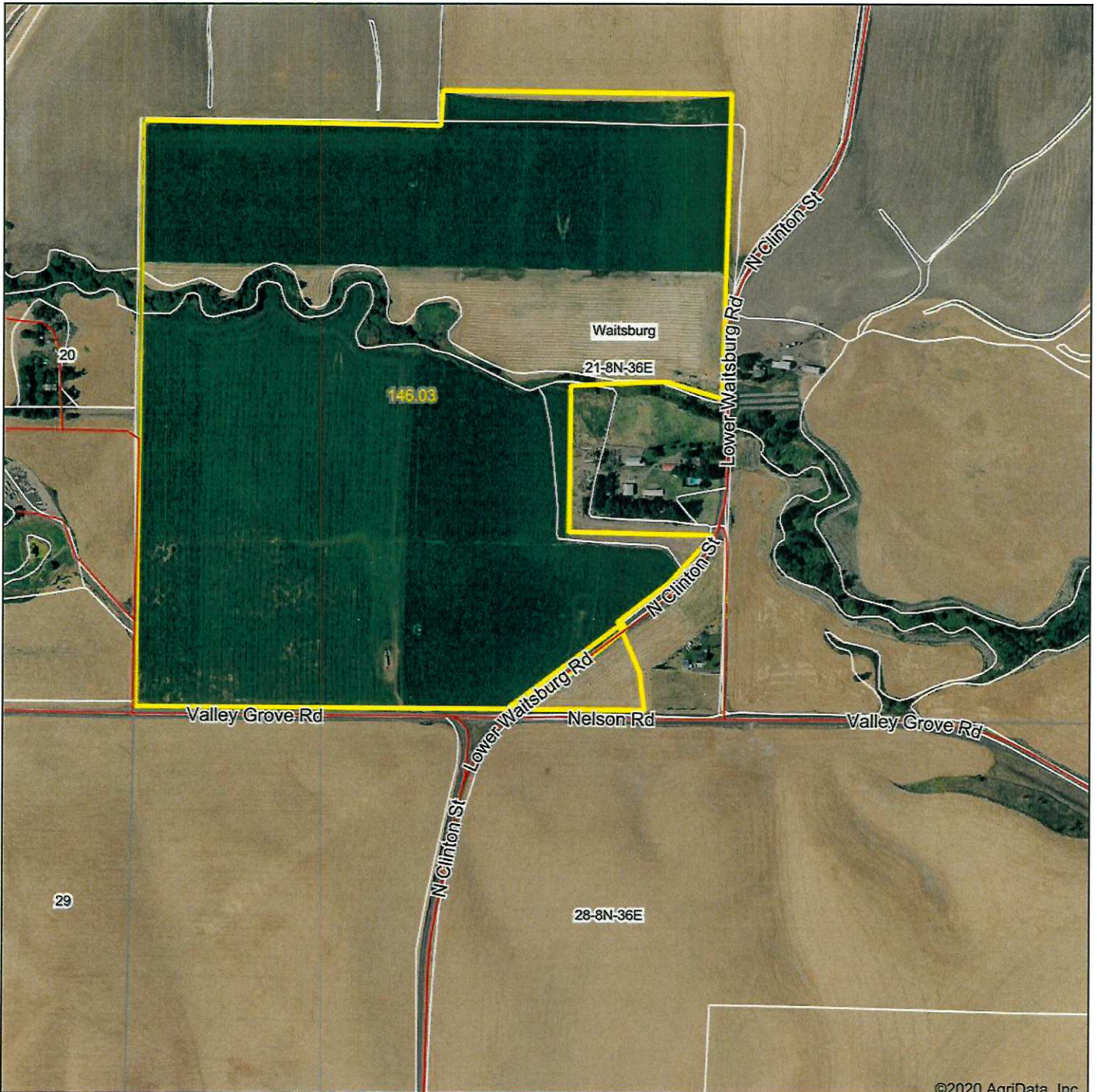
Office: 509-524-9055

Cell: 509-520-1906 Mark Grant

Accredited Land Consultant

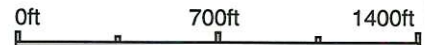
This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property 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

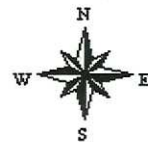


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Map Center: 46° 9' 9.9, -118° 19' 4.73



21-8N-36E
Walla Walla County
Washington

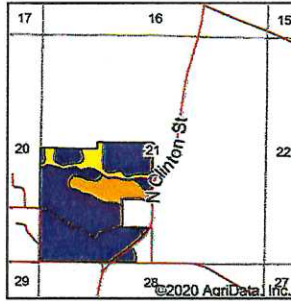
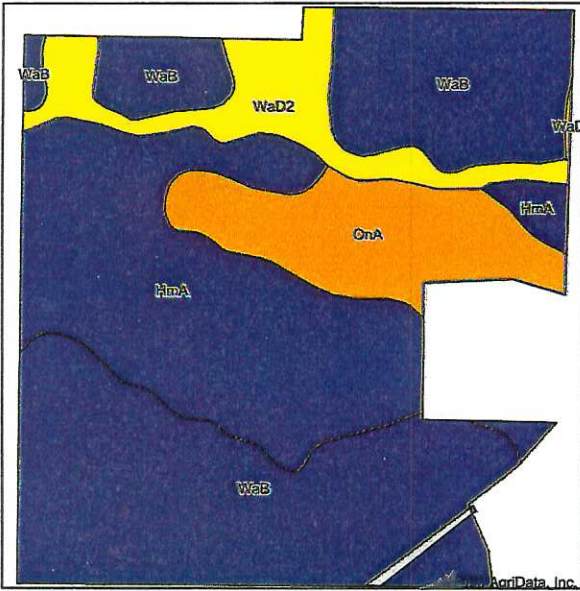


Maps Provided By:

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: **146.03**

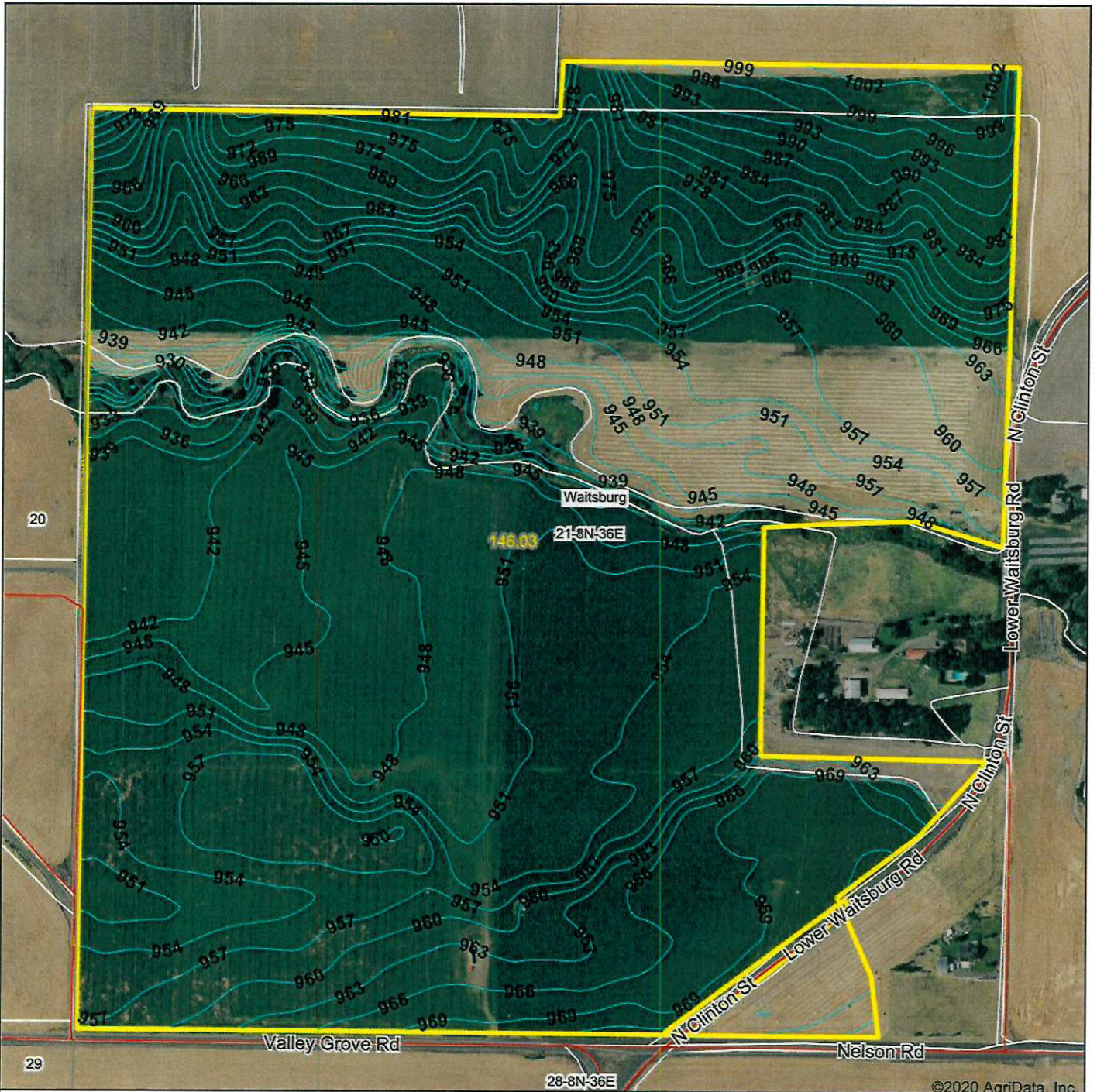
Soils data provided by USDA and NRCS.



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
WaB	Walla silt loam, 0 to 8 percent slopes	68.30	46.8%		Ile	Ille
HmA	Hermiston silt loam, 0 to 3 percent slopes	46.46	31.8%		Ils	Ile
OnA	Onyx silt loam, 0 to 3 percent slopes	18.06	12.4%		Illw	Illw
WaD2	Walla silt loam, 8 to 30 percent slopes, eroded	13.05	8.9%		Ive	Vle
WaD	Walla silt loam, 8 to 30 percent slopes	0.16	0.1%		Ive	Vle

Topography Contours



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Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 922.6

Max: 1,004.0

Range: 81.4

Average: 958.0

Standard Deviation: 14.34 ft



21-8N-36E
Walla Walla County
Washington

Map Center: 46° 9' 9.9, -118° 19' 4.73

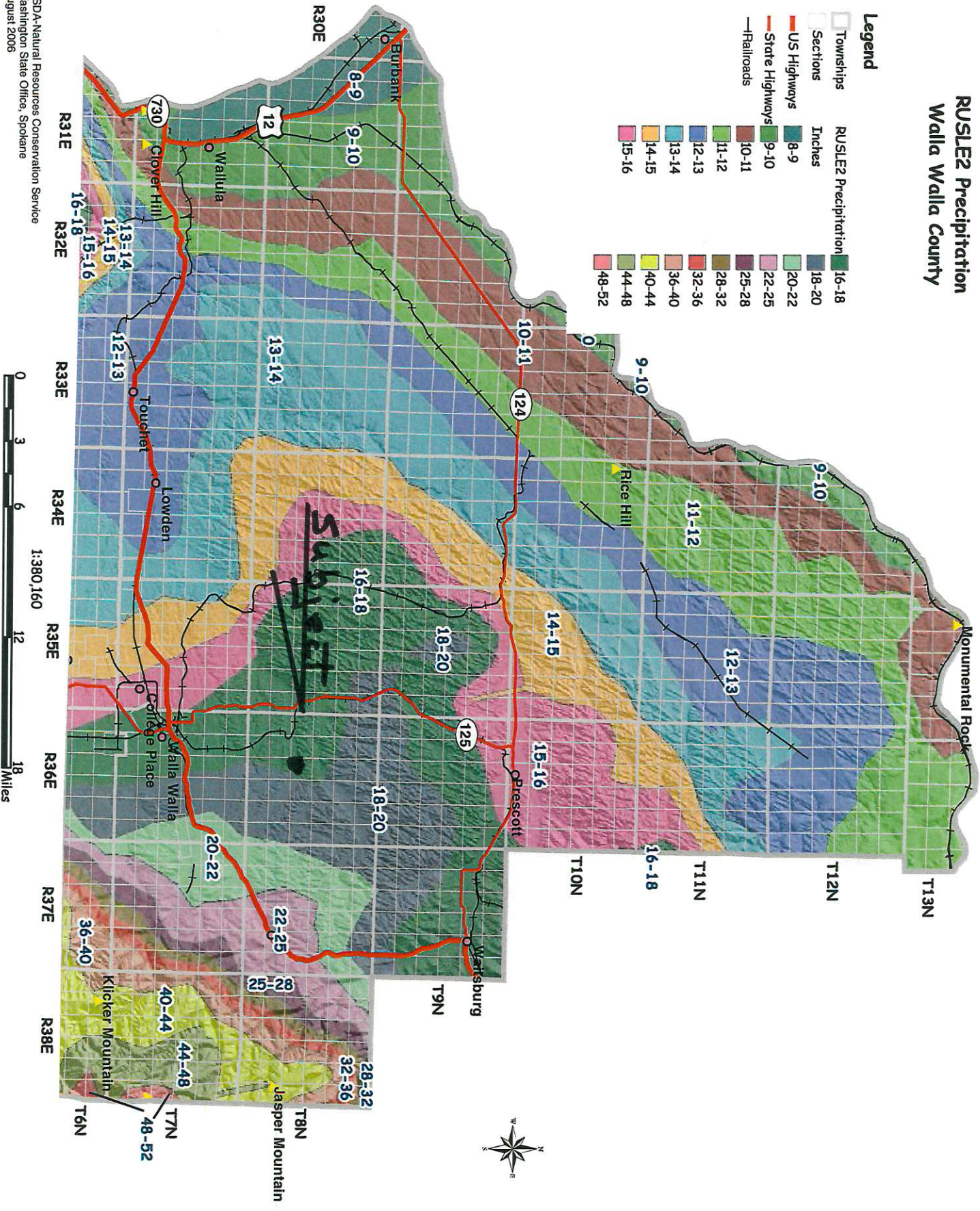
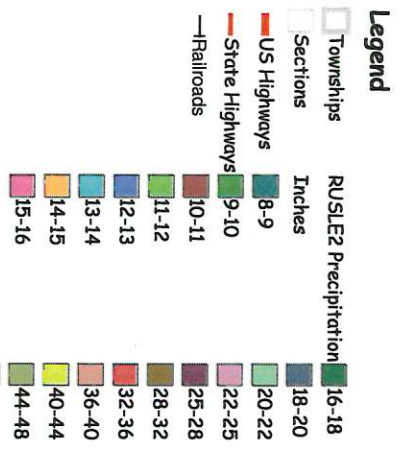
Maps Provided By:



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

RUSLE2 Precipitation Walla Walla County



Subject

David and Maralyn Carey
 6463 Lower Waitsburg Road
 Walla Walla, WA 99362



**STATE OF WASHINGTON
 SUPERSEDING CERTIFICATE OF WATER RIGHT**

Document Title: Superseding Certificate of Water Right

Agency: Department of Ecology
 Eastern Regional Office
 4601 North Monroe
 Spokane, WA 99205-1295

Applicant: David and Maralyn Carey
 6463 Lower Waitsburg Road
 Walla Walla, WA 99362

Reference Number:

THIS CERTIFICATE SUPERSEDES GROUND WATER
 CERTIFICATE NO. 1850-A ISSUED MAY 28, 1954.

PRIORITY DATE	APPLICATION NUMBER	PERMIT NUMBER	CERTIFICATE NUMBER
September 14, 1953	3373	3129	1850-A(A)

This is to certify that the herein named applicant has made proof to the satisfaction of the Department of Ecology of a right to the use of the public waters of the State of Washington as herein defined, and under and specifically subject to the provisions contained in the Permit issued by the Department of Ecology, and that said right to the use of said waters has been perfected in accordance with the laws of the State of Washington, and is hereby confirmed by the Department of Ecology and entered of record as shown, but is limited to an amount actually beneficially used.

PUBLIC WATERS TO BE APPROPRIATED

SOURCE	TRIBUTARY OF (IF SURFACE WATERS)
A well	---

MAX. CUBIC FEET PER SECOND	MAX. GALLONS PER MINUTE	MAX. ACRE-FEET PER YEAR
---	840	625

QUANTITY/TYPE OF USE/PERIOD OF USE

840 gallons per minute, 625 acre-feet per year, each year, for the irrigation of 153.6 acres

LEGAL DESCRIPTION OF LOCATION OF DIVERSION/WITHDRAWAL

1/4 1/4 SW 1/4 SW 1/4	SECTION	TOWNSHIP N.	RANGE (E. OR W.) W.M.	W.R.L.A.	COUNTY
	21	8 N.	36 E.	32	Walla Walla

PARCEL # 36-08-21-24-0002

ADDITIONAL LEGAL IS ON PAGE 2

LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED

1/4 1/4 SW 1/4	SECTION	TOWNSHIP N.	RANGE (E. OR W.) W.M.	W.R.L.A.	COUNTY
	21	8 N.	36 E.	32	Walla Walla

PARCEL # 36-08-21-24-0002, 36-08-21-31-0002

ADDITIONAL LEGAL IS ON PAGE 2

CONTINUED LEGAL DESCRIPTION FOR LOCATION OF DIVERSION/WITHDRAWAL

CONTINUED LEGAL DESCRIPTION FOR PROPERTY ON WHICH WATER IS TO BE USED

SW¼ of Section 21, Township 8 N., Range 36 E.W.M., lying northwest of the Lower Waitsburg Road

PROVISIONS

All conditions and requirements contained in reports of examination or permits previously issued apply to this superseding certificate unless specifically noted below.

Administrative Split

This superseding certificate is the result of the administrative division of Ground Water Certificate No. 1850-A into Ground Water Certificate Nos. 1850-A(A) and 1850-A(B), and shall not be construed as validation as to the extent of the Ground Water Certificate No. 1850-A as originally authorized. The amounts provided on the superseding portions of this water right reflect agreement among the owners of the described place of use, but are not confirmed by Ecology in the recording of the division of said right. The actual amounts authorized by the superseding certificates are subject to the historic beneficial use of water under Ground Water Certificate No. 1850-A.

The right to use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described, except as provided in RCW 90.03.380, 90.03.390, and 90.44.100.

This superseding certificate of water right is specifically subject to relinquishment for non-use of water as provided in Chapter 90.14 RCW.

*Given under my hand and the seal of this office at Spokane, Washington,
this 16th day of September, 2010.*

DATA REVIEW
OK 
ECY 040-1-2 (Rev. 8-97)



Ted Sturdevant, Director
Department of Ecology

By 
Keith L. Stoffel, Section Manager

(HARSHA) Ground (Well) Water Rights: Parcel 360821240002

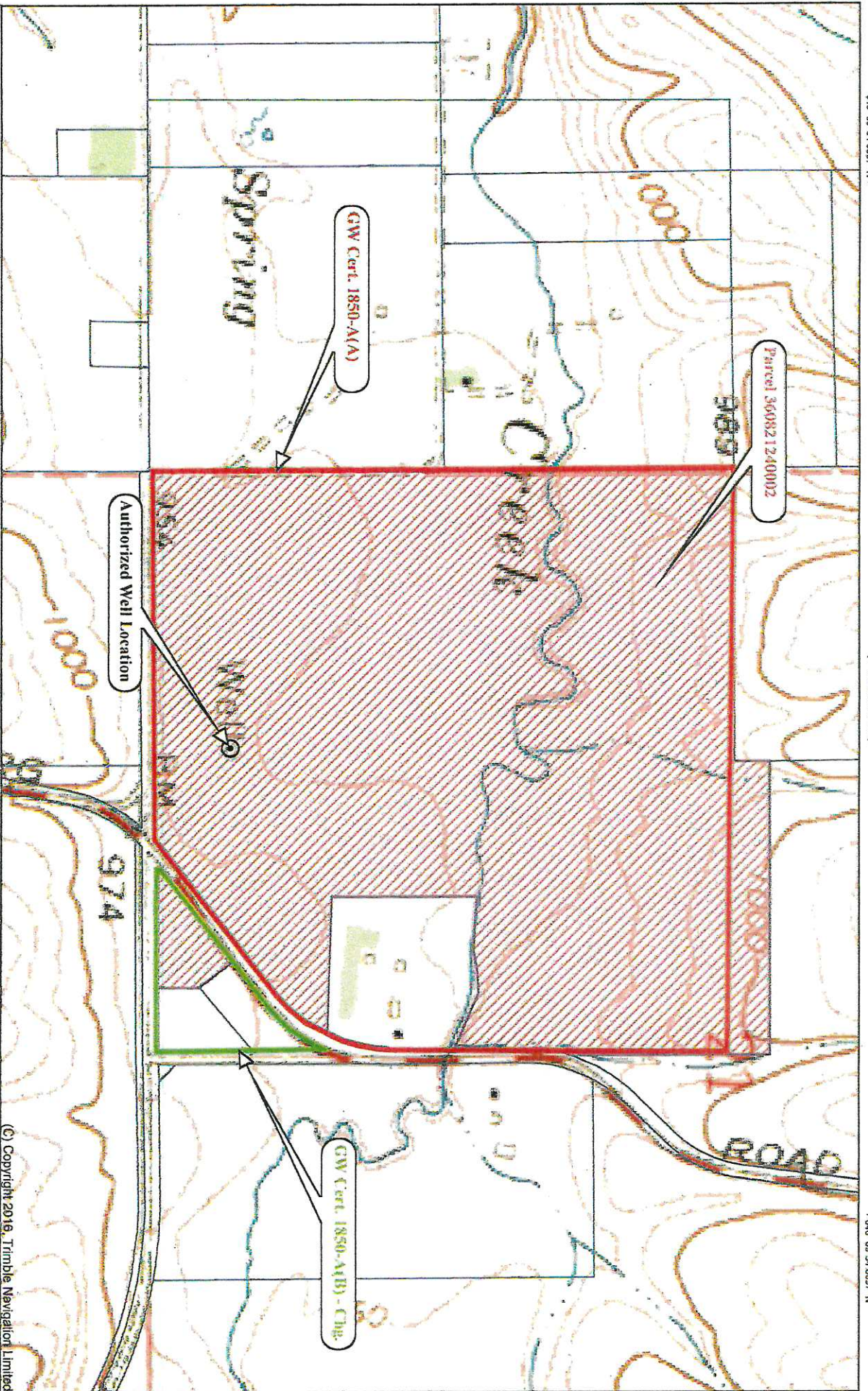
(PRESCOTT)

VALLEY GROVE QUADRANGLE
WASHINGTON
TOPOGRAPHIC SERIES

(WATTSBURG)

118° 20' 00.3825" W
046° 09' 34.0097" N

118° 18' 31.0184" W
1° 046° 09' 34.0097" N



(WALLA WALLA)
SCALE 1:7200

(C) Copyright 2016, Trimble Navigation Limited



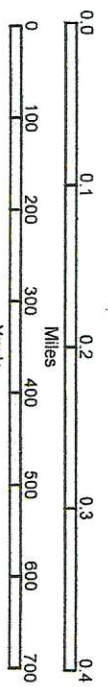
Water Right
Solutions

046° 09' 55.8925" N
118° 20' 00.3825" W

Declination
MN



MN 14.36° E



CONTOUR INTERVAL 20 FT
[BASE MAP VERTICAL DATUM]

Parcel Twp/Range/Sec

118° 18' 31.0184" W
1° 046° 09' 34.0097" N

(BUROKER)

VALLEY GROVE, WA
DEC 31, 1969

STATE OF WASHINGTON,
DEPARTMENT OF CONSERVATION
AND DEVELOPMENT Appl. #3373

WELL LOG

No. / -

Date....., 19.....

Record by Driller

Source..... Driller's Record

		21	

Location: State of WASHINGTON

County Walla Walla

Area.....

Map.....

SW $\frac{1}{4}$ SW $\frac{1}{4}$ sec 21 T 8 N., R 36 E., E. E. W.

Diagram of Section

Drilling Co. A. A. Durand & Son

Address P.O. Box 437, Walla Walla, Washington

Method of Drilling..... Date March 2, 19 54

Owner Arthur A. Carey

Address Route 1, Walla Walla, Washington

Land surface, datum..... ft above
below

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
-------------	----------	------------------	--------------

(Transcribe driller's terminology literally but paraphrase as necessary, in parentheses. If material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)

	Irrigation well		
	Top soil & hardpan	0	24
	Cemented gravel	24	30
	Gravel aquifer 42-53'	30	53
	Gravel & blue clay	53	58
	Sticky blue clay & hardpan	58	130
	Basalt, black - top at 130'	130	144
	Basalt, black, shot crevice 159-160'	144	160
	Basalt, black, some water 165'	160	172
	Basalt, hard gray-w/level chgd	172	232
	Basalt, black	232	252
	Basalt, soft dark, caving	252	255
	Basalt, black hard	255	272
	Basalt, brown	272	290
	Basalt, hard black	290	339

Turn up

Sheet..... of..... sheets