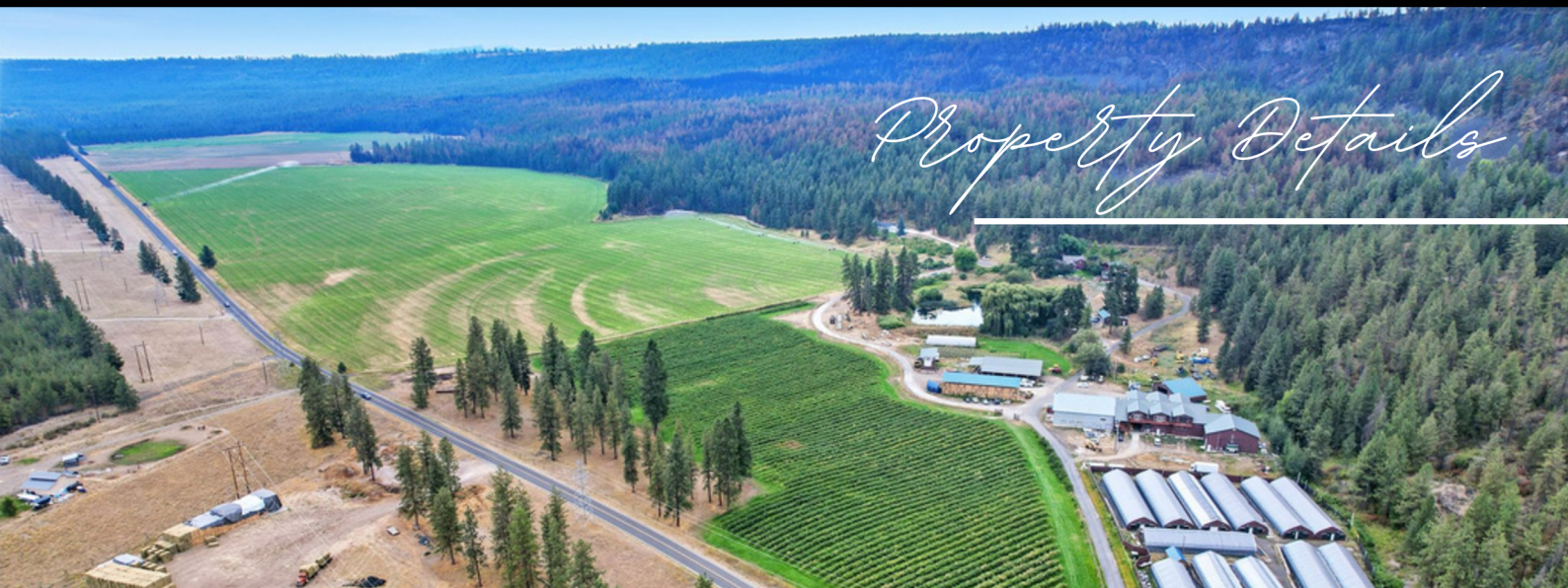


WILLOW WIND ORGANIC FARMS

38278 ANGELS LANDING RD N, FORD, WA



Property Details

CERTIFIED ORGANIC BLUEBERRY OPERATION

- 33+/- acres
- irrigation to all plantings
- -Draper & Calypso are top 2 producing varieties
- production = 200k pounds per season
- U-pick operation adds \$30,000-\$40,000 of revenue annually

CERTIFIED ORGANIC ALFALFA HAY OPERATION

- 300+/- acres
- Yield is 5.5 tons total per acre annually, get 3 cuttings annually
- Net \$250/ton
- Cost \$75/ton
- Delivered charge \$330/ton

PROCESSING/OFFICE FACILITIES

- 12,744sf +/- building includes processing room and extra storage
- Includes 102'x72' employee living quarters upstairs with shared main living area/kitchen + multiple private rooms
- Office space upstairs
- 72'x72' Winery/tasting room/storage on ground floor (could be event space)
- 2500 sf cold storage
- 300sf+ cold storage



EXCEPTIONAL
HOMES by John L. Scott

NORTHWEST 
RANCH PROPERTIES

OUTBUILDINGS & STORAGE

- 100'x40' hay storage barn
- 80'x60' machine shed
- 54'x50' shop
- NEW Hay barn in process of completion adjacent to alfalfa fields
- 30,000 gallon above-ground diesel fuel storage
- 1,100 gallon above-ground fuel storage in process of being installed

WATER SUPPLY & IRRIGATION

- Entire property is supplied by Willow Wind Farms Group B Water System
- Water rights/irrigation directly from the Spokane River
- Irrigation pumps move 3000 gpm on average
- Pumps are normally run so they provide 55 pounds of pressure across entire property up the fill at the farm, sufficient for entire property
- Pressure is increased slightly during blueberry irrigation
- Easement to be recorded prior to closing
- All pivots and pumps to be included with sale (4 pivots irrigate approx. 250+ acres)

EXPANSION & DEVELOPMENT POTENTIAL

- parcel #2739724100100 is 10.2 acres currently zoned Rural Conservation that offers potential for residential development
- parcel #2739025700011 above the alfalfa fields offers possible segregation and residential development potential
- several areas offer potential as blueberry farm expansion ground



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NEGOTIABLE/AVAILABLE SEPARATELY

- Top of the line blueberry processing equipment (BBC brand)
- Various farm equipment (list can be provided upon request)
- Parcels #2739024300025 and 2739024100100 owned by Ishmael LLC and currently leased to Buddy Boy (lease details and income can be provided upon request)
- Two Whiney Bitches Winery
 - aged organic fine fruit wine varieties made with fruit from farm
 - clean, no sulfites, doesn't oxidize
 - equipment and winery tasting room
 - recipes
 - label/intellectual property

EXCLUDED/POSSIBLY NEGOTIABLE

- Parcel # 2739025700030 owned by Weeping Springs LLC with 2 residential dwellings is excluded from sale and may be subject to a boundary line adjustment if needed as well as easement for ingress/egress; seller may consider selling and/or considering a life estate scenario dependent on offer terms



EXCEPTIONAL
HOMES by John L. Scott

NORTHWEST
RANCH PROPERTIES

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