

162.51±
ASSESSED ACRES

GRIFFIN RIDGE FARMS
BENTON COUNTY, WASHINGTON

EXCLUSIVELY PRESENTED BY



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Suite 210B
Bakersfield, CA 93309
661.334.2777

AG COM REAL ESTATE, LLC

Designated Broker
509.845.4389
ewagrealestate@hotmail.com

www.pearsonrealty.com
CA DRE #00020875



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OFFERING SUMMARY

Pearson Realty is pleased to present **Griffin Ridge Farms**, in Benton County, Washington - a portfolio totalling approximately **162.51±** assessed acres. The offering includes wine grapes (Syrah and Reisling), and established plantings of Jazz, and Envy Apples.

Jazz and Envy Apples are proprietary club varieties owned and controlled by ENZA. ENZA develops relationships with only the best growers and focuses on the development and marketing of high quality, crispy, tasty, apples and pears all over the world. ENZA Growers pay an acreage fee to plant and raise ENZA varieties and a percentage of the gross sales price when fruit is sold. Envy Apples are currently commanding one of the highest FOB prices in the apple industry.

Irrigation water is provided by the Roza Irrigation District which has a junior water right under the U S Bureau of Reclamation's Yakima Project. According to the Roza Irrigation District, Griffin Ridge Farms has 119.90± irrigable acres to irrigate 116.50± acres of permanent crops.

In addition, the Farm has a 3.5-million-gallon lined water storage reservoir and an irrigation well with supplemental and primary ground water rights issued by the Washington State Department of Ecology. The well was drilled in 2005, is 16 inches in diameter and drilled to a depth of 460 feet. The well is equipped with a 150 hp electric motor and turbine pump. The well's static water level is 200± feet and stable.

If you are looking for a meticulously maintained property with one of the hottest apple varieties, and a stable source of irrigation water, this is your opportunity!

For more information, to schedule a tour, or to request financial and production details, please contact the exclusive listing broker.

***Note:** Also available for separate purchase is an adjoining 15.39 acres featuring a custom home, Riesling wine grapes, and open ground.

ASKING PRICE: \$5,350,000

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ROZA IRRIGATION

History of the Roza Irrigation District

Irrigation water is provided by the Roza irrigation District. The Roza Irrigation District was established in 1920 and is part of the US Bureau of Reclamation's Yakima Project. The Yakima Project supplies irrigation water to 7 major irrigation districts totaling approximately 464,000 irrigated acres. The Roza Irrigation District provides irrigation water to 72,000±.

The Yakima River Basin drainage covers approximately 6,155 square miles or 4 million acres. The main tributaries in the Yakima River Basin are the Yakima River and the Naches River, with numerous smaller tributaries. Storage reservoirs include Bumping, Clear Creek, Rimrock, Cle Elum, Kachess, and Keechelus. Combined the reservoirs can store 1,070,700-acre feet of irrigation water which is 46% of the Yakima Project irrigation water needs. The Yakima Project is dependent on a normal snow pack that melts uniformly throughout the irrigation season to supply the remaining 54% of the Project's irrigation water needs. Construction of the reservoirs began in 1905 and continued until 1933. Water rights prior to 1905 have senior water rights or non-proratable. Water Rights after 1905 have junior water rights and are pro-ratable in short water years. The Roza Irrigation District has a junior water rights/pro-ratable under the Yakima Project. Griffin Ridge Farms has 119.90± irrigable acres to irrigate 116.50 acres of permanent crops. The 2026 irrigation assessment is \$25,298.90 or \$211.00 per irrigated acre.

ROZA IRRIGATION
DISTRICT



SCAN FOR
INFORMATION

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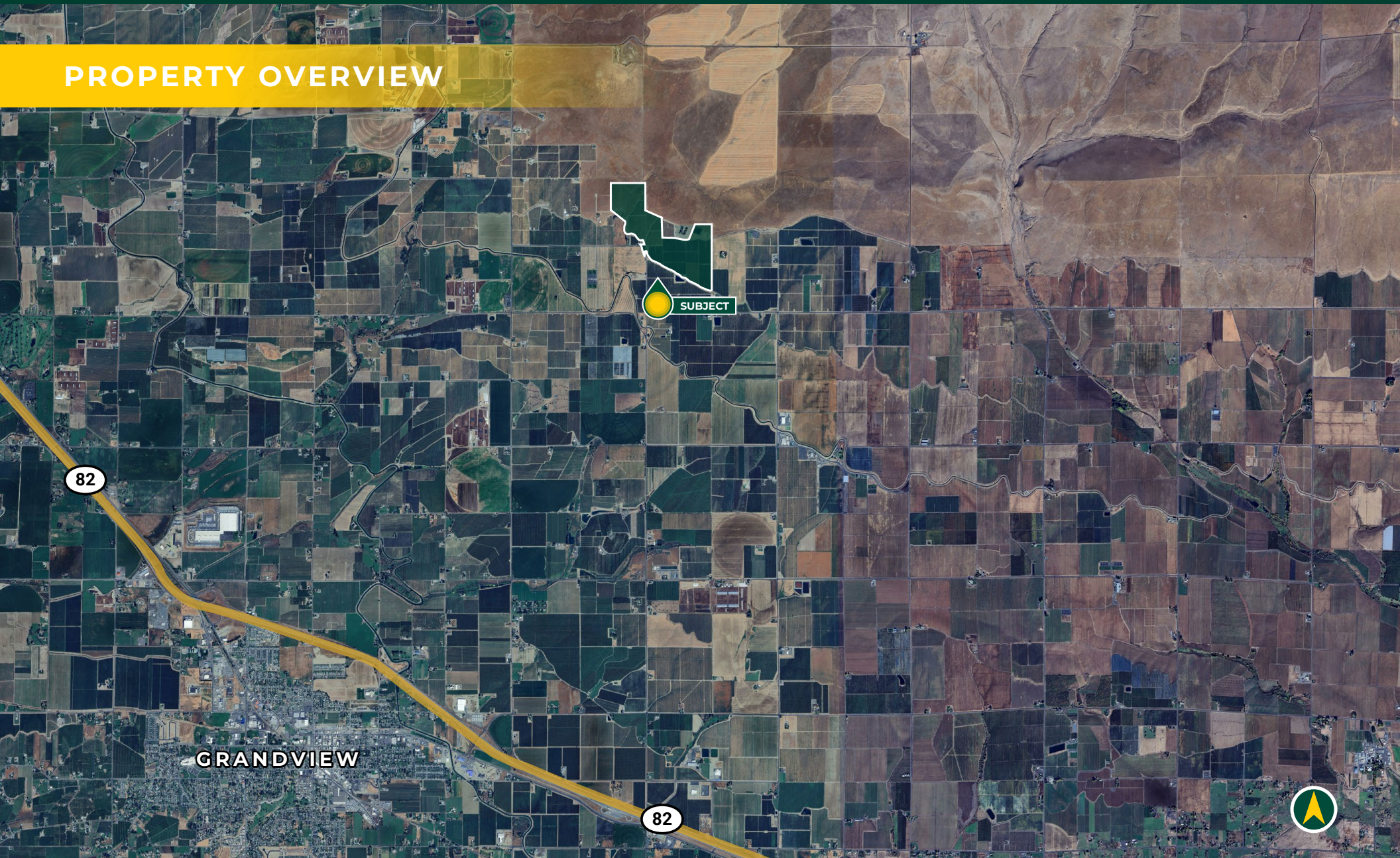
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PROPERTY OVERVIEW



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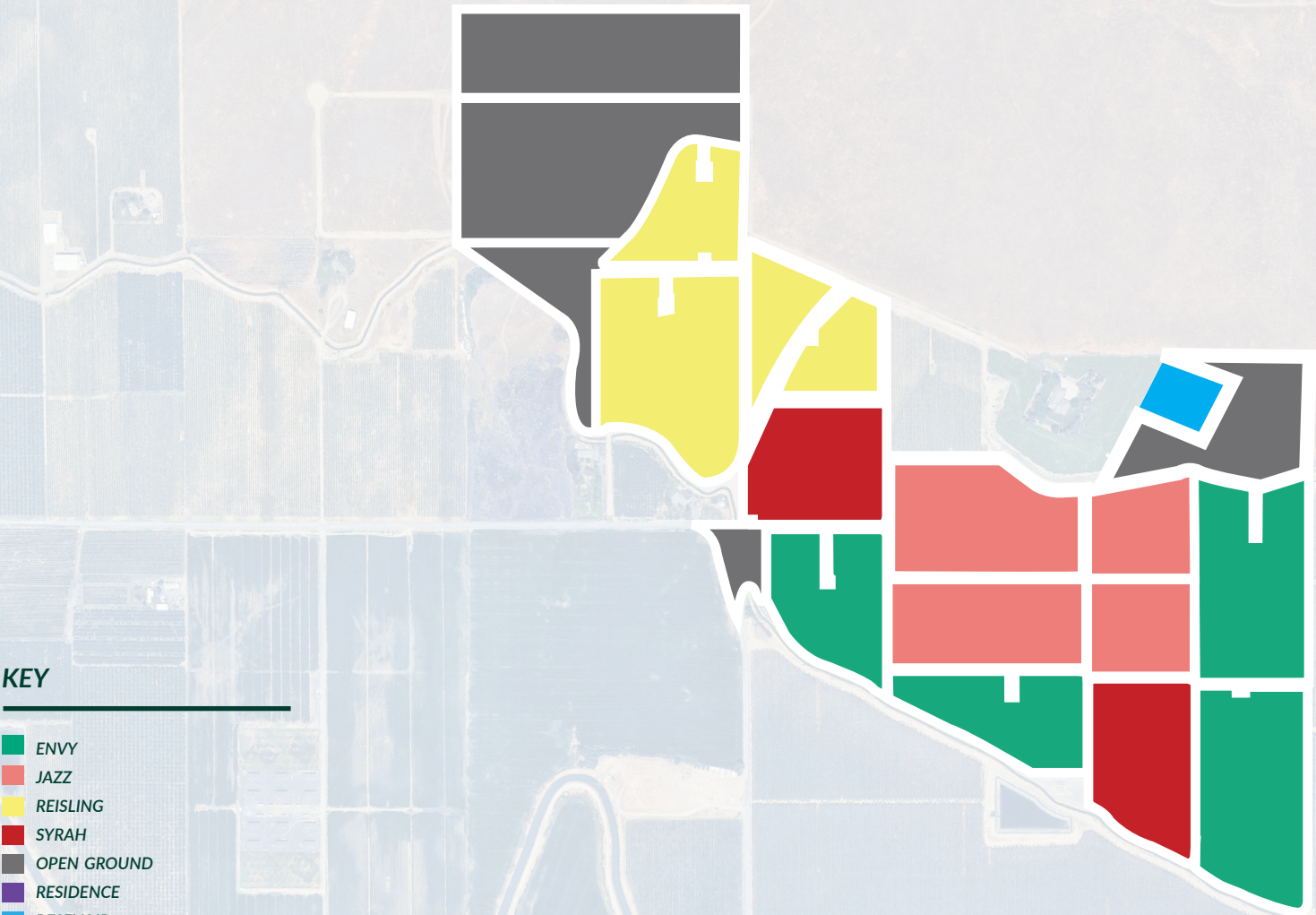
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PROPERTY CROP MAP



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 Fresno, CA 93711
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VISALIA

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BAKERSFIELD

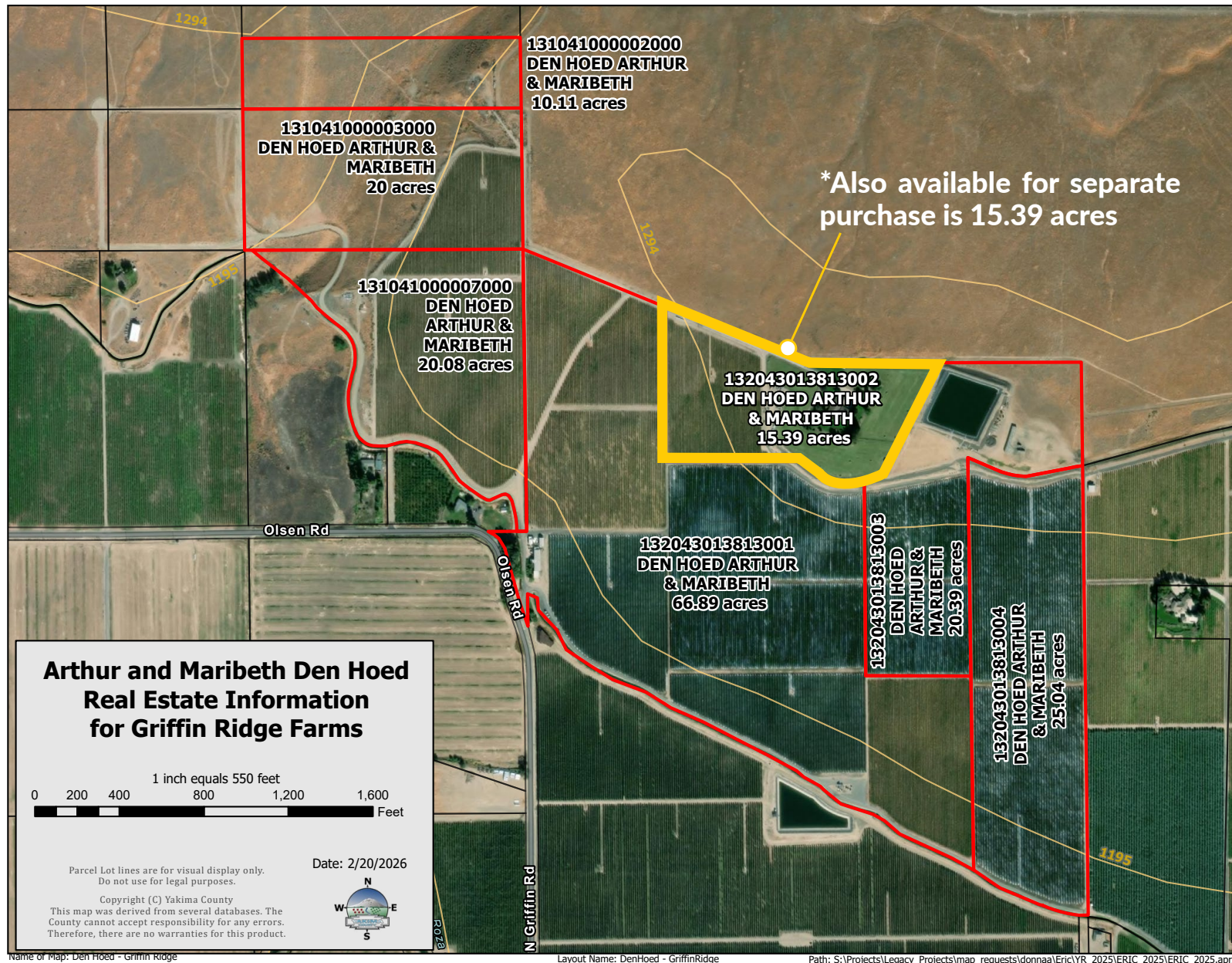
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WINE GRAPES																	
Block Description	Block #	Year Planted	Acres	Spacing	Rootstock	Pollinizers	Trellis	Water District	Irrigation	Owner	Benton Count Tax #	2021	2022	2023	2024	2025	Avg
Syrah Wine Grapes	15	2003	9.00	6' x 9'	N/A	N/A	Metal, Wood End Posts	Roza Irrigation District	Drip	Arthur & Maribeth Den Hoed	132043013813001 (portion)	Production in Tons					
												32.12	35.75	23.96	40.43	45.99	35.65
Riesling Wine Grapes	18,19	2009	20.50	5' x 8'	N/A	N/A	Metal, Wood End Posts				131041000003000 & 131041000007000	116.90	138.47	107.46	119.72	106.32	117.77
Reisling Wine Grapes	20	2013	11.00	5' x 8.5'	N/A	N/A	Metal, Wood End Posts				132043013813001 (portion)	59.61	62.08	45.69	114.42	127.12	81.78
Syrah Wine Grapes	22	2015	8.20	5' x 8'	N/A	N/A	Metal, Wood End Posts				132043013813001 (portion)	32.12	32.12	32.12	32.12	32.12	32.12
TOTALS			48.70									250.52	242.11	208.80	318.43	314.00	266.77

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ENZA APPLES

BLOCK DESCRIPTION	BLOCK #	YEAR PLANTED	ACRES	SPACING	ROOTSTOCK	POLLINIZERS	TRELLIS	WATER DISTRICT	IRRIGATION	OWNER	BENTON COUNT TAX #	2021	2022	2023	2024	2025	AVG
Jazz Apples	8	2007	10.20	5' x 9'	NIC 29	Crabs	Vertical, Wood	Roza Irrigation District	2-Drip, UTSS, OTSS	Arthur & Maribeth Den Hoed	132043013813001 (portion)	Production in Bins					
Jazz Apples	9	2006	5.80	5' x 9'	NIC 29	Crabs	Vertical, Wood				132043013813003	1,467	1,044	1,722	1,567	2,373	1,635
Jazz Apples	12	2007-2008	8.30	5' x 9'	NIC 29	Crabs	Vertical, Wood				132043013813001 (portion)	Included Above					
Jazz Apples	13	2006	5.70	5' x 9'	NIC 29	Crabs	Vertical, Wood				132043013813003						
Envy Apples	10	2017	10.80	6' x 12'	M 26	None	V, Metal				132043013813004	1,186	2,197	2,109	2,945	2,358	2,159
Envy Apples	16	2019	11.00	6' x 12'	M 9	None	V, Metal				132043013813001 (portion)	Included Above					
Envy Apples	11, 14	2019	16.00	6' x 12'	G 41	None	V, Metal		2-Drip, OTSS								
TOTALS			67.80									2,653	3,241	3,831	4,512	4,731	3,794

ROAD , LOAD OUT AREAS, RANGELAND, ETC.		46.01															
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TOTAL ACREAGE		162.51															
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WINDMACHINES DESCRIPTION (11)

BLOCK DESCRIPTION	FARM #	BLOCK LOCATION	SERIAL NUMBER
Orchard Rite Propane Windmachine with Auto Start	1	Block 18	01211
Orchard Rite Propane Windmachine with Auto Start	2	Block 19	10-07503
Orchard Rite Propane Windmachine with Auto Start	3	Block 20	86612
Orchard Rite Propane Windmachine with Auto Start	5	Block 8	11-08874
Orchard Rite Propane Windmachine with Auto Start	6	Block 9	11-08809
Orchard Rite Propane Windmachine with Auto Start	7	Block 10	05345
Orchard Rite Propane Windmachine with Auto Start	8	Block 16	97392
Orchard Rite Propane Windmachine with Auto Start	9	Block 16	GPT440
Orchard Rite Propane Windmachine with Auto Start	10	Block 13	96571
Crop Saver Propane Converted to Orchard Rite with Auto Start	11	Block 14	CS9P89460170
Crop Saver Propane Converted to Orchard Rite with Auto Start	12	Block 11	CS9P89460171

COMMENTS

Wine Grapes, 2019 and 2020 Ste. Michelle mandatory 1 ton per acre reduction which is not included in the above Production.

Block #10 was organic until 2024 crop.

Block #16 production was delayed one additional year after grafting.

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PROPERTY PHOTOS



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