

YAKIMA VALLEY HOPS FARMLAND & FACILITIES

1,969.61± ACRES | YAKIMA COUNTY, WASHINGTON

\$40,795,169

(\$20,715 /Acre)



PROPERTY HIGHLIGHTS

- LOCATED IN THE HEART OF WASHINGTON'S RENOWNED YAKIMA VALLEY HOP- GROWING REGION
- LARGE-SCALE HOP OPERATION INCLUDING MULTIPLE RANCHES & FACILITIES
- DIVERSE PORTFOLIO OF OWNED AGRICULTURAL ACREAGE



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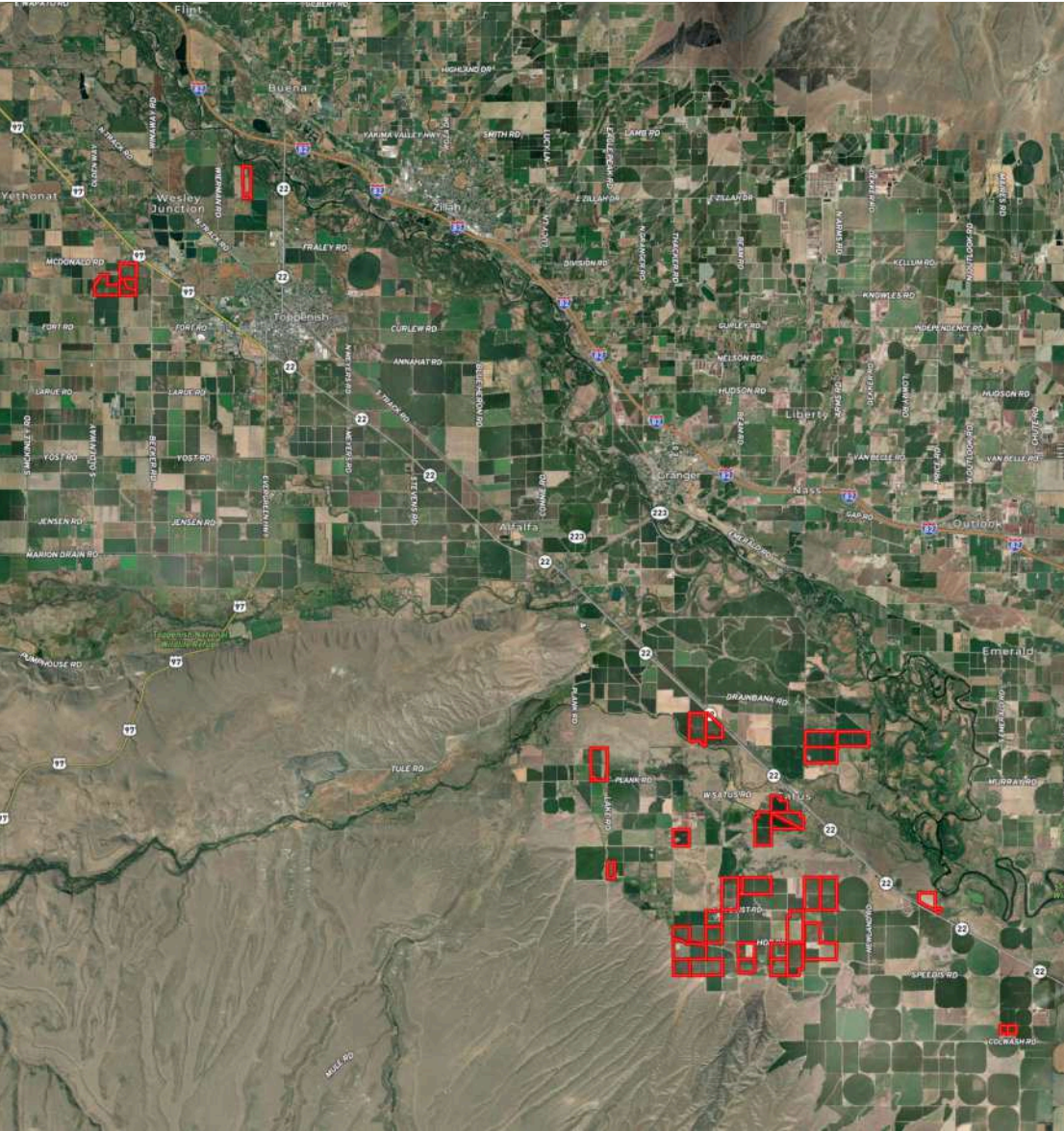
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YAKIMA VALLEY HOPS FARMLAND & FACILITIES

1,969.61± ACRES | YAKIMA COUNTY, WA

LOCATION MAP - [DOWNLOAD MAP HERE](#)



PROPERTY INFORMATION

DESCRIPTION

Shinn & Son is a premier agricultural offering consisting of 1,969.61± acres located throughout Yakima County, Washington, one of the most productive and recognized hop-growing regions in the world. The portfolio includes multiple ranches, support facilities, and operational improvements strategically positioned near State Route 22 and other major transportation routes, providing excellent access and logistical efficiency. The operation features extensive agricultural infrastructure designed to support large-scale hop production, processing, storage, and maintenance activities.

The property offers a unique opportunity to acquire an established hop-growing enterprise with significant scale, productive farmland, and operational flexibility. Shinn & Son represents a rare investment opportunity for growers, agricultural investors, and industry participants seeking a substantial presence in the Yakima Valley's highly desirable hop production market.

LOCATION

The properties range from North Toppenish along Hwy 22 and McDonalds Road down to South Toppenish near Hwy 22 & Hollmeyer Rd. See maps for exact locations.

WATER

Irrigation water is provided by the Wapato Irrigation Project (WIP). WIP is part of the US Bureau of Reclamation's Yakima Project which supplies irrigation water to 7 major irrigation districts totaling approximately 464,000 irrigated acres. WIP is the largest irrigation district within the Yakima Project with 144,000 irrigated acres.

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 nonproratable. Water Rights after 1905 have junior water rights and are pro-ratable in short water years. WIP has senior water rights/nonproratable, referred to as "A" water, and junior water rights/pro-ratable, referred to as "B" water.

*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

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PROPERTY INFORMATION CONTINUED

BUILDINGS	
RANCH	BUILDINGS/IMPROVEMENTS
WEST FARM	(1) 10,400 SF "Picker Building" built in 2020, (1) 27,625 SF "Kiln" metal framed structure built in 1960 and renovated/expanded in 2017, (1) 13,500 SF "Baler Building" built in 2017 with an 8,020 SF attached storage building, (1) 4,288 SF residence with a 1,344 SF attached garage and 763 SF covered patio built in 1955, (1) 496 SF carport, (1) 1,080 SF ADU, (1) 1,296 SF pool house built in 2011, (1) 608 SF pool house built in 2008, (1) 328 SF gazebo, (1) 672 SF storage shed, (1) 132 SF fuel shed, (1) 4,800 SF shop built in 2024, (1) 9,600 SF shop built in 2017, (1) 720 SF farm office, (1) 10,400 SF event building, (1) 30,000 GAL LPG tank, (1) 50,000 GAL water tank, (1) 30,000 GAL storage tank, & (1) 14,000 GAL storage tank. 12,000 SF shop
EAST FARM	(1) 24,000 SF "Picker Building" built in 2011, (1) 17,056 SF "Kiln" metal framed structure built in 2011 and expanded in 2016, (1) 19,941 SF "Baler Building" built in 2011 with 8,000 SF of open storage area, (1) 5,910 SF office building built in 1970, (1) 1,728 SF residence built in 1960, (1) 1,110 SF residence built in 1940, (1) 1,920 SF residence with a 900 SF attached garage built in 1967, (1) 6,000 SF welding shop, (1) 7,260 SF truck shop, (1) 6,000 SF tire shop, (1) 4,800 SF hay cover, (1) 432 SF PVC Building, (1) 300 SF restroom, (1) 60,000 GAL storage tank, (2) 30,000 GAL storage tanks, (1) 14,000 GAL storage tank, & (1) mint still
HORTON	(1) 24,360 SF "Picker Building" built in 2019, (1) 24,000 SF "Kiln" metal framed structure built in 2020, (1) 19,000 SF "Baler Building" built in 2019 with 5,500 SF of open storage, (1) 60,000 GAL water tank, & (1) 30,000 LPG tank
S. SATUS & NEWQUIST RD	(1) 1,518 SF residence built in 1955, (1) 896 SF attached garage, (1) 816 SF shop built in 2011, (1) 2,496 SF shop built in 2013, & (1) 880 SF scale house
SR 22 & NEWQUIST RD	(2) 1,088 SF residences built in 1920 & (1) 72 SF shop built in 1960
PLANK RD	2,016± SF home built in 1940
SR 22 & S. SATUS RD	2,318± SF home built in 1970 with small shop

PRICE/TERMS

* ALL SALES ARE SUBJECT TO COURT OVERBID AND APPROVAL. BUYERS MAY PURCHASE ALL OR SOME OF THE PARCELS. MOST OF THE PROPERTIES ARE CURRENTLY BEING LEASED UNTIL OCTOBER 31, 2026. NO EQUIPMENT OR ROLLING STOCK IS INCLUDED IN THE SALE.

RANCH	ACRES	PRICE
WEST FARM SOUTH	276.17±	\$3,314,040 (\$12,000/ac)
WEST FARM MIDDLE	39.47±	\$4,951,622 (\$125,453/ac)
WEST FARM NORTH	152.30±	\$1,903,750 (\$12,500/ac)
HORTON	285.81±	\$8,741,790 (\$30,586/ac)
HORTON BOLT-ON #33 & #34	79.84±	\$756,250 (\$9,472/ac)
EAST FARM	77.73±	\$7,711,544 (\$99,209/ac)
S. SATUS RD & NEWQUIST RD	160.09±	\$2,448,280 (\$15,293/ac)
SR 22 & BARNHART RD	118.90±	\$1,605,150 (\$13,500/ac)
HOLLMAYER	20.31±	\$152,325 (\$7,500/ac)
SR 22 & S. SATUS RD	111.72±	\$1,403,310 (\$12,560/ac)
SPENCER RD #80	79.90±	\$958,800 (\$12,000/ac)
FOSTER & SHEARER RD	39.46±	\$689,410 (\$17,471/ac)
SR 22 & NEWQUIST RD	34.62±	\$572,914 (\$16,549/ac)
FAR NORTH RANCH	131.49±	\$1,349,040 (\$10,260)
PLANK RD #55 & #56	80.29±	\$1,055,269 (\$13,143/ac)
LAKE RD & SHEARER	16.85±	\$185,350 (\$11,000/ac)
PARTON PLACE	226.64±	\$2,768,205 (\$12,214/ac)
E BRANCH RD	38.02±	\$228,120 (\$6,000/ac)
TOTAL	1,969.61±	\$40,795,169

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SOILS INFORMATION - [DOWNLOAD HERE](#)

MAP KEY

Map unit symbol	Map unit name	Rating
ESA	Esquatzel fine sandy loam, 0 to 2 percent slopes	2
ESA	Esquatzel silt loam, 0 to 2 percent slopes	2
Um	Umatine silt loam	6
WVB	Warden silt loam, 2 to 5 percent slopes	2
WVC	Warden silt loam, 5 to 8 percent slopes	3
WVD	Warden silt loam, 8 to 15 percent slopes	3
WVE	Warden silt loam, 15 to 30 percent slopes	6

SOILS MAP-West farm



**Boundary lines are approximate*

PARCEL INFORMATION - [LEGAL DOWNLOAD HERE](#)

Yakima County Tax Parcels, 201006-12001, 210922-41001, 210923-31402, 210927-12002, 210927-13001, 210925-22003, 210926-41004, 210926-43001, 210926-42002, 210926-33001, 210926-32002, 210924-31001, 210924-32001, 210910-12002, 210910-21001, 220933-33003, 220933-33004, 220919-44002, 210914-41001, 210926-11002, 210926-11003, 210908-41003, 210914-31004, 210915-33001, 210912-31001, 210912-23001, 210912-13001, 201006-13001, 201128-31404, 210908-44002, 201006-23405, 210914-13402, 210914-42001, 210921-23004, 210927-23002, 210927-31002, 210927-33001, 210927-34001.



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PROPERTY IDENTIFICATION BREAKDOWN - [DOWNLOAD HERE](#)

SHINN & SON

YAKIMA COUNTY, WA

WEST FARM-SOUTH

PARCEL	ACRES
210927-13001	39.81±
210927-23002	34.12±
210927-31002	82.20±
210927-33001	40.04
210927-34001	80.00
TOTAL	276.17±

WEST FARM-MIDDLE

PARCEL	ACRES
210927-12002	39.47±

WEST FARM-NORTH

PARCEL	ACRES
210922-41001	80.21±
21093-31402	72.09±
TOTAL	152.30±

HORTON FARM

PARCEL	ACRES
210925-22003	130.63±
210926-41004	74.84±
210926-43001	40.68±
210926-42002	39.66±
TOTAL	285.81±

HORTON BOLT-ON #33 & #34

PARCEL	ACRES
210926-11003	78.00±
210926-11002	1.84±
TOTAL	79.84±

EAST FARM

PARCEL	ACRES
210926-33001	37.99±
210926-32002	39.74±
TOTAL	77.73±

S. SATUS RD & NEWQUIST RD

PARCEL	ACRES
210924-31001	81.29±
210924-32001	78.80±
TOTAL	160.09±

SR 22 & BARNHART RD

PARCEL	ACRES
210910-12002	45.75±
210910-21001	73.15±
TOTAL	118.90±

HOLLMAYER

PARCEL	ACRES
220933-33003	10.66±
220933-33004	9.65±
TOTAL	20.31±

SR 22 & S SATUS RD

PARCEL	ACRES
210914-13402	35.27±
210914-42001	34.67
210914-41001	41.78
TOTAL	111.72±

SPENCER RD #80

PARCEL	ACRES
210914-31004	79.90±

FOSTER & SHEARER RD

PARCEL	ACRES
210915-33001	39.46±

SR 22 & NEWQUIST RD

PARCEL	ACRES
220919-44002	34.62±

FAR NORTH RANCH

PARCEL	ACRES
201006-12001	38.74±
201006-13001	39.12±
201006-23405	53.63±
TOTAL	131.49±

PLANK RD #55 & #56

PARCEL	ACRES
210908-41003	78.31±
210908-44002	1.98±
TOTAL	80.29±

LAKE RD & SHEARER

PARCEL	ACRES
210921-23004	16.85±

PARTON PLACE

PARCEL	ACRES
210912-23001	74.94±
210912-13001	73.98±
210912-31001	77.72±
TOTAL	226.64±

E. BRANCH ROAD

PARCEL	ACRES
201128-31404	38.02±

TOTAL 1,969.61±

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[EAST FARM FACILITIES - DOWNLOAD HERE](#)



[AERIAL PHOTOS - DOWNLOAD HERE](#)



HORTON FACILITIES - [DOWNLOAD HERE](#)



WEST FARM FACILITIES - [DOWNLOAD HERE](#)





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***STOCK IMAGE**

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