



www.BlueMountainFarmandRanch.com

254 E. Main Street Dayton, WA. 99328 (509)382-2020

**Meadow Creek Farm
Pomeroy, WA
\$1,450,000**



FSA Farmland	1,417.36	acres
FSA Cropland	629.11	acres
Irrigated bottom ground	46.9	acres
CRP Acres	492.3	acres
Fenced Pasture	750	acres +/-
CRP Contract	492.3 acres @ \$68.28 per acre – Expires 2023	
Estimated Average Yield	65-70	bu/ac wheat/fallow
Annual Taxes	\$3,460	(2020)

Soil Information	See Attached Soils Map
Improvements	Irrigation well pump and equipment
Attachments	Well & Water Rights Information Rainfall Map/156EZ/CRP Contract FSA Map/other
Irrigation	Sale includes handlines, sprinkler, big guns, cart, etc.
Homesite	Homesite with old trailer (no value) with well and septic in place.
Tenant's Current Lease	Year to Year
Wind towers	The Company Iberdrola experimented with Anemometer for 2 years with positive results. Sellers make no guarantee on installation of wind towers.
Pastureland	Fences are in good shape and maintained.
Power	Power runs adjacent to Meadow Creek Road.
Hunting	Deer and abundant birds and wildlife
Gravel Pit	10.4 acres/Not active
Paved Roads	5 miles to Pomeroy from farm

For more information, contact Blaine Bickelhaupt, 509-520-5280

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.