

FRANKLIN COUNTY OTHER PERMANENT CROPS 2022-2024

ASPARAGUS
 CONCORD GRAPES
 WINE GRAPES
 BLUEBERRIES
 SOUR CHERRIES
 CHERRIES (SWEET)
 SOFT FRUIT
 WALNUT, HAZELNUT & PECAN TREES

NOTABLE SALES OF OTHER PERMANENT CROPS

| GRANTEE | SALE DATE | SALE PRICE | REAL ESTATE EXCISE TAX AFFIDAVIT # | TOTAL CROP ACRES | SALE PRICE PER CROP ACRE LESS LAND & IMP. | COMMENTS ON SALE |
|---|------------|--------------|------------------------------------|------------------|---|--|
| SALE #1 SLH PROPERTIES LLC | 7/17/2024 | \$1,750,000 | 76907 | 78.7 | \$5,582 | VINEYARD NORTH OF SAGEMOOR WITH 67.7 ACRES OF C1 WINE GRAPES. ALSO HAS 11 ACRES OF ORCHARD, HIGH DENSITY C1 FUJI APPLES |
| SALE #2 NORTH 44 RIVER RESORT LLC | 10/2/2024 | \$1,410,000 | 77433 | 51.44 | \$13,503 | ORCHARD AND VINEYARD RIGHT NEXT TO LEVEY PARK ON THE SNAKE RIVER. 38.7 ACRES OF C1 SWEET CHERRIES, A OF MIX OF MEDIUM AND STANDARD DENSITY. 12.74 ACRES OF C1 WINE GRAPES |
| SALE #3 BAKER PRODUCE INC | 10/2/2024 | \$3,962,931 | 77432 | 95 | \$8,621 | VINEYARD WITH SOME ORCHARD, AND PIVOT NEXT TO LEVEY PARK ON THE SNAKE RIVER. 67 ACRES OF C1 WINE GRAPES FROM THE 180S, 20.9 ACRES OF C1 WINE GRAPES FROM THE 2000'S AND NEWER. 4.2 ACRES OF MEDIUM DENSITY C1 SWEET CHERRIES. |
| SALE #4 KINSMAN ACRES LLC | 12/16/2024 | \$1,880,000 | 77918 | 24.2 | \$4,520 | VINEYARD OFF OF DOGWOOD RD BETWEEN THE COLUMBIA RIVER AND TAYLOR FLATS. 22 ACRES OF C1 CONCORD GRAPES, AND 2.2 ACRES OF HIGH DENSITY C1 PINK LADY APPLES. |
| SALE #5 ROYAL RIDGE FARMS, LLC | 2/24/2023 | \$4,380,987 | 73845 | 60 | \$52,250 | NEWER VAIETY ORCHARD WITH SMALL VINEYARD. HONEYCRIPS & WINE GRAPES |
| SALE #6 MCP PERM, LLC | 5/30/2023 | \$28,395,000 | 74303 | 454.1 | \$39,139 | NEWER VARIETY ORCHARD WITH GREAT SOUTH SLOPE LOCATION. LARGE MIX OF APPLE VARIETIES INCLUDING GRANNY SMITH, PINK LADY, HONEYCRIPS, GALA, NOTH MEDIUM AND HIGH DENSITY. OTHER CROPS INCLUDE SWEET CHERRIES ,PEACHES AND ASPARAGUS |
| SALE #7 NORTH COLUMBIA RIVER ROAD PASCO WA, LLC | 7/18/2022 | \$17,620,000 | 72303 | 655.80 | \$20,843 | TWO SEPARATE VINEYARDS IN ONE SALE. GOOD SITES FOR WINE GRAPES WITH SOLID HISTORY OF PRODUCTION, QUALITY AND PRICE. |
| SALE #8 COLUMBIA ORGANIC FRUIT, LLC | 5/27/2022 | \$3,000,000 | 71864 | 77 | \$11,751 | PARCEL IS MOSTLY MEDIUM DENSITY, 1990'S & EARLY 2000'S PLANTINGS OF VARIETIES (CLUB, PINK LADY, AZTEC FUJI, GALA, HONEYCRISP, FUJI, SWEET CHERRIES). ORCHARD HAS STARTED PROCESS OF CONVERTING TO ORGANIC FROM CONVENTIONAL FARMING. |
| SALE #9 OAKES ORCHARD, LLC | 11/28/2022 | \$8,553,901 | 463860 | 356.70 | \$13,403 | LARGE ORCHARD SALE IN YAKIMA COUNTY WITH NUMEROUS OLDER VARIETIES INCLUDING PEARS AND OLDER CHERRIES. ORCHARD IS MIX OF MEDIUM AND HIGH DENSITY. THIS ORCHARD ALSO HAS HONEYCRISP, COSMIC CRISP, AZTEC FUJI AND GALA. STRONG PRODUCTION PARCELS WITH AVERAGE QUALITY |

**HIGH DENSITY – GREATER THAN 800 TREES PER ACRE
 **MEDIUM DENSITY = 400-800 TREES PER ACRE
 **STANDARD DENSITY – LESS THAN 400 TREES PER ACRE
 **BURIED SOLID SETS - \$500 PER ACRE