

Premier South Columbia Basin Irrigated Farmland Auction

with Numerous Homes on Individual Tracts



747.5[±] acres

Offered in 11 Tracts or Combinations

Thursday,
November 13 • 11am

at Benton County Fairgrounds, Building 3 - Kennewick, WA



ONLINE BIDDING AVAILABLE



SCHRADER

Real Estate and Auction Company, Inc.

800.451.2709

www.SchraderAuction.com

In Cooperation with



CHUCK YARBROW
AUCTIONEERS INC.

- Franklin County, WA • 15 Miles from Pasco
- 700.8 Irrigable Acres • 3,098.3 Acre Feet Allotment
- Tracts Ranging from 3[±] to 292[±] Acres
- Beautiful Rural Homes & Settings
- 1,100 Cow Capacity Dairy Facilities

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You must be registered **One Week in Advance of the Auction** to bid
online. For online bidding information, call Schrader Auction Co.
800-451-2709.

INSPECTION DATES: Mon, October 13 • 4-6pm;
Tue, October 14 • 9-11am; Thu, October 30 • 4-6pm;
Fri, October 31 • 9-11am & Wed, November 12 • 3-5pm

**All attendees must check in at Tract 4 before
viewing any of the homes or remainder of farm!**

PROPERTY LOCATION: 3550 Dogwood Rd, Pasco, WA 99301-
8609 • From I-182/US-12, take the exit near the Sun Willows Golf
Course onto N Fourth Ave which will turn into N Glade Rd. Continue
on that for 13 miles, then turn left onto Dogwood Rd. Continue
for a mile & a half & the property will be on your right.

AUCTION LOCATION: Benton County Fairgrounds, Building 3,
1500 S Oak St, Kennewick, WA 99337

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SELLER: Leonard J. Van Ryn & Anthony R. Van Ryn, as the
Successor Co-Trustees of the Exempt Trust Created Under the Arie
Van Ryn Family Trust established December 28, 1989, & the Marital
Deduction Trust Created Under the Arie Van Ryn Family Trust
established December 28, 1989

AUCTION MANAGER: Luke Schrader • 260.229.7089

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TRACT 1



TRACT 2



TRACT 3



TRACT 1 - 292± ACRES, of which 284.7± acres are irrigable according to the SCBID Parcel Inquiry Reports. The irrigated land comprised of Quincy loamy fine sand & Sagehill very fine sandy loam soils. This tract contains 4 pivots with a 4.42 Acre Feet/acre allocation correlating to irrigation parcel #016-114-001-03000-0 & 4.39 Acre Feet/acre allocation correlating to irrigation parcel #016-115-001-03000-0. Tract also comes with a 1,620 sq. ft. double wide.

TRACT 2 - 5.5± ACRES of an impressive farmstead that includes a 2,616 sq. ft. home, detached garage, 1,920 sq. ft. shop, 9,720 sq. ft. shop, & 12,000 sq. ft. loafing shed. This property is a must see if you are looking for a quality home & outbuildings!

TRACT 3 - 156± ACRES, the current irrigation parcel has 159± irrigable acres, however some of those acres are located on Tract 4 if the tracts are purchased separately. This tract contains 2 Reinke Pivots with a 4.40 Acre Feet/irrigable acre allocation. Primary soil types are Quincy loamy

fine sand & Sagehill very fine sandy loam. The tract also contains a 1,200 sq. ft. home, mobile home, & numerous outbuildings for machine & livestock purposes.

TRACT 4 - 26.5± ACRES containing facilities previously used for dairy production. The set up is capable of milking 1,100 cows three times per day. The facilities feature a Delaval Double-16 Rapid Release Herringbone parlor with an automatic crowd gate, a grooved holding pen, foot baths, & a motion-activated soaker system. Milk storage capacity totals 24,000± gallons. The operation includes four manure-flushed, four-row free stall barns with approximately 948 self-locking headlocks & 896 sand-bedded stalls & cooling fans to maximize cow comfort. The transition barn includes straw-bedded packs & individual calving & sick pens. Additional supporting improvements include a two-story, 2,256± square foot home, calf hutches, a commodity shed, heifer & dry cow facilities, a shop, & a complete flush manure system with a manure separator & two large lagoons. The owner has been a Grade A Dairygold producer for 20 years, underscoring the farm's long-standing commitment to high-quality milk production.

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TRACT 5 - 33.5± ACRES with a 4.69 acre feet/irrigable acre allotment correlating to irrigation parcel #016-315-001-03000-0 & 4.5 acre feet/irrigable acre allotment correlating to irrigation parcel #016-315-001-03010-D. Primary soil types are Quincy loamy fine sand, Sagehill very fine sandy loam, & Royal fine sandy loam. The tract contains one Valley Pivot & a wheel line sprinkler system, & includes the truck scale on the east side of the property near the road.

TRACT 6 - 27± ACRES with a 4.69 acre feet/irrigable acre allotment correlating to irrigation parcel #016-315-001-03000-0 & 4.5 acre feet/irrigable acre allotment correlating to irrigation parcel #016-315-001-03010-D. Primary soil types are Quincy loamy fine sand, Sagehill very fine sandy loam, & Royal fine sandy loam. The tract contains one Valley Pivot & two wheel line sprinkler systems. Tract 6 has historically received water from a shared pond located on the adjoining landowners land to the west.

TRACT 7 - 5.5± ACRES that is a gorgeous rural homestead! The home is 2,705 sq. ft. & was remodeled in 2015. The owners have put a lot of effort into the landscaping & trees to make this a scenic & peaceful setting. This tract also has a 940 sq. ft. detached garage.

TRACT 8 - 4.5± ACRES in a secluded setting that entails a 1,792 sq.

ft. double wide modular home.

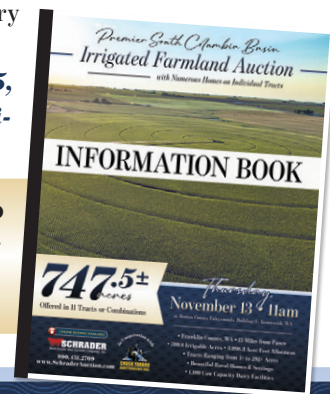
TRACT 9 - 102± ACRES with a 4.69 acre feet/irrigable acre allotment correlating to irrigation parcel #016-315-001-03000-0. The farm is comprised of several soil types, but is mostly Royal fine sandy loam. The tract contains two Zimmatic pivots.

TRACT 10 - 3± ACRES which includes a 1,712 sq. ft. home, quality pool, & numerous outbuildings totaling over 6,000 sq. ft. of space.

TRACT 11 - 92± ACRES containing 86.2 irrigable acres & a 4 acre feet/irrigable acre allotment correlating to irrigation parcel #016-113-002-03100-0. The tract possesses two Reinke Pivots & is majority Warden very fine sandy loam & Sagehill very fine sandy loam soils.

Consider Combining Tracts 1, 3, 5, 6, 9, & 11 for 702.5± acres of Majority Tillable Farmland!

Request an Information Book to View SCBID Parcel Inquiry Reports that Show Irrigable Acres, Class Acres & Acre Feet Allotment



TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 11 individual tracts, any combination of tracts, or as a total 747.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

MULTI-PARCEL AUCTION: The auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, & all parcels or lots as a whole.

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a limited liability report for the review of the prospective buyer(s). At closing, Seller shall pay for the cost of issuing a standard coverage ALTA owner's title insurance policy in accordance with the Final Title Commitment. The cost of any lender's title insurance shall be charged to Buyer. Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller(s) shall provide the appropriate Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 60 days after the auction.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES/ASSESSMENTS: Seller shall be responsible for all taxes & assessment attributed to the 2025 calendar year. Buyer to be responsible for all taxes & assessments thereafter.

ACREAGE: All boundaries are approximate & have been estimated based on current legal descriptions, GIS measurements, & county assessments.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for title transfer.

SHORT PLATS: Tracts 5-10 are subject to short plat approval from the appropriate jurisdictions.

SEGREGATION PLAT: The division of tracts 3 & 4 are subject to a segregation plat through the assessor's office.

EFFLUENT LINES: The farm has effluent lines running from the lagoons across the other tracts. Should the tracts sell separately, the buyer of tract 4 may have to cap the effluent lines from the lagoons on that tract if no new agreement is worked out with adjoining landowners. No guarantees are made that the buyer of tract 4 will be able to continue spreading manure on land that other bidders purchase.

CLASSIFICATION: The farm is currently in Open Space, any Buyer(s) shall execute a notice

of classification continuance with Franklin County prior to closing. Failure to execute a notice of classification continuance will result in the county assessor to reassess the property's taxable value & retroactively impose additional taxes, interest, & penalties which Buyer shall be responsible for.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER ARE NOT RESPONSIBLE FOR ACCIDENTS.**

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Drive
PO Box 508, Columbia City, IN 46725

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NOVEMBER	Su	M	Tu	W	Th	F	Sa
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23/30	24	25	26	27	28	29

AUCTION MANAGER:

Luke Schrader • 260.229.7089 #24028387

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