



Listing Information Packet

BUNCHGRASS LANE
Walla Walla County, Washington

\$995,000

Listed By:

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WA Lic.#21009558

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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.

Associated Appraisers of Walla Walla, LLC

2 West Main Street

Walla Walla, WA 99362

Firm #21010246

**Bunchgrass Lane Property
Walla Walla County, Washington**

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale a vacant large-tract parcel located just west of Walla Walla in Walla Walla County.

Less than 10 minutes from downtown Walla Walla, this lot has a total of 65.21 acres and is ready for a showcase winery, dazzling event space, custom hobby farm and homesite to take advantage of the aesthetics that include views of the Blue Mountains and Mill Creek shoreline.

The lot is provided excellent access on its northern border by Old Hwy 12 as well as Bunchgrass Lane. Irrigation is provided from three well via buried mainlines. A shared use agreement is established with the adjacent six lot cluster development. An individual domestic water well will need to be drilled along with an individual on-site septic system. Electric is available. Currently the lot is in agriculture production. As this property is the resource parcel to the adjacent cluster development, it is unable to be further divided.



Photo – April 2024

**Bunchgrass Lane Property
Walla Walla County, Washington**



Facing West on Heritage Road – Property on the Left



Facing East on Old Hwy 12 Road – Property on the Right



Mill Creek

**Bunchgrass Lane Property
Walla Walla County, Washington**

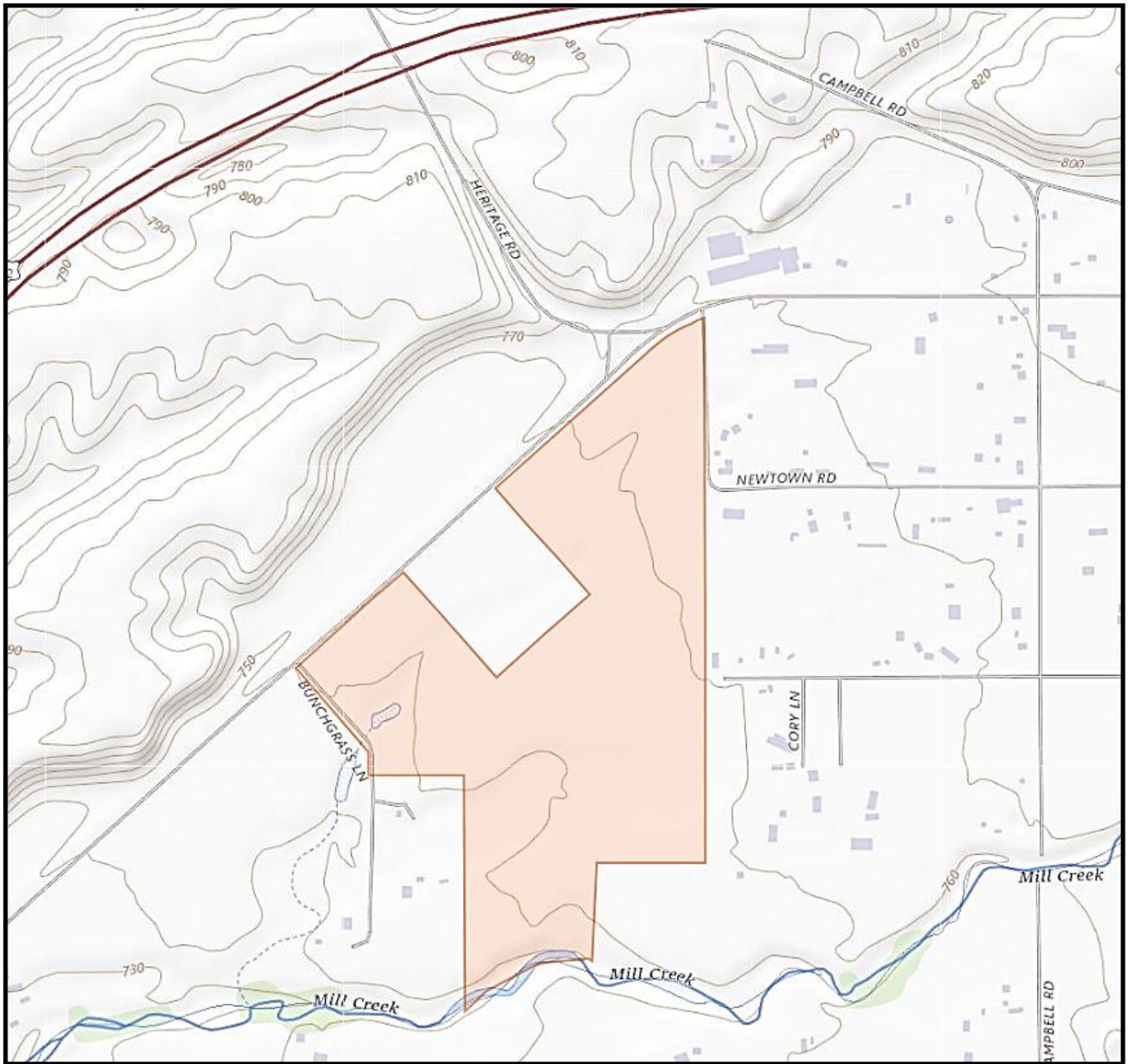


September 2023



Bunchgrass Lane Property Walla Walla County, Washington

Walla Walla County Assessor Topography Map



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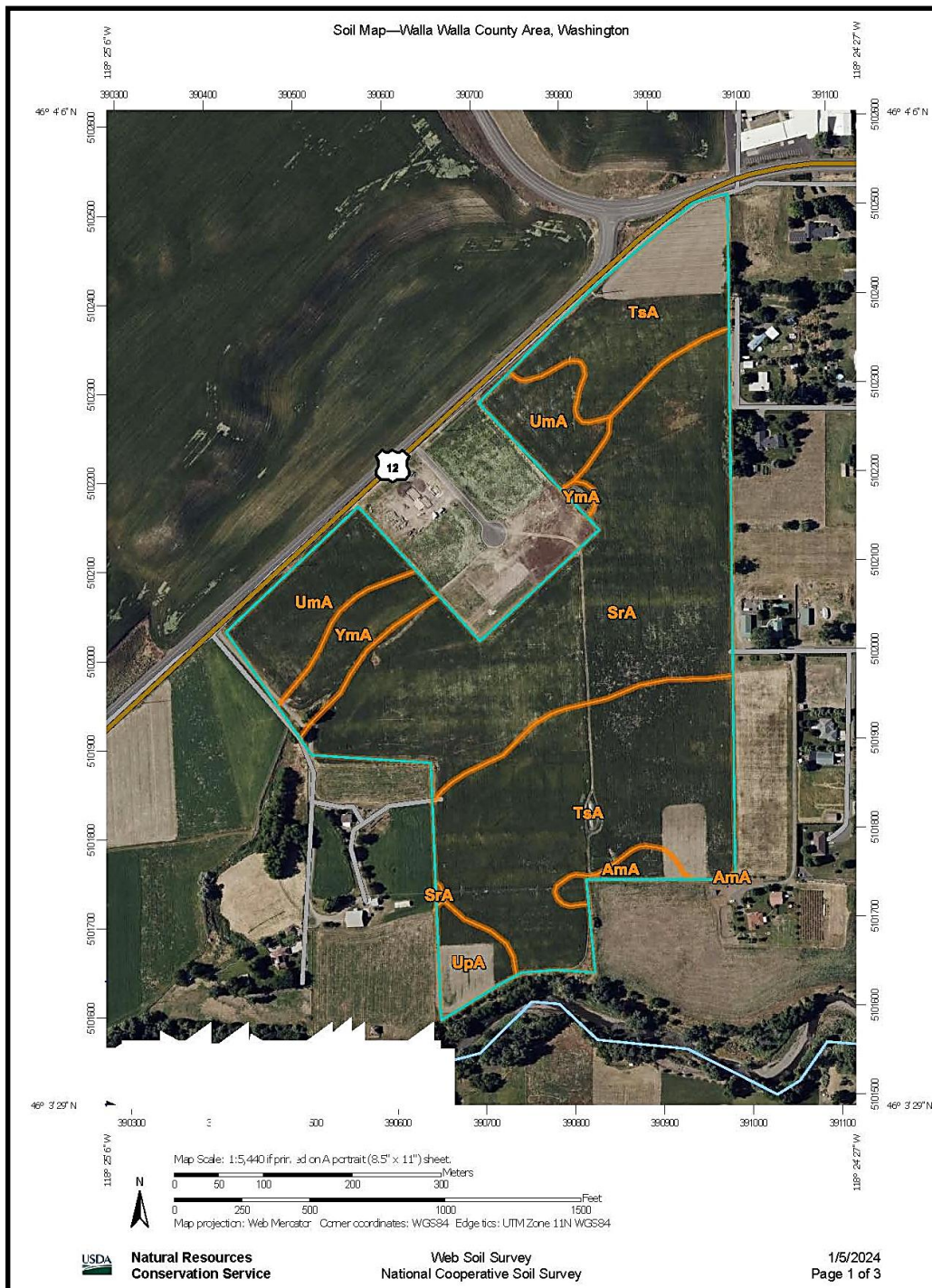
Google Maps



Bunchgrass Lane Property Walla Walla County, Washington

Soils

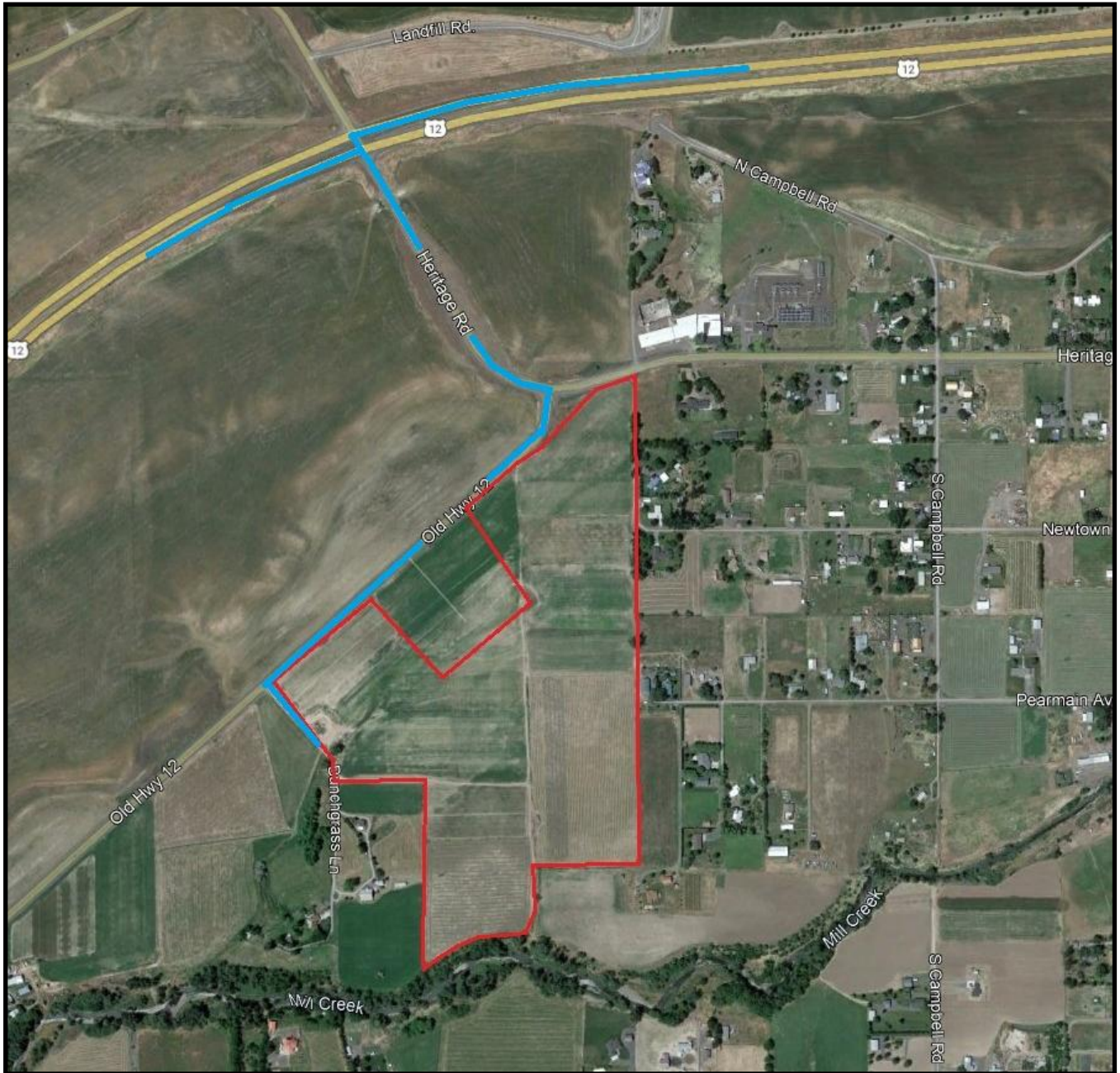
The lot is slightly sloping (primarily to the south) with an elevation of about 750 feet above sea level. The soil types are primarily Stanfield, Touchet, and Umapine silt loams, with average annual rainfall of 12 to 13 inches. These soils are common in the area.



Bunchgrass Lane Property Walla Walla County, Washington

Driving Map

From Hwy 12, turn south on Heritage Road, turn right on to Old Hwy 12 Road, and the property is on the south side. Access to the property can be made from Bunchgrass Lane on the west side of the parcel.



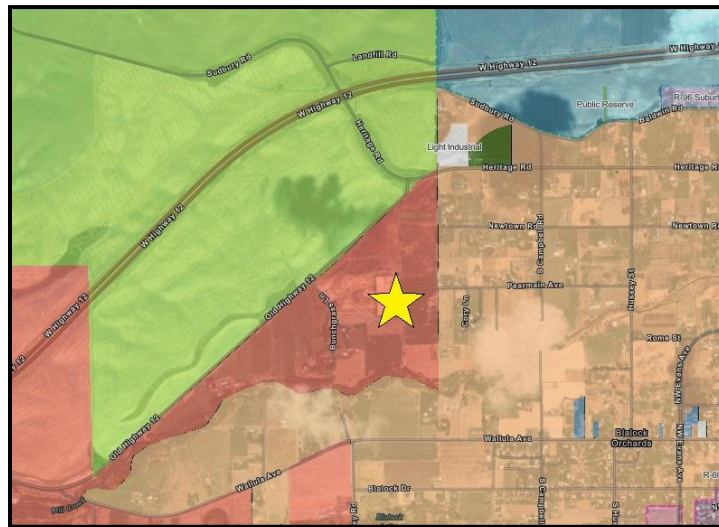
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2023 ASSESSED VALUE AND TAXES

<u>Parcel Number</u>	<u>Total Acres</u>	<u>Mkt Land</u>	<u>Tax Land</u>	<u>Improve.</u>	<u>RE Taxes</u>
35-07-22-50-0007	65.21	\$ 454,880	\$ 71,990	\$ -	\$ 826.59

ZONING

While the lot is located in the Walla Walla County zoning designation Agriculture Residential 10 (AR-10), it is the Resource Parcel for an adjacent cluster development and cannot be further divided.



LEGAL DESCRIPTION

Lot 7 of Lilac Subdivision recorded July 19, 2021 in Book 7 of Plats at Page 104, under Auditor's File No. 2021-08744, records of Walla Walla County, State of Washington.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

TOGETHER WITH ALL WATER RIGHTS

Tax Parcel Number(s): 35-07-22-50-0007