



Listing Information Packet

GARDENA CONTOURED LOT 47

**tbd Gardena Road, Touchet
Walla Walla County, Washington**

Price - \$325,000

Listed By:

Michael Fredrickson

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WA Lic.#21009558

509-522-2272

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*

**Lowden Farm Property
Walla Walla County, Washington**

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale vacant large-tract residential lot located in the Gardena District, south of Touchet in Walla Walla County.

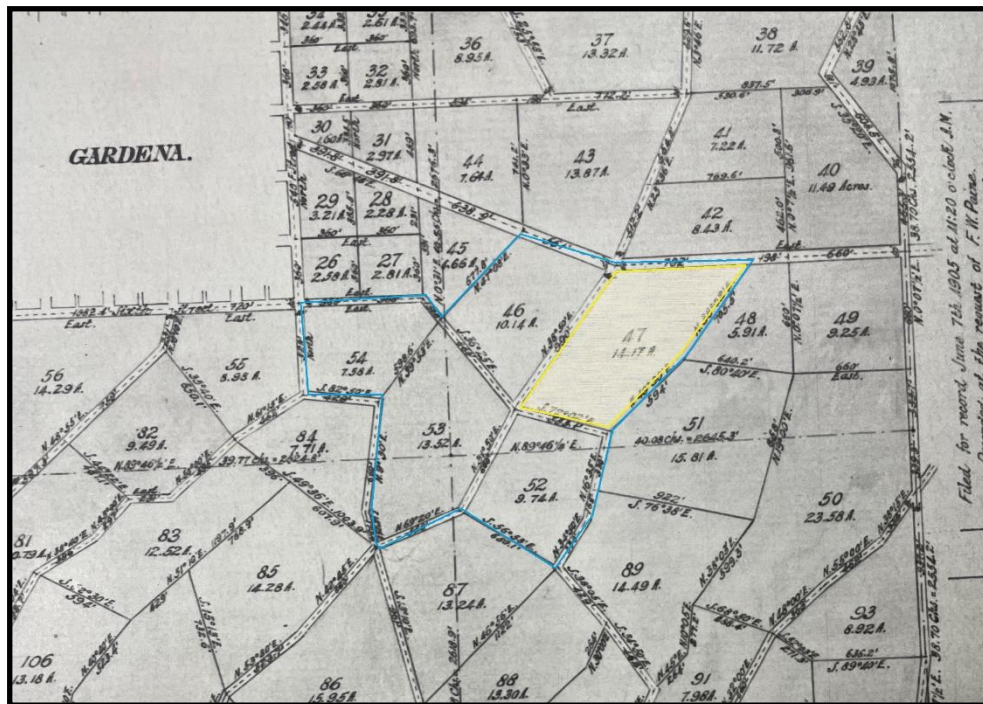
Just 20 minutes from downtown Walla Walla, this lot has a total of 14.17 acres and ready for a custom home to take advantage of the sweeping views that include the Blue Mountains.

The lot is provided good access on its northern border by Gardena Road. Irrigation is provided from Gardena Irrigation District (“A” rights) with water delivery system located in the northern area of an adjacent lot (Gardena Contoured Lot 46). A shared use agreement is forthcoming and will include a total of five additional lots (Gardena Contoured Lots 46, 47, 52, 53, 54, and 84). 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.



Lowden Farm Property Walla Walla County, Washington

1905 Gardena Contoured Plat Map



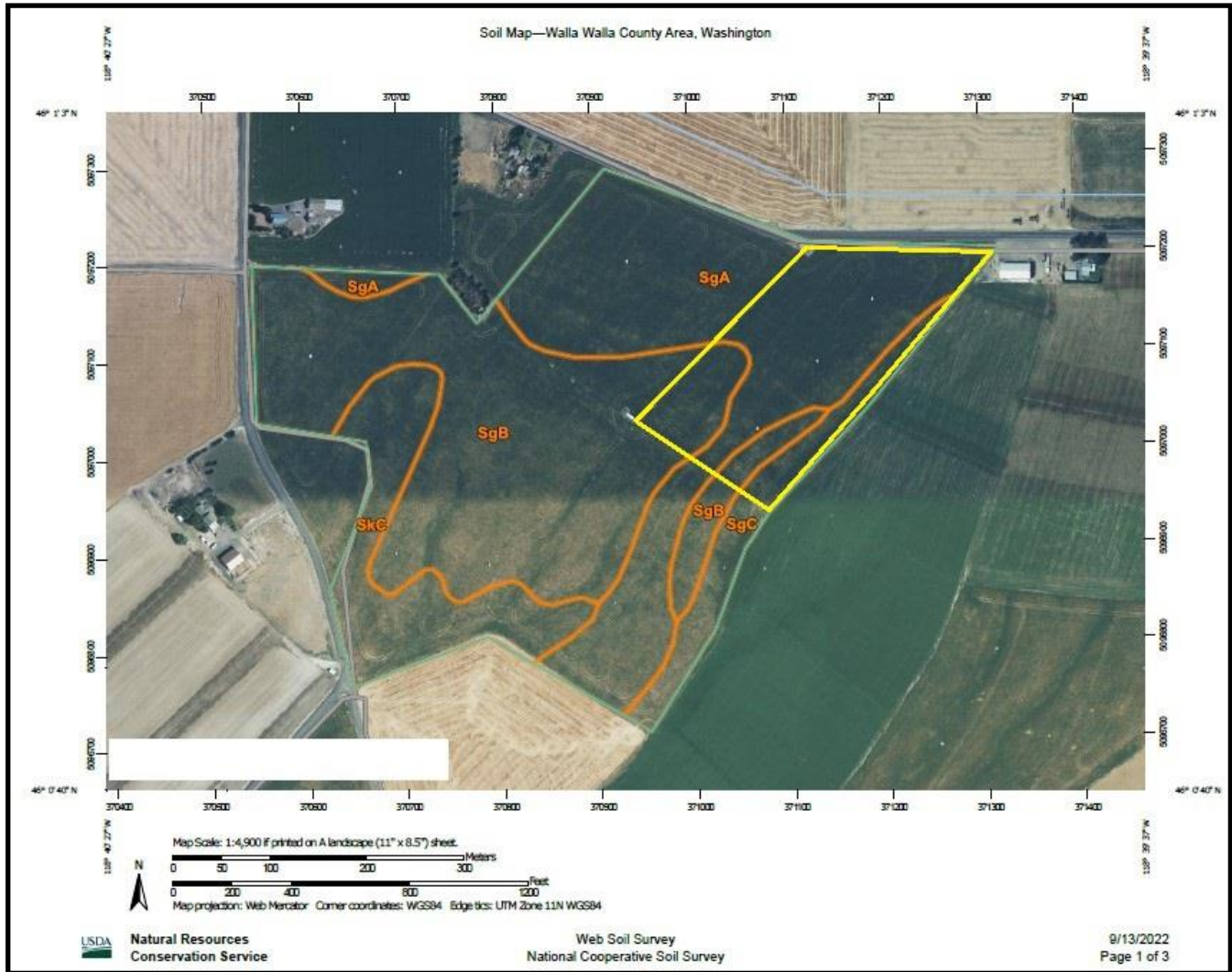
Walla Walla County Assessor Map



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Soils

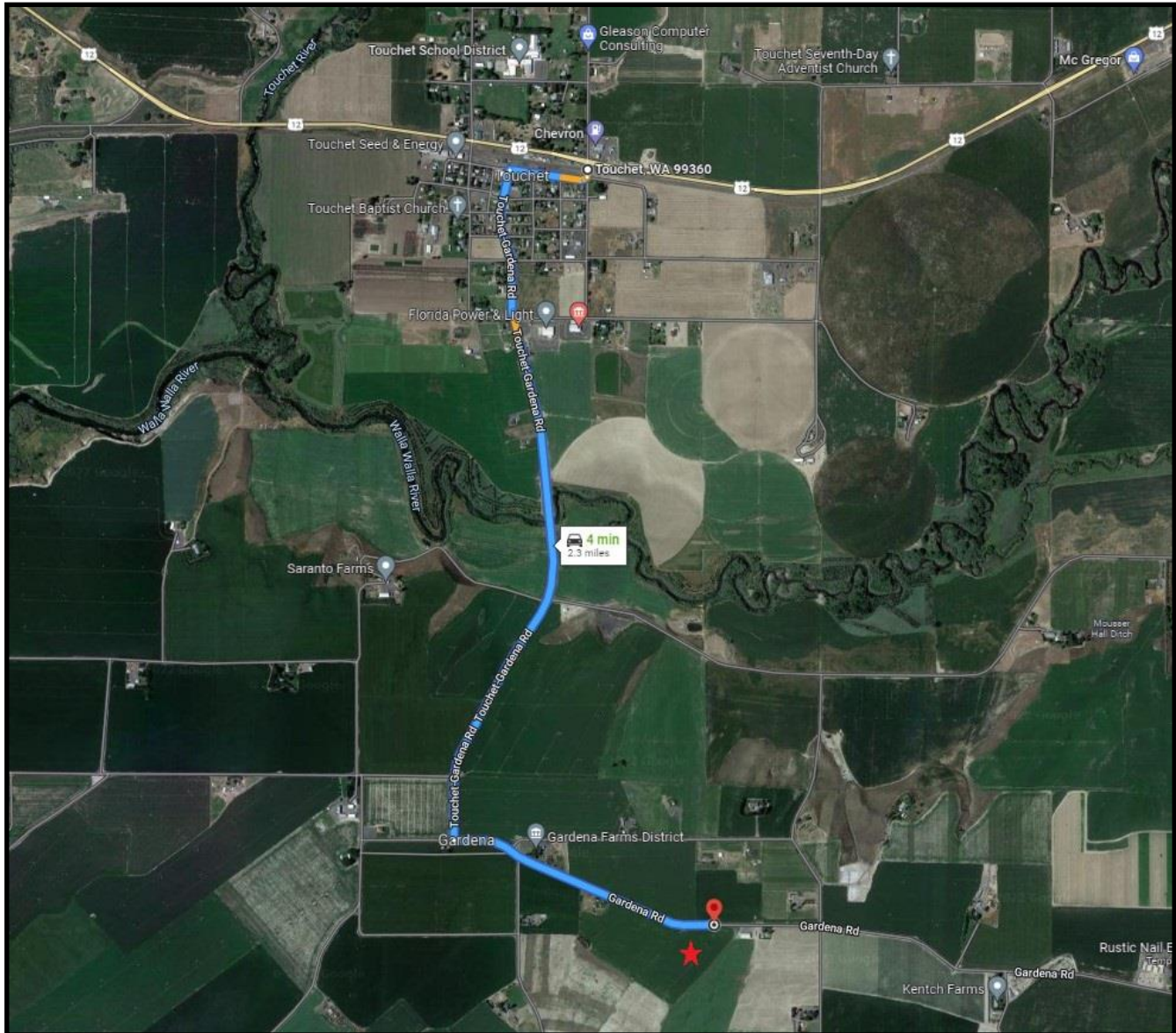
The lot is slightly sloping (primarily to the south) with an elevation of about 575 feet above sea level. The soil types are Sagemoor Silt Loams – SgA, SgB, SgC and SkC, with average annual rainfall of 12 to 13 inches. These soils are common in the area.



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Driving Map

From Hwy 12, turn south on Walnut St., turn west on Main St., turn south on Touchet-Gardena Rd. Follow past Thurber, property is on the right. See plat map located with the legal description.



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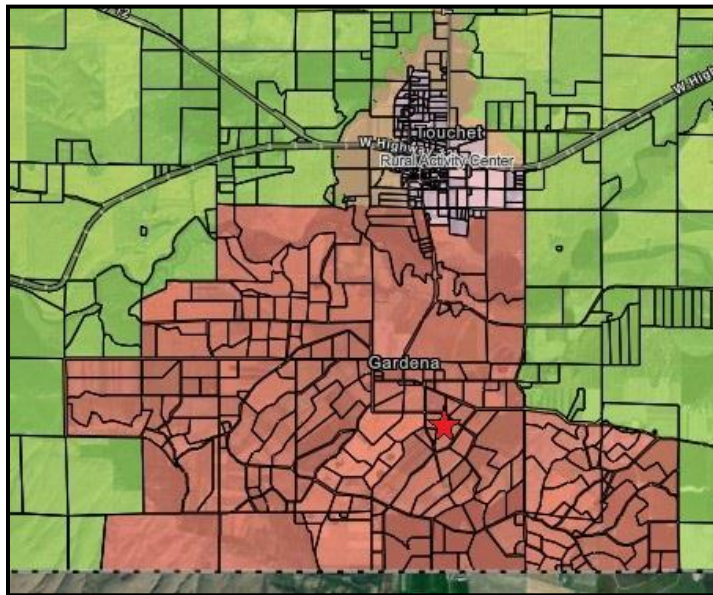
2021 ASSESSED VALUE AND 2022 TAXES

This Walla Walla County tax lot is Parcel 33-06-10-52-0046, platted on the 1905 Gardena Plat Map as lots 46 and 47, and is in process of being divided into two county tax parcels. Currently, the Walla Walla County Assessor's Office shows:

<u>Parcel Number</u>	<u>Total Acres</u>	<u>Mkt Land</u>	<u>Tax Land</u>	<u>Improve.</u>	<u>RE Taxes</u>
33-06-10-52-0046	24.31	\$ 108,000	\$ 26,760	\$ -	\$ 1,456.68

ZONING

While the lot is located in the Walla Walla County zoning designation Agriculture Residential 10 (AR-10), it is located within the Gardena District which was platted in 1905, creating a legal lot of record prior to the current zone, thus are legal non-conforming lots.



LEGAL DESCRIPTION

(From the Walla Walla Title Company)

Tracts ~~46~~, 47, ~~52, 53 and 54~~ of Gardena Contoured Tracts, according to the official plat thereof of record in the office of the Auditor of Walla Walla County, Washington, in Book "C" of Plats at page 41.