CUSTOM DETAIL



MLS #	288489
Class	LAND
Type	Agricultural
County	Franklin
Asking Price	$1,950,000
Address	NKA Selph Landing Rd (Parcel B)
Headline	Transitional land for $2.07/sf
City	Pasco
State	WA
Zip	99301-0000
Status	Active
Sale/Rent	For Sale
IDX Include	Y



GENERAL

Crop Information			
Directions	Glade North to Selph Landing, right; go over the RR and left onto Selph Landing Rd; property is on the right up to the BPA high line OR Hwy 395 north to Vineyard Drive; right onto Selph Landing Road past the storage shed (at the corner); property is on the right before the BPA high line.	**Cross Street**	US 395 & Vineyard Dr
		Dryland Acres	0
Frontage (Linear Ft.)		**Irrigable Acres**	21
Listing Type	Exclusive Right	**Lot Dimensions**	21.65 acres
Number of Acres	21.6500	**Orchard Acres**	0
Original Price	$1,950,000	**Sale Includes**	land with renewable lease
Subdivision	NONE/NA	**Tax ID**	
Tax Parcel #	124670194	**Water Rights Acres**	21
Zoning Type	SEE REMARKS		

FINANCIAL

Annual Taxes	TBD	**Dues/Fees/Amount**	
Irrigation Assmt		**Tax Year**	2025

SOLD STATUS

Comments / Concessions

PUBLIC REMARKS

Public Remarks MLS# 288489 This 21+/-acre parcel situated just 2 miles west of Hwy 395 is transitional land eligible for zone change to industrial. Currently farmed with pivot irrigation. Priced at $2.06 per sq.ft. It has gas available and is located on the east side of Selph Landing Rd. Gently rolling terrain, sandy soil, and early season for cropping. Vineyard Drive is soon to be upgraded top an "all season" road. Located close to BNSF and several trucking companies, fertilizer and agri-businesses. Easy access to major transportation routes. This parcel has natural gas service. One can also purchase the adjoining 20.1 acre parcel along Vineyard Drive if more land is needed. MLS# 288488

ADDITIONAL PICTURES






