

## // PROPERTY SUMMARY



### LOCATION DESCRIPTION

Situated in the serene rural setting in Colbert, WA, this expansive 9.69-acre plot of land presents an exceptional investment opportunity. Zoned for small tract agriculture, it serves as an ideal location for those who aspire to engage in small-scale farming, organic cultivation, or simply yearn for a tranquil homesteading experience. Boasting a powerful 800 amp electrical service and a robust 40 gpm well, the property is well-equipped to support a wide range of agricultural activities. Its prime location just west of Interstate 395 ensures easy access to local markets, supply chains, and commuting routes, making it as convenient as it is peaceful. Whether you're seeking to establish an organic farm, create a serene homestead, or simply invest in a valuable parcel of fertile land, this property offers a unique opportunity to realize your vision in the heart of Washington's picturesque countryside.

// PRESENTED BY:

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM

### PROPERTY DESCRIPTION

- \$299,000
- 9.69 Acres
- Agricultural Land - STA Zoning
- Power: 800 Amps Installed
- Well: Installed 40 gpm well & pump
- Easement access from Half Moon Road
- Breathtaking Views



1405 W Half Moon Rd // Colbert, WA 99005

## // ADDITIONAL PHOTOS



// PRESENTED BY:

**RYAN OBERG**

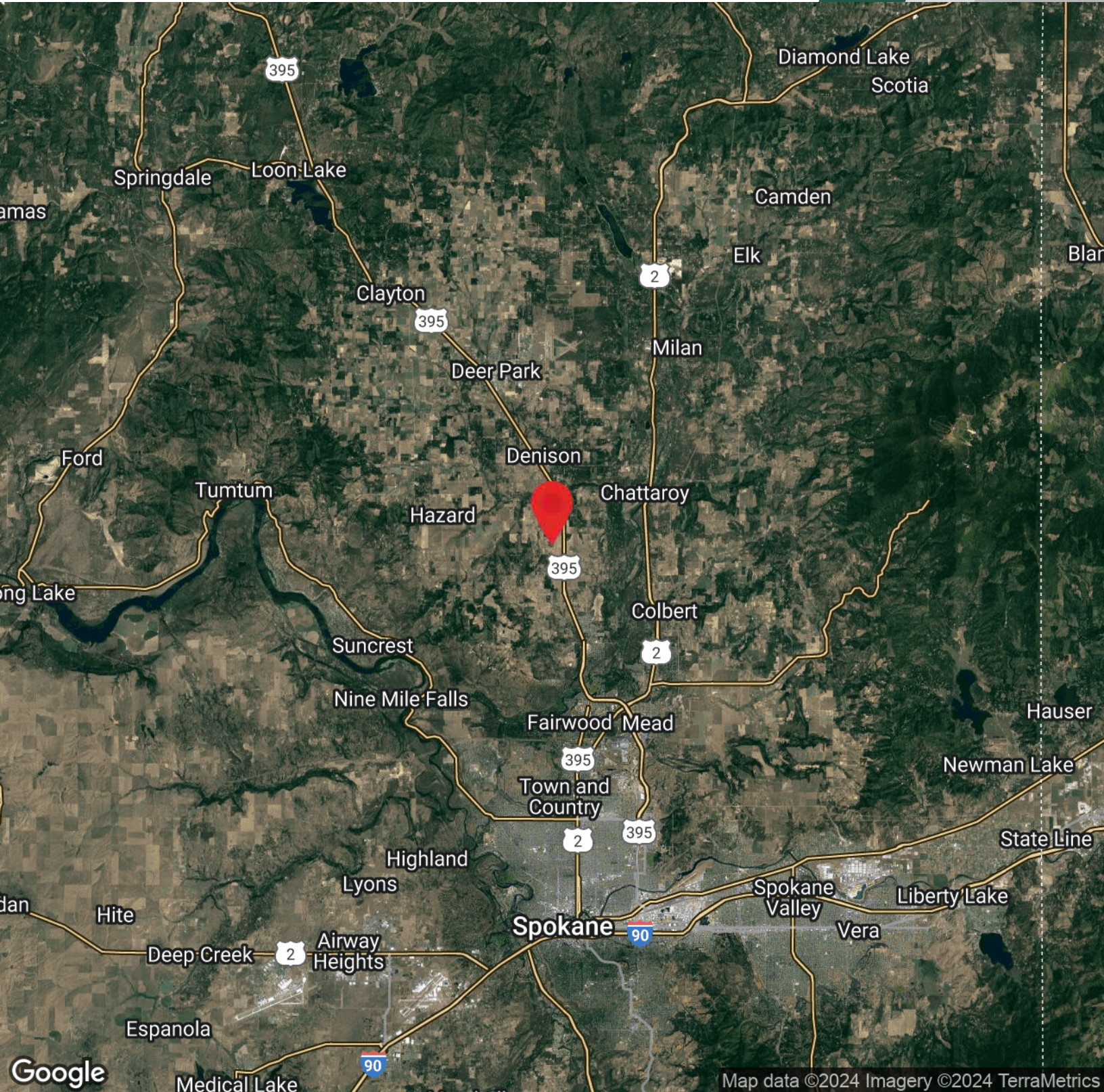
COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM



# // LOCATION MAP



// PRESENTED BY:

**RYAN OBERG**

COMMERCIAL LEASING & SALES BROKER

509.990.8423

RYAN.OBERG@G-B.COM

