



CONTACT  
INFORMATION:

KW COMMERCIAL  
GSA MC1 LLC

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Director

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(425) 765-3568



162.2 ACRES  
FARMLAND FOR SALE

XXXX 59<sup>th</sup> Ave NE  
Arlington, WA 98223

# Property Location

(5 Minutes From I-5 Freeway)



**I-5 Freeway**  
(5 Minutes away)



**Property Sits along the  
Stillaguamish River**



**162.2 TOTAL ACRES**

**SR 530**  
**Brand new roundabout**



# TERMS OF THE OFFERING

| Property Address                                    | Asking Price   | Cash Offers Preferred<br>OR;                    |
|---|----------------|---|
| XXXX 59 <sup>th</sup> Ave NE<br>Arlington, WA 98223 | \$7,065,432.00 | Owner Financing OR;<br>Fully Approved Financing |





# OFFERING SUMMARY

## KW Commercial GSWA MC1 LLC IS PLEASED TO PRESENT: 162.2 Acres: Farmland For Sale

### Property Highlights:

- **Location! Location! 5 minutes from I-5 and minutes to Downtown Arlington**
- **Biringer Farms is Leasing the Land here.**
  - **A well-known Washington State grower who plans to stay and continue to lease the land “with the possibility of renewing”.**
  - Please call Listing Broker for more information
  - Do Not Disturb Tenants
- **ATTENTION:** Investors, Farmers, Ranchers, Equestrians, and those looking for an Amazing place with lots of Land & a positive Net Operating Income.
- Property sits along the Stillaguamish River where you can fish (Humpy & Silvers) or just relax on a sunny day. Amazing Mountain Views!
- 100 Year Walnut Trees line the driveway. Apple and Cherry Trees.
- Two (2) wells, Underground Irrigation has been added (call for more information), Drainage Ditch (non-bearing stream)
- Several Houses: Corner House (2,424sf) & Larger (2,808sf)
- Plus: Storefront, Workshops, Farmers Market, Barnes, Old Milk Parlor, Too Much to List....
- **A-10 Zoning Allows:** Winery, Distillery, Retail Nursery, Garden center, Farm supply store, Farmers market, Crops, Agricultural or wildlife center. Commercial kennels, Vet clinic, Dog training and Single-detached home, Daycare and Stables. See all on P.12 of Offering.
- **CALL For More Info!**



**Welcome to Arlington & Your New Location!**



## **VIDEO TOUR OF PROPERTY**

***Click into below address and  
then scroll down the website to  
find video tour***

**21524 59th Ave NE, Arlington,  
WA 98223 | Sky Solutions NW**

# All Parcels Sold Together:

# 162.2 Acres



59<sup>th</sup> Ave NE

Parcel Information

Arlington, WA 98223



|                                |  |
|--------------------------------|--|
| <b>Parcel #:</b>               | Parcel: 31050900100100 (1,023,660 sf) 12.50 Acres<br>Parcel: 31051000200100 (1,764,180 sf) 40.50 Acres<br>Parcel: 31051000200200 (1,742,400 sf) 40.00 Acres<br>Parcel: 31051000200400 ( 849,420 sf) 19.50 Acres<br>Parcel: 31051000200500 (1,646,568 sf) 37.80 Acres<br>Parcel: 31051000200600 ( 39,204 sf) 0.90 Acres |
| <b>OWNERSHIP:</b>              | <b>KLEIN Family Farm</b>   |
| <b>ADDRESS:</b>                | <b>21210, 21412, 21524 NE Arlington, WA 98223</b>  |
| <b>TOTAL SIZE OF PROPERTY:</b> | <b>7,065,432 SF (162.2 Acres)</b>  |
| <b>HOUSES SF:</b>              | <b>2,808 &amp; 2,424 = 5,232</b>   |
| <b>ZONING:</b>                 | <b>A-10 Agriculture</b>  |
| <b>UTILITIES:</b>              | <b>Utilities available – Call for detail</b>   |



## CURRENT HOUSE LEASES

Call for Lease information



## BIRINGER FARM LEASE

Call for Information: Biringer Farm has been providing strawberry lovers with the sweetest, juiciest Strawberries since 1948. They also grow world-famous Raspberries, Tayberries, Black Caps, blueberries and Blackberries for families to pick and enjoy!

They also have Hayrides, Pumpkin patch and so much more fun for the family!

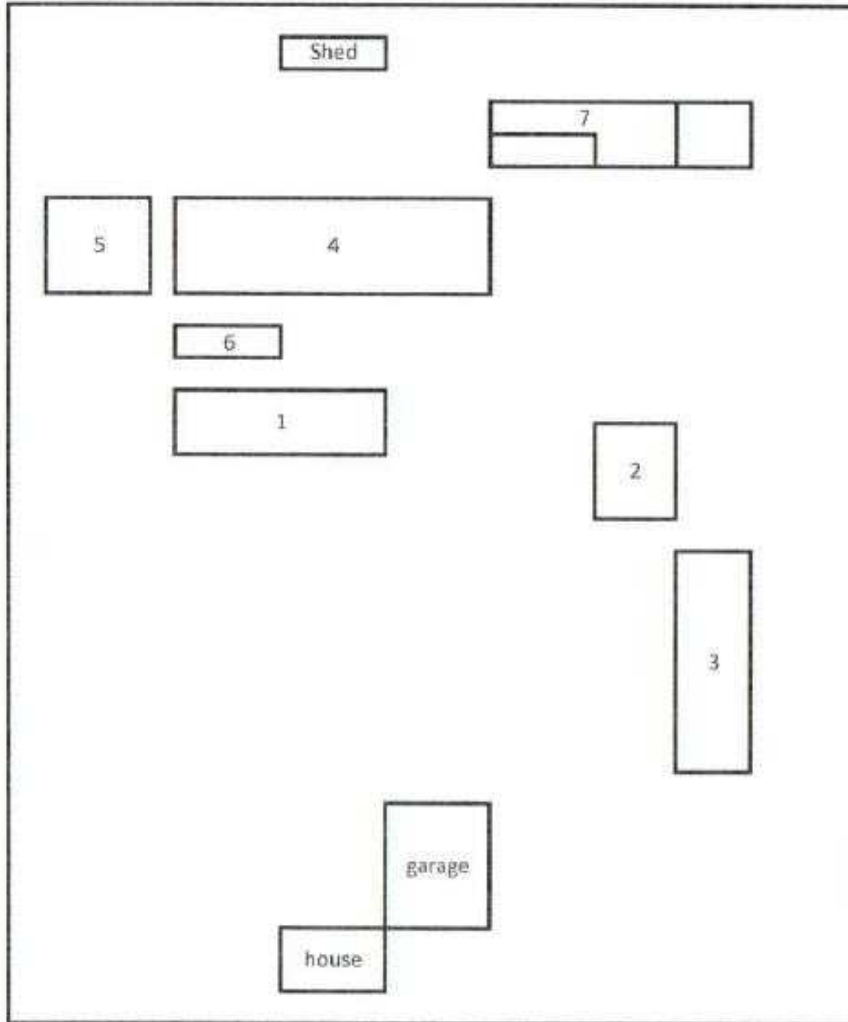


CURRENT  
LEASES









**Biringer Buildings (not included)**

- Shed Sq. Ft 1,950
- 3. Hoop barn
- 4. Brand new concrete for base for new barn/structure Sq. Ft 4,000

**Klein Building Notes**

- 1. Combo use barn Sq. Ft. 1,440  
 Concrete floor  
 Workshop  
 old lay stalls used as storage and hay storage  
 back set up for chickens/turkeys  
 Could be cattle barn
- 2. Pole barn Sq. Ft. 768  
 Concrete floor
- 5. Old barn Sq. Ft. 3,000  
 Loft  
 Cool old wood flooring  
 Back room for storage  
 If structure secured, lots of potential  
 events, storage, store, etc.
- 6. Old milk parlor Sq. Ft. 224  
 Currently storage for chemicals
- 7. Main storefront/workshop barn Sq. Ft. 5,000  
 Back space is workshop  
 Front is farmers market  
 Concrete floor  
 New 2023 propane heating system  
 Large refrigeration room in the market

# ZONING

- A-10 -

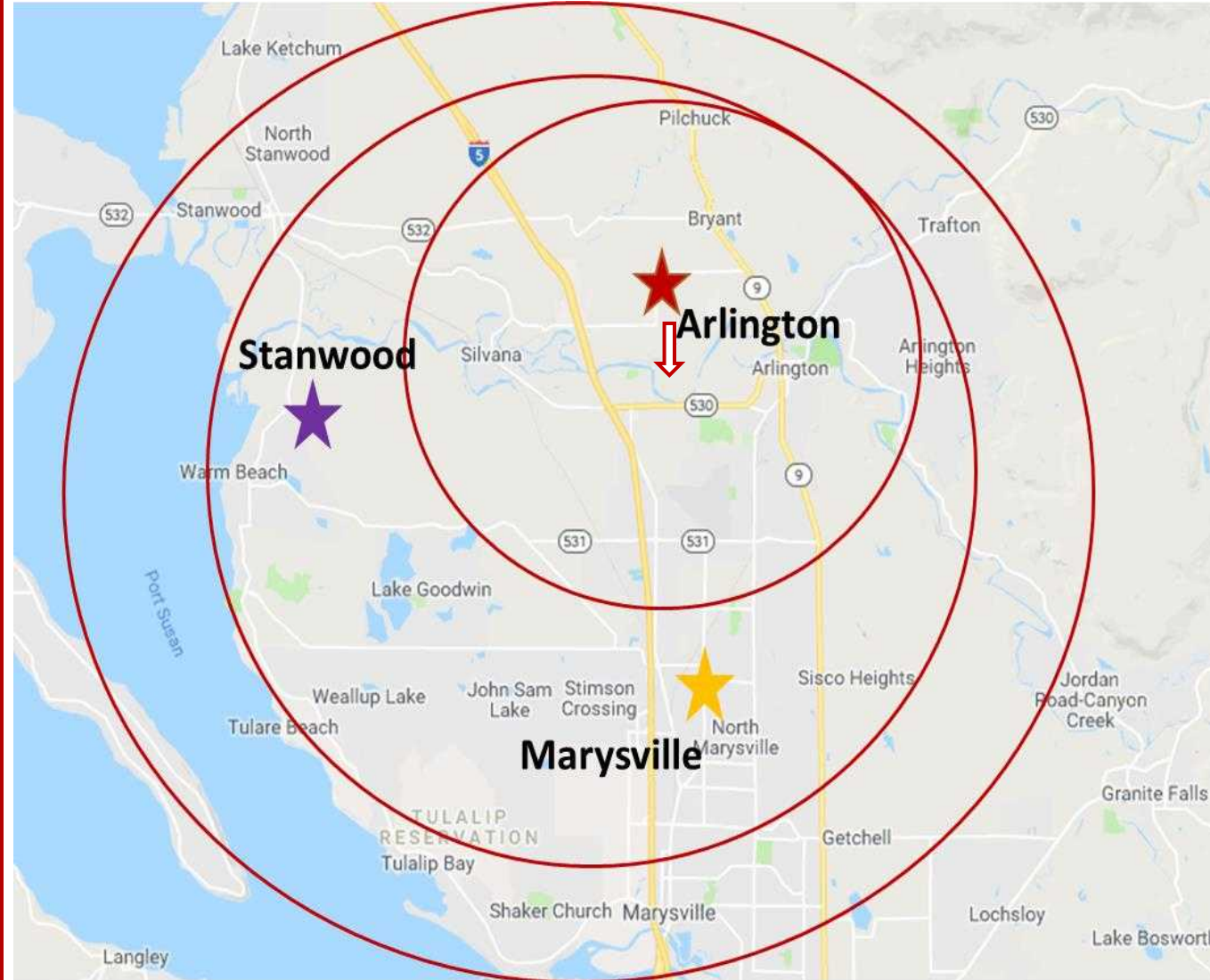
County Agriculture Open Space Agriculture

## PERMITTED USES

Located in the below link:

[ch. 30.91A "A" Definitions | Snohomish County Code](#)

## Approximate Location





# ARLINGTON 162.2 ACRES FARM

XXXX 59<sup>th</sup> Ave NE Arlington WA 98223

## EXCLUSIVELY LISTED BY:

### CONTACT INFORMATION:

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Director

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**kw BELLEVUE**  
KELLERWILLIAMS.

### FOR ADDITIONAL INFORMATION CONTACT:

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**Director**

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## Disclaimer