OFFERING MEMORANDUM

HALLER FARMS

A Prime ±583.64 Acre Generational Agricultural Property That Includes Blueberries, Row Crop Land, Timberlands, Dwellings And Farm Support Buildings With Potential For Future Rural Residential Uses in Skagit County

12918 DODGE VALLEY ROAD,
MOUNT VERNON, WA98273

KIDDER.COM

Kidder Mathews

A *GENERATIONAL GROWING OPERATION* WITH AGRICULTURAL & RURAL RESIDENTIAL POTENTIAL

Kidder Mathews is pleased to present Haller Farms, a prime 583.64 acre agricultural property that includes blueberries, row crop land, timberlands, dwellings and farm support buildings with potential for future rural residential uses in Skagit County.

ADDRESS	12918 Dodge Valley Road, Mount Vernon, WA 98273
GROSS LAND SIZE	±583.64 Acres
ZONING	364.13 Acres of Agriculturally Zoned Land-NRL 219.51 Acres of Rural Reserve Zoned Land with Potential for CaRD Subdivision of 50 Lots
IRRIGATION RIGHTS	350 acres

Haller Farms is well located in Mount Vernon, Washington and aesthetically pleasing with excellent territorial views.

PROPERTY DETAILS

Haller Farms includes 354.13 acres zoned for Agriculture-NRL, with residential dwellings & supporting farm buildings, with over 80 acres dedicated to a blueberry plantation.

The property is a "turn-key" with farm support buildings, residences & farm leases.

The high-quality alluvial agriculture land is situated below sea level in the 100-year floodplain but is drained by a network of dikes, ditches and pumping.

ADDRESS	12918 Dodge Valley Road
ACCESS	9-miles West of Interstate 5, 6-miles South of Washington State Route 20
GROSS LAND SIZE	±583.64 Acres
PARCEL NUMBER	330306-4-001-0110
RURAL RESERVE ZONING	364.13 Acres
RURAL RESERVE ZONING	219.51 Acres of elevated land with Potential for CaRD Subdivision of 50 Lots
IRRIGATION RIGHTS	350 Acres
UTILITIES	Public access to electric & water via Dodge Valley Rd
PRIMARY USE	Land
SECONARY USE	Farm/Ranch
PICKLE OPERATION	Ongoing growing & pickle operation with lease in place
IMPROVEMENTS	Existing dwellings, farm buildings, row crops, pickle processing facility, and an 83-acre blueberry platation

PROPERTY OVERVIEW

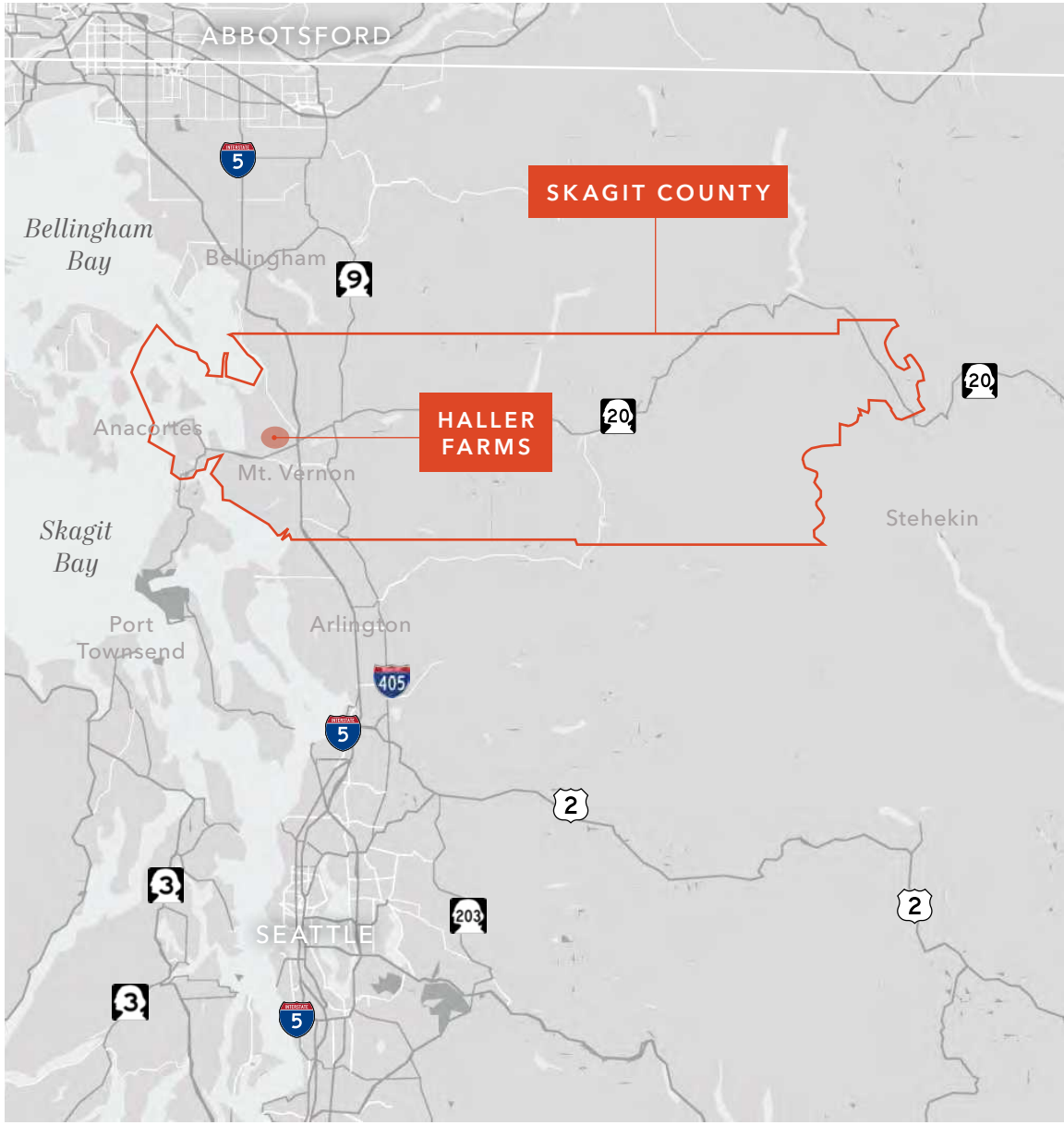
SKAGIT COUNTY AGRICULTURE

The Skagit County & Haller Farms offer some of the best conditions for growing high yield crops in the Western US and the World.

Haller Farms is located in a prime agricultural area within Skagit County, Washington, just south of the Canadian border. The adjacent Skagit River and Skagit Bay are prominent natural features in this neighborhood.

REASONS FOR SUCH COVETED LAND AND POTENTIAL AGRICULTURAL LIFE

- The high demand for this type of land has been stable for the past several years
- Demand is greater than the supply
- Out-of-State investors and local farm operator's are willing and eger to own this type of land
- Continuous opportunities to expand to local and exporting markets by developing a "farm to table" business model



Exclusively listed by

MATT MARSCHALL
ARA, MAI, AL-GRS, FRICS
Senior Vice President
619.540.5555
matt.marschall@kidder.com
LIC N° 01035488

ERIK SWANSON
Senior Vice President
206.296.9628
erik.swanson@kidder.com

MIKE KING
Senior Vice President
206.296.9624
mike.king@kidder.com

KIDDER.COM

Kidder Mathews