

FOR SALE



\$724,900
40 ACRES
OF
PRIME FARMLAND

This exceptional 40-acre parcel in the heart of Prosser's renowned wine country offers a rare blend of productivity, beauty, and opportunity. Currently thriving with a productive alfalfa crop, the property is fully equipped with pressurized irrigation, a drilled well, and power—ready for continued farming or your future homesite.

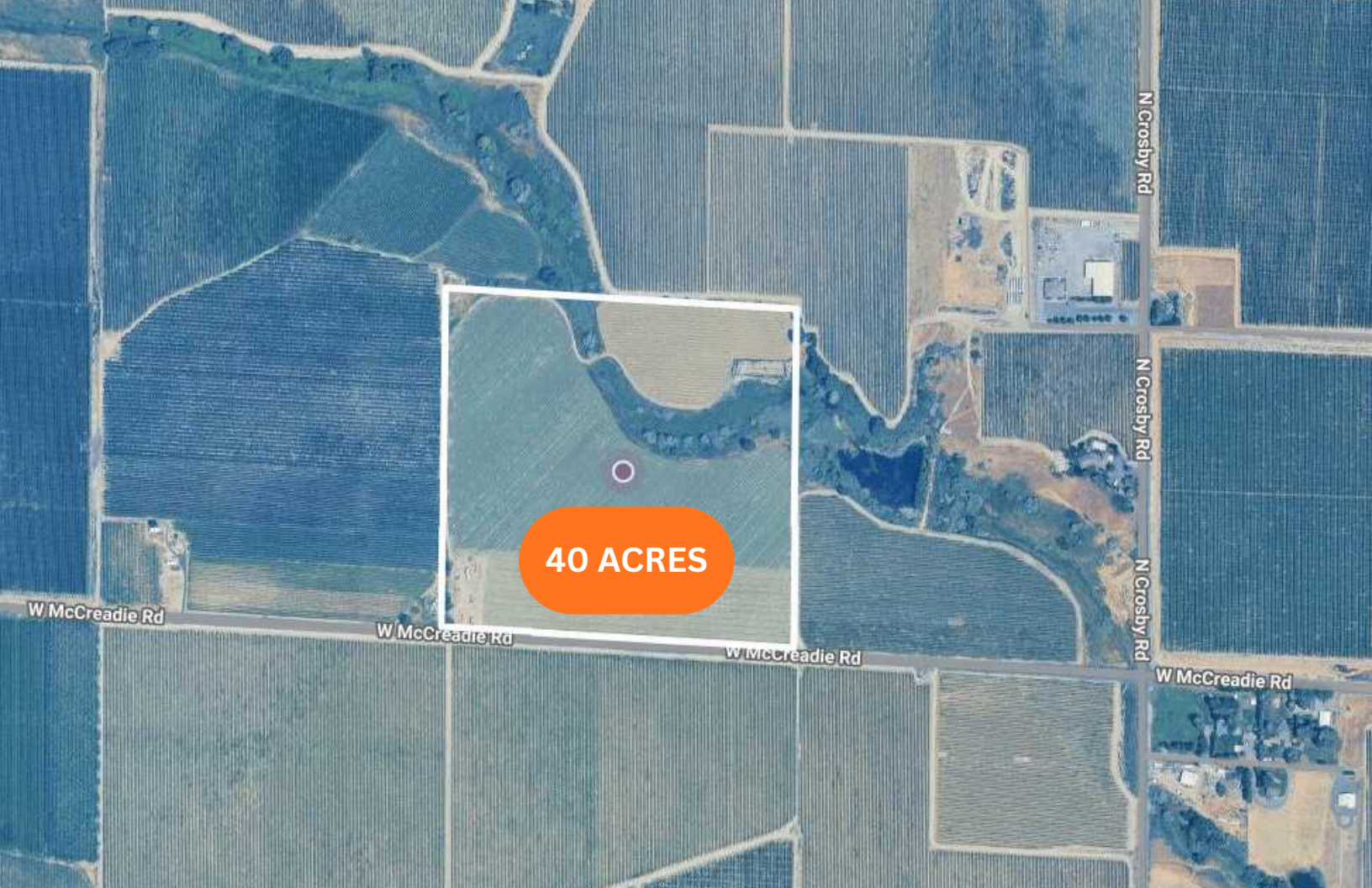
The mostly level terrain features a gentle north-facing slope and a serene, year-round creek along the back, ideal for agriculture, livestock, horses, or building. Surrounded by orchards and world-class vineyards, enjoy sweeping panoramic views of the Horse Heaven Hills and Rattlesnake Hills.

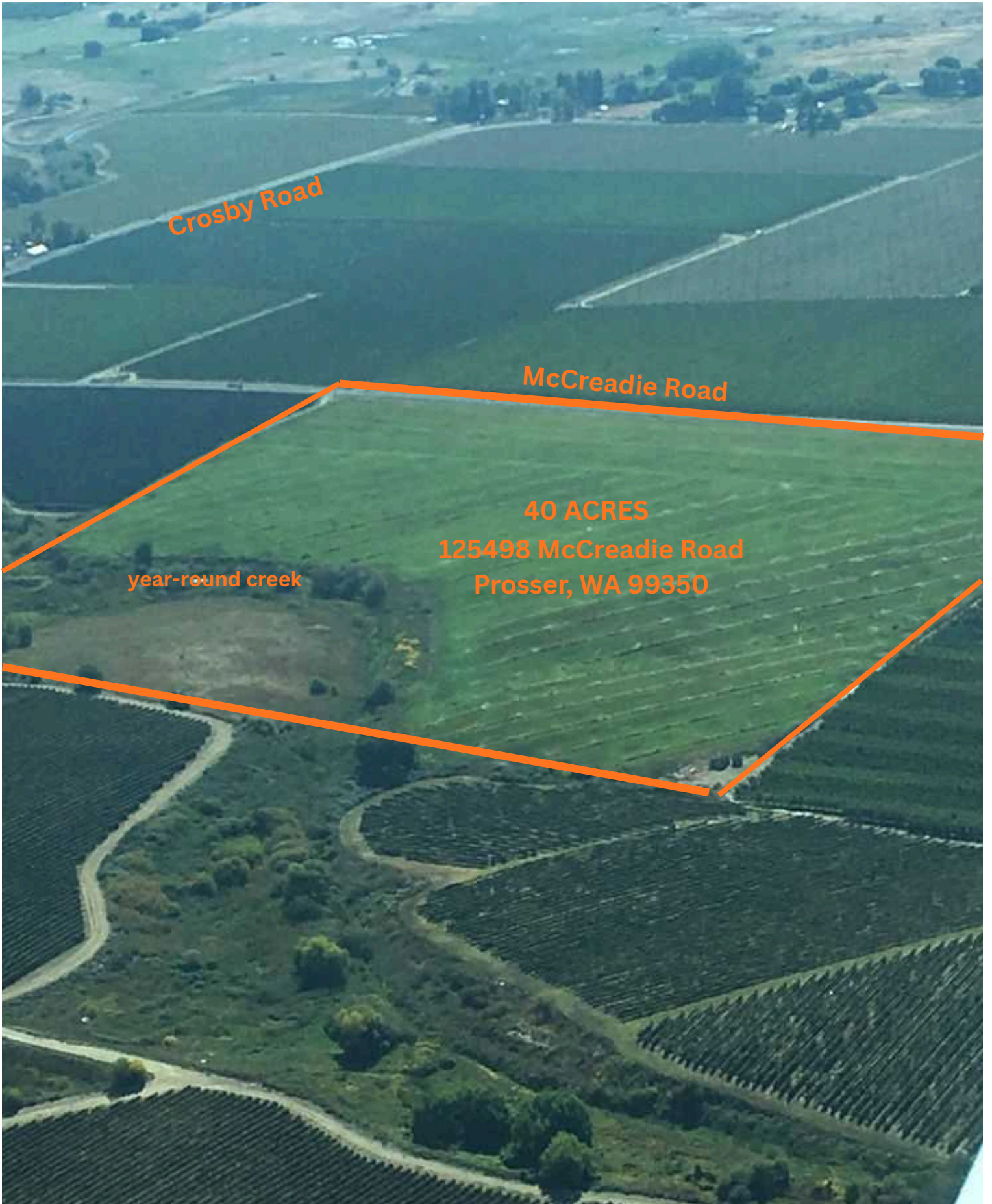
Experience the authentic farm lifestyle in Washington's premier agricultural region, just minutes from Prosser's shops, dining, and the new Prosser Memorial Health hospital.

A rare opportunity for legacy farming or creating your private rural retreat.

LAKE SHORE
REALTY

**125498 MCCREADIE ROAD
PROSSER, WA 99350
\$724,900**





Crosby Road

McCreadie Road

40 ACRES

125498 McCreadie Road

Prosser, WA 99350

year-round creek

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PROPERTY DETAILS

- **40 +/- ACRES**
- **MOSTLY LEVEL TERRAIN**
- **NORTH FACING GENTLE SLOPE**
- **YEAR-ROUND CREEK IN BACK OF PROPERTY**
- **FULLY EQUIPPED WITH IRRIGATION, POWER, AND A WELL.**
- **CURRENTLY GROWING ALFALFA**
- **IDEAL FOR FUTURE FARMING OR RANCHING**
- **BUILT YOUR DREAM HOME WITH PANORAMIC VIEWS OF WASHINGTON'S PREMIER AGRICULTURAL REGION.**
- **10 MINUTES FROM DOWNTOWN PROSSER**

ANNE ANDERSON
DESIGNATED BROKER
208.660.4621
ANNE@LAKESHORENW.COM

LAKESHORE
REALTY