

MJ COMMERCIAL
ADVISORS, LLC



CONTACT INFORMATION:



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MJ Commercial Advisors LLC

NW Regional Ambassador
KW Commercial
GSA MC1 LLC

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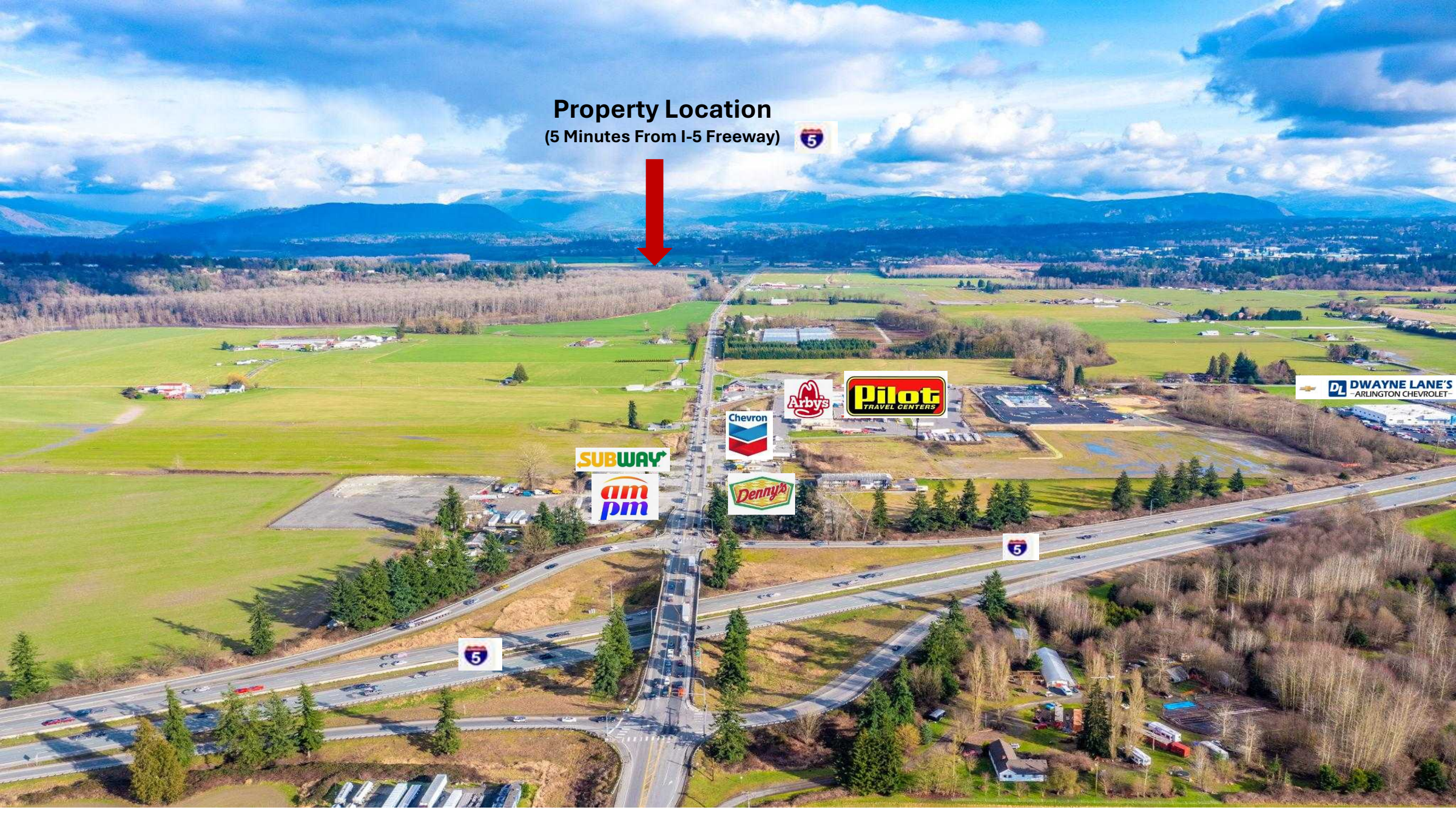
FOR SALE
162.2 ACRES OF FARMLAND



XXXXX 59th 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

JA COMMERCIAL
ADVISORS, LLC

KW
COMMERCIAL



TERMS OF THE OFFERING

Property Address	Asking Price	Cash Offers Preferred OR;
XXXXX 59 th Ave NE Arlington, WA 98223	\$7,000,000.00	Owner Financing OR; Fully Approved Financing



OFFERING SUMMARY

MJ Commercial Advisors/KWC GSWA MC1 LLC IS PLEASED TO PRESENT: 162.2 Acres of Farm/Land For Sale

Property Highlights:

Location: The property is five minutes from I-5 and minutes to Downtown Arlington.

Zoning (A-10): Allows for a variety of uses including a winery, distillery, retail nursery, garden center, farm supply store, farmers market, crops, agricultural or wildlife center, commercial kennels, vet clinic, dog training, single-detached home, daycare, and stables.

Current Lease: Biringer Farms is leasing 60 + acres of the seller's land. They are a well-known Washington State Berry grower who plan to stay and continue leasing with the possibility of renewing.

Crops: The farm includes a mix of berries i.e., Blueberries, strawberries, raspberries, and other assorted berries. There is also a large portion of the acres with corn, pumpkins, and more.

Amenities: There is a storefront and farmers market for Biringer Farms, warehouses, barns, an old milk parlor, and more.....

Natural Features: The property sits along the Stillaguamish River, offering fishing opportunities and amazing mountain views. There are 100-year-old walnut trees, apple trees, and cherry trees.

Infrastructure: Two wells, underground irrigation, and a drainage ditch (non-bearing stream) have been added.

Houses: There are several houses on the property, including a corner house (2,424 sq ft) and a larger Victorian home (2,808 sq ft).





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



59th Ave NE

Parcel Information

Arlington, WA 98223



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



CURRENT HOUSE



BIRINGER FARM LEASE

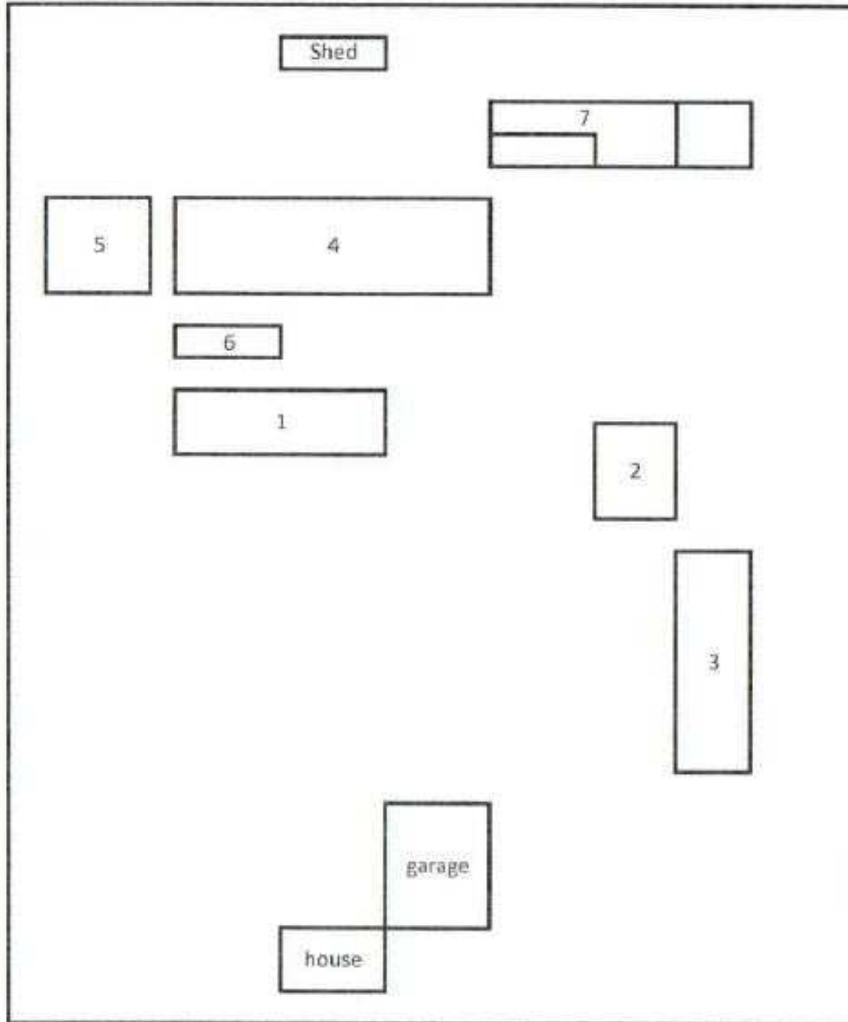
Biringer Farm has been providing strawberry lovers with the sweetest, juiciest Strawberries since 1948. They also grow world-famous Raspberries, Tayberries, Black Caps, Blueberries and Blackberries for families to pick and enjoy!

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









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. 3000
 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 refridgeration room in the market

ZONING

- A-10 -

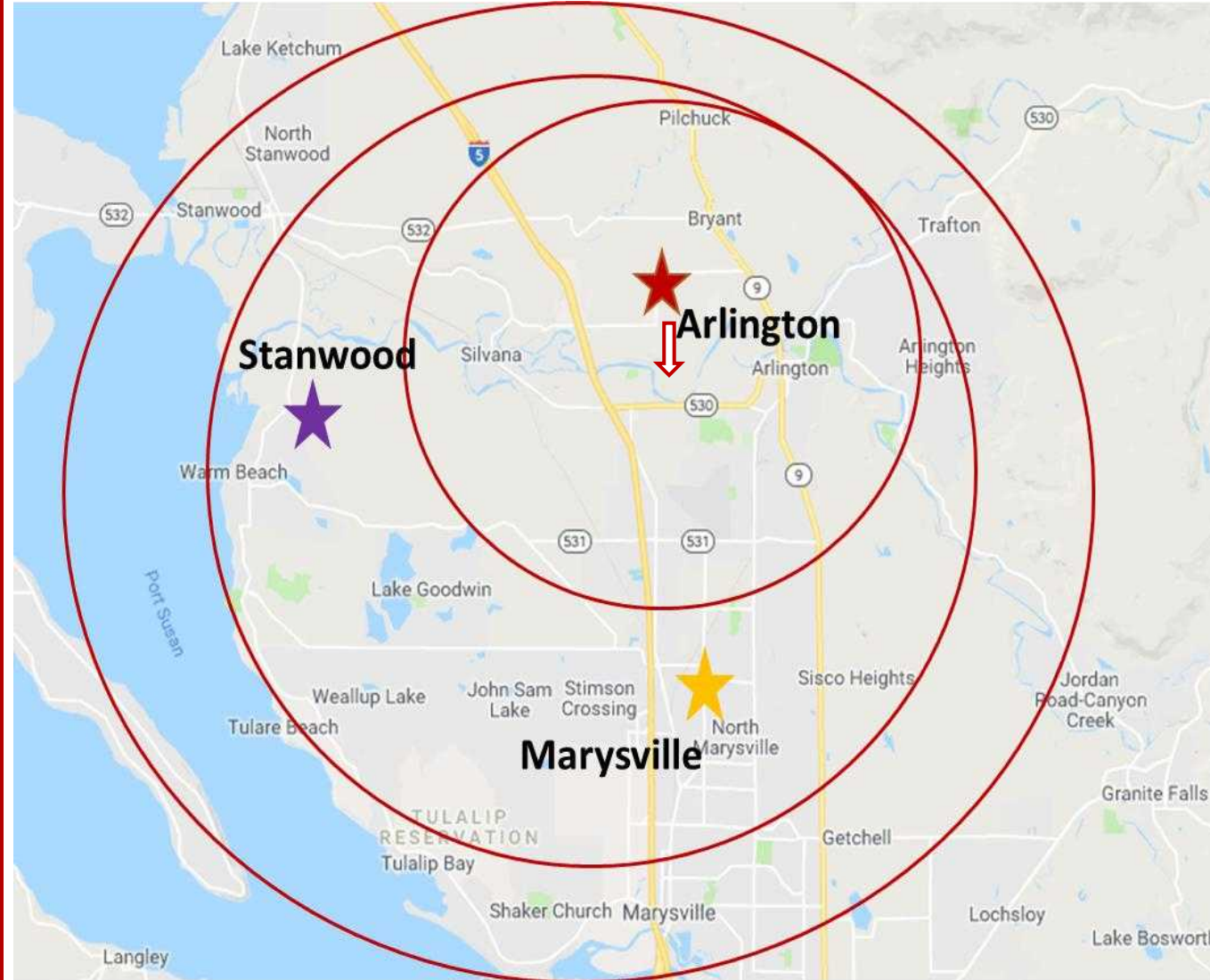
County Agriculture Open Space Agriculture

PERMITTED USES

Located in the below link:

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

Approximate Location





ARLINGTON 162.2 ACRES FARM

XXXXX 59th Ave NE Arlington WA 98223

EXCLUSIVELY LISTED BY: Melissa Johnson



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Each Keller William Office is independently owned and operated



The information contained in this OFFERING Memorandum has been obtained from sources we believe to be reliable. However, KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC has not and will not verify any of this information, nor have they conducted any investigation regarding these matters. KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenants. Buyers are responsible for conducting their own investigation of all matters affecting the intrinsic value of the property.

Accepting this OFFERING Memorandum, you agree to release KW Commercial GSWA MC1 LLC & MJ Commercial Advisors LLC and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Disclaimer