



Lock-Stock-& Barrel
Willow Creek Wind and Cattle Ranch
(for sale or exchange marketing package)

March 2008

Price: Call agent. Mark Zoller; 360 693 6167

Description: Cattle Ranch and Wind Farm development. Can be purchased with all wind rights, growing crops, and select equipment. Wind turbine ground lease to national credit tenant. Crops, cattle, and contracted sales negotiable. Can provide long term tenant for entire farm or great mixed use farm operation. Pivot irrigation, over thousand acres of dry land wheat, 4 deep wells, creek, and ponds.

4152 total acres. (3512 +/- acres deeded, + 640 acres BLM grazing lease.)

Cattle: Currently running over 550 pairs year-round.

Wind Farm: Under construction with completion planned for end of 2008. Long term Net Lease. Details confidential.

Water: Old water rights. Over 825 acres water rights. 12 center pivots plus wheel and hand lines. Four irrigation wells, one domestic well, plus Willow Creek irrigation water. Year-round Springs & ponds. Over \$250k in irrigation upgrades since 2004.

2008 anticipated production acres: (see acreage crop history chart)

222 acres irrigated alfalfa seeded 2006; (pre sold \$135-165 per ton)

300+ acres irrigated wheat; (presold for \$7.50 bu) anticipating 60-100bu/ac planting to alfalfa fall of 2008.

300+ acres irrigated pasture; (grazing contracts at \$21 per AU/mo)

2500+ ac cross-fenced dry land graze. (including dry land wheat ground)

539 acres seeded to winter wheat for 2008 crop insured and presold.

82 acres CREP 2005 planted (out 2015) 10 yr CSP contract (out 2017).

Annual Federal & private contracts (estimates): CSP \$38,000, Counter Cyclical \$10k+, \$2000 Gas exploration payment, plus annual net fixed lease payments.

Improvements: 3 stick frame homes; two manufactured homes. Barns, corrals, machine sheds, weigh station. One home is currently occupied by employee and three rentals (\$2000 month).

Equipment: extensive rolling stock available.

Livestock: (350 pairs cows 2-7 yrs; 14 bulls) subject to change and negotiation.

Labor: two full time employees currently operate ranch and wish to stay. Part time secretary and absentee owner's office is located in Vancouver, Washington.

Recreation: excellent upland birds, water fowl, mule deer, and antelope. Large pheasant and quail population. Fishing in three miles of Willow Creek. 2 duck ponds.

Zoning: The ranch is zoned Exclusive Farm Use (EFU) with 160 acre minimums.

Location: (Address: 71102 Highway 74, Ione, Oregon 97843); 10 miles south of the Columbia River on Hwy 74 SE of Arlington, Exit #147 on I-84 south to mile post 10. Ranch fronts Hwy 74.

Terms: Cash, contract, or exchange.

Comments: **Net income before you start your tractor. With a lease back of the farm ground this could be an excellent investment property for absentee owner.**

Income/exp: Net operating income projected over \$1mm per year including wind contract and all revenues. **Property taxes:** \$6800 (2006)

Can Add: Owner can add 4800 acre, Pasco WA, dry land wheat; 3800 ac wheat rotation or CRP contract. \$2.9mm; plus 4200 acres dry land Walla Walla, WA

Contact: Mark H Zoller, owner/agent E-mail
mark@mhzoller.com;

360 693-6167, Fax 360 693-2450**Office address:**
P O Box 288, Washougal, Washington 98671