

# \$1,499,000 - 35702 Orcutt Road, Benton City

MLS® #250525

**\$1,499,000**

Bedroom, Bathroom,  
Land on 167.50 Acres

BENTON CITY, Benton City, WA

MLS# 250525 SELLER WILL ENTERTAIN PURCHASE WITH BIT COIN (BTC)TRADE. Welcome to Spring Creek Vineyards. Adjacent to Red Mountain AVA, this one-of-a-kind property offers a unique opportunity for wine enthusiasts. Situated at a higher elevation of 1,000- 1,200 feet, bring your vision for 167.5 acres of wine grapes, apples and open land to cultivate however you wish. A premium site with Southern Slope and 95% frost free. If you've been dreaming of owning a vineyard, Spring Creek Vineyards offers endless possibilities! Crops & Approximate Acreage: Merlot wine grapes- 50 ac., Syrah wine grapes- 2 ac., Cabernet Sauvignon- 7 ac., Aztec Fuji Apples- 6 ac., Honey Crisp Apples- 3.5 ac., Bare land with water- 26 ac., Unirrigated bare land " 73 ac., Additional 25 acres trellis and irrigation installed ready to be replanted, 2 on farm ponds and irrigation system allows for maximum farmland efficiency. Two separate parcels: Tax ID# 127063011778002 & ID# 12706300000001 at listed price: \$1,499,000. Farm Equipment Included in the sale. Additionally, a separate improved parcel is available to be included or sold separately at an additional \$495,000 - Tax ID# 128063013587001 consisting of 1973 built, 2,464 square foot Rambler Basement floor plan on 2.66 acres with beautiful panoramic views of the gently sloped vineyard, orchards and rolling Eastern Washington hills. Nicely updated, newer roof, lots of windows to enjoy the views, 4 bedrooms, 3 total



bathrooms, 24X22 Rec room, 48X24 shop with four bays, 220 VAC power, 100-amp service. The improved property with home has a first right of refusal. All three parcels sold together, list price: \$1,994,000. If sold separately, the farm land shall be sold first. LISTING ALSO LISTED UNDER IRRIGATED , CLASS: FARM & RANCH AS MLS#244507

### Essential Information

MLS® #	250525
Price	\$1,499,000
Acres	167.50
Type	Land
Sub-Type	Agricultural
Status	Active

### Community Information

Address	35702 Orcutt Road
Area	Benton
Subdivision	BENTON CITY
City	Benton City
State	WA
Zip Code	99320-7611

### Amenities

Utilities	Electric to Property Line
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### Exterior

Lot Description	Animals Allowed, Irrigated, Located in County, Plat Recorded, Recorded Plat Map, View/Panoramic
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### Additional Information

Days on Market	223
Zoning	SINGLE FAMILY R

### Listing Details

Listing Office	Retter & Company Sotheby's International Realty
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