

\$2,300,000 - 14787 Dodd Rd, Burbank

MLS® #253577

\$2,300,000

Bedroom, Bathroom,
Land on 18.55 Acres

OTHER, Burbank, WA

MLS# 253577 Home-Beautifully renovated (completed in 2021) home. The home features 5 BDR's, 4 full Baths, 3 Fireplaces, Large Kitchen, Living Room for gathering. Everyone Room is spacious and comfortable. Upstairs has 2 BDR's, Office and spacious family room. Patio opens into a relaxing and charming outdoor swimming pool for entertaining, bath house with changing area and bathroom. This home is meticulous. Orchard "Set in a wonderful backdrop of 18.55 acres of a producing cherry orchard. These are of the Bing variety with Mansard & Gessler root stock. The orchard produces an average of 120-150,000 lbs. of fruit per year. In addition, the pollinizers are of the Rainier and produces on average between 30-50,000 lbs. There is 3 outbuildings. One has been a sales and marketing space for commuter or tourist traffic with a Cold Storage unit attached. Second is a Shop area for orchard equipment storage. The third building is general storage and shop building. Agriculture and Commercial development- Foreign Trade Zone FTZ. Additional upside potential is that this is located near the Circle K & Tyson Foods, north of RailEx. It is in a Foreign Trade Zone which affords some tax relief in various areas such as import export taxes and more. How does an FTZ work? The FTZ program encourages U.S.-based operations by removing certain disincentives associated with manufacturing in the United States. The duty on a product manufactured abroad and imported into the



U.S. is assessed on the finished product rather than on its individual parts, materials, or components. The Benefits of Using a Foreign Trade Zoneâ€¢ Deferral, reduction, or elimination of certain duties. ...â€¢ Relief from inverted tariffs. ...â€¢ Duty exemption on re-exports. ...â€¢ Duty elimination on waste, scrap, and yield loss. ...â€¢ Weekly entry savings. ...â€¢ Improved compliance, inventory tracking, and quality control. ...â€¢ Indefinite storage. ...â€¢ Waived customs duties on zone-to-zone transfers. The above information was gather from US Customs & International Trade Division. Home could easily be converted to office space as well

Essential Information

MLS® #	253577
Price	\$2,300,000
Acres	18.55
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	14787 Dodd Rd
Area	Walla Walla
Subdivision	OTHER
City	Burbank
State	WA
Zip Code	99323

Amenities

Utilities	Gas to Property Line, 3 Phase Available
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Exterior

Lot Description	Irrigated, Seller Will Not Divide, See Remarks
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Additional Information

Days on Market	78
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Zoning

Commercial Distric

Listing Details

Listing Office

John L Scott Tri-Cities (Pasco)

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