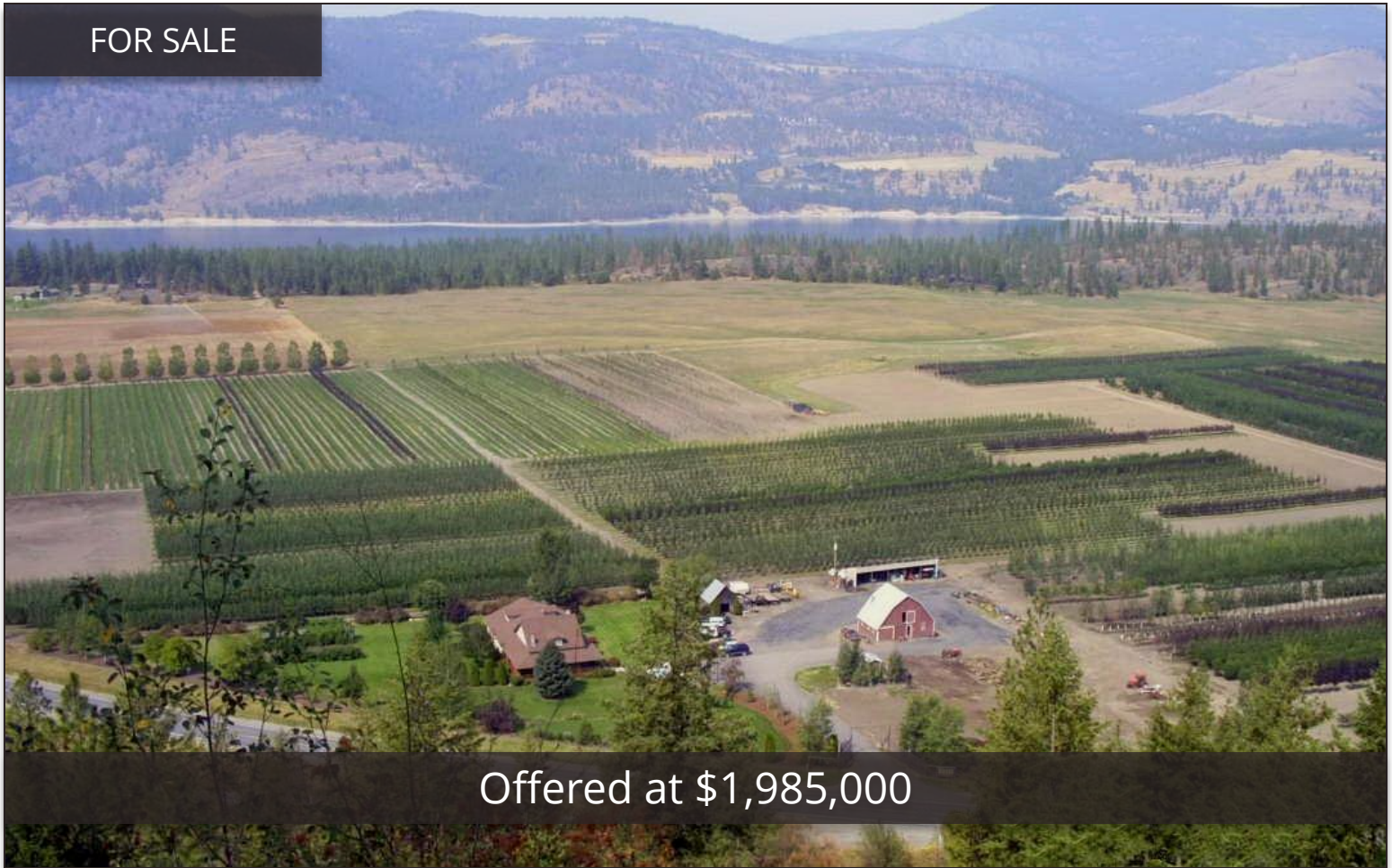


FOR SALE



Offered at \$1,985,000

This property and business are not for every nurseryman or woman. It is for the discerning businessman, couple and/or family with an inherent love of working outdoors and who have the skill and experience to take care of this thriving and profitable tree farm.

Daniels Nursery grows the finest aspen and other deciduous trees, specializing in cold, hardy plant material for the Rocky Mountain West, Alaska and Canada. The farm is comprised of 120 irrigated, deer-fenced acres located between the beautiful Columbia River and Huckleberry Mountain Range in northeastern Washington.

Daniels Nursery has earned customer loyalty with long term staff, 20 years of experience and the reputation of quality products for this niche market.

This offering includes all FF&E including farm and office equipment, a 3,661 square foot home with a wrap around deck, 6 bedrooms, 3 bathrooms plus a suite of offices and out buildings. Property has water rights and extensive irrigation systems.

Price does not include inventory.



Email: wburton@cbsr.com

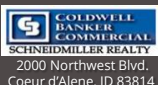
Website: wkburton.com

Direct: (208) 661-9787

Office: (208) 765-4300

Fax: (208) 446-0606

Office Fax: (208) 765-9150



Real Property	Assessor		Market
	\$315,854.00		\$1,153,077.00
Personal Property	Estimate		Market
	\$350,000.00		\$275,000.00
	Acre Foot	Ares	
Water Rights	\$2,500.00	\$137.00	\$342,500.00
Blue Sky/Income	Income	Value Factor	Market
	\$389,738.00	1.5	\$584,607.00

TOTAL

\$2,355,184.00Email: wburton@cbsr.comWebsite: wkburton.com

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