

YAKIMA ASSOCIATION OF REALTORS® Multiple Listing Service

Lots/Land Data Form

*CROSS LISTED ☐ Yes ☒ No

*REQUIRED FIELDS

General:

*Listing Member-Laura Dobbs

Co-Listing Member-_____

Address:

13205 Douglas Rd
*House# Street Dir *Street Name *Street Suffix Unit, Space or Lot#

6B Yakima Wa 98908
*Area (with SubArea) *City *State/Province *Zip Code

Main Fields:

Contract Information-

*Begin Date 10 / 13 / 2025 *End Date 09 / 30 / 2026

*List Price \$250,000.00 *Sub Type Agricultural

*List Pr Description Total *Protection Period 10/09/2025

*Seller Disclosure ☒ Yes ☐ No

*Agreement Type ☒ Excl. Right to Sell ☐ Excl. Agency

*Owner Name Moises Navarro Nunez

*Owner Phone _____

2nd Contact Name _____

2nd Contact Phone _____

*Short Sale ☐ Yes ☒ No *REO/Lender Owned ☐ Yes ☒ No

General Property Description-

*Lot Front Ft Approx _____ *Lot Depth Ft Approx _____

*Total Approx Lot SF _____ *Acreage M/L 4.98

Price Per Acre _____

*IDX Type Land

Internet Listing Opt Out ☐ Yes _____
Seller's initials

Internet Address Opt Out ☐ Yes _____
Seller's initials

Location, Tax & Legal-

Subd or Develop Name _____ School District West Valley

*Taxes \$829.75 *Tax Year 2025 *Spec Tax Designation None

*Parcel # 171327-43414 Sellers Title Ins Co First AM

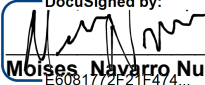
Remarks & Miscellaneous

Public Remarks (500 Characters. NO personal marketing or agent info.): **Build-Ready 4.98-Acre Lot with New Well and Permits in Place!**

Discover the perfect place to build your dream home on this beautiful 4.98-acre lot, thoughtfully prepared and ready for development. This property Continued... See Addendum Public Remarks 1
Private Remarks (400 Characters. Personal marketing and/or agent info goes here.) **Buyer to verify all information and confirm permit transfer details.**

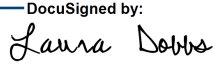
*DIRECTIONS **Head West on Wide Hollow Rd, continue on to Douglas Rd, property located on the right.**

Other Required Information (within 48 Hours of listing input date) ☐ Photos ☐ Legal Description

*Owner's Signature  DocuSigned by: _____ Date 10/12/2025
E6081772F21F474...

Owner's Signature _____ Date _____

** Property profiling information contained herein is believed to be accurate, but may contain approximations or estimates where appropriate. The information contained herein is not guaranteed. This information is provided for the sole use and benefit of those authorized to access Yakima Association of Realtors® ("YAR") Multiple Listing Service ("MLS") information, and may not be reproduced and/or represented to third parties as information produced, warranted, or represented by YAR or MLS to be guaranteed. **

*Broker/Agent Signature  DocuSigned by: _____ Date 10/12/2025
28742726CA0E4D6...

Yakima Association of REALTORS® MLS Lots/Land Details

Property Address **13205 Douglas Rd, Yakima, Wa 98908**

Page 2 of 2

CROPS (Required)

- ☐ Alfalfa
☐ Apples
☐ Apricots
☐ Asparagus
☐ Cattle
☐ Cherries
☐ Dairy
☐ Grain
☐ Grapes - Fruit
☐ Grapes - Wine
☐ Hay
☐ Hops
☐ Horses
☐ Mint
☐ None
☐ Pasture
☐ Peaches
☐ Pears
☐ Plums
☐ Prunes
☐ Row Crops
☐ Agent Remarks

DOMESTIC WATER: (Required)

- ☐ Community Well
☐ None
☒ Private Well
☐ Public Water
☐ Agent Remarks

IRRIGATION: (Required)

- ☐ Irrigation Pump
☐ Irrigation Well
☒ Agent Remarks
 Irrigation Dist. Yakima Tieton

IRRIG. WATER: ☒ YES ☐ NO

Amount of Water _____

Cost of Water \$ _____

Gallons Per Minute _____

Irrigation Well Depth _____

LOT SIZE (Required)

- ☐ 0 - .25 Acres
☐ .26 - .50 Acres
☐ .51 - .75 Acres
☐ .76 - 1.0 Acres
☒ 1+ - 5.0 Acres
☐ 5+ - 10.0 Acres
☐ 10+ Acres

RESTRICTIONS: (Required)

- ☐ CC&R
☐ MH Not OK
☐ MH OK
☐ None
☐ Unknown
☐ Agent Remarks

SEWAGE SYSTEM (Required)

- ☐ Available
☐ Connected
☐ None
☐ Septic/Installed
☒ Agent Remarks
☐ Septic Size _____

TYPE OF LAND: (Required)

- ☐ Commercial Development
☐ Dryland Farm
☒ Lot
☐ Orchard
☐ Pasture
☐ Range
☐ Recreation
☐ Residential Development
☐ Timber
☐ Truck Farm
☐ Vacant
☐ Vineyard
☐ Agent Remarks

ZONING: (Required)

- ☐ AG Agricultural
☐ ASO Airport Safety Overlay
☐ CBS Central Bus. Support
☐ CBD Central Bus. District
☐ C Commercial
☐ FW Forest Watershed
☐ GD Greenway Overlay
☐ M2 Heavy Indus
☐ HC Hwy Commercial
☐ HB Historical Business
☐ I Industrial
☐ M1 Light Industrial
☐ B2 Local Business
☐ LCC Lg. Conv. Ctr.
☐ MPR Master Plan Resort
☐ MIN Mining
☐ R3 Multi Fam Residential
☐ B1 Prof Business
☐ RE Rem/Ltd. Develop.
☐ MR Rural Mt.
☐ RS Rural Settlement
☐ RT Rural Transitional
☐ VR Valley Rural
☐ R1 Single Fam Res
☐ SCC Sm. Conv. Ctr.
☐ SR Suburban Residential
☐ R2 2 Fam. Residential
☒ OTH Agent Remarks

Land Improvements

- ☐ Curbed
☐ Infrastruc Fees
☐ MH Hook Up
☐ Sidewalks
☐ Agent Remarks

Lot Features

- ☐ Bus Line
☐ CC & R
☐ Corner
☐ Cross Fenced
☐ Cul de Sac
☐ Curbs/Gutters
☐ Fenced Back
☐ Fenced Front
☐ Fenced - Full
☐ Fenced Part
☐ Gated Comm.
☐ Irregular
☐ Lakefront
☐ Level
☐ Paved Road
☐ Recreation
☐ Riverfront
☐ Sprinkler Full
☐ Sprinkler Part
☐ Sprinkler System
☐ Terraced
☐ View
☐ Zero Lot Line
☐ Agent Remarks

Outbuildings

- ☐ Barn
☐ Hay
☐ Shop
☐ Storage Shed
☐ Yes
☐ Agent Remarks

Square Foot Source

- ☐ Appraisal
☐ Blue Print
☒ County Assessor
☐ Survey

Terms

- ☐ Assume
☒ Cash
☒ Conventional
☐ FHA
☐ Seller Finance
☐ Trade
☐ VA
☐ Commercial
☐ Lease Option
☐ Short Sale
☐ Agent Remarks

Utilities

- ☐ Gas Avail. Prop.
☐ Gas Installed
☐ Ph Avail Prop
☐ Phone Installed
☒ Power Avail Prop
☐ Power Installed
☐ UG Utilities
☐ Agent Remarks

*OWNER(S) INITIALS

10/12/2025

Date: _____ Rev. 05/12

Initial

ADDENDUM

PROPERTY: **13205 Douglas Rd, Yakima, Wa 98908**

1) Public Remarks

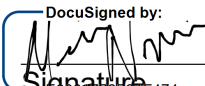
features a newly installed water well complete with pump, as well as a successful water quality and flow test.

The current owner has already secured a comprehensive set of permits to streamline your building process, including:

- * New Water Service Permit**
- * Road Approach Permit**
- * Address Permit**
- * Building Permit**
- * Plumbing Permit**
- * Mechanical Permit**
- * Septic Design and Permit**

With major groundwork complete and utilities started, this property offers a rare opportunity to fast-track your custom home project. Enjoy the peace, privacy, and potential of nearly 5 acres!

Date: 10/12/2025

DocuSigned by:

Signature

Date: _____

Signature _____

Date: _____

Signature _____

Date: _____

Signature _____

Addendum