

# Wendle Dryland Farm

## Columbia County

### 10 miles North of Waitsburg

Asking Price:	\$945,000
Total Assessor Acres:	600 acres
FSA Farmland:	592.58
FSA Cropland:	571.78 acres includes 82.31 acres CRP
CRP Acres:	82.31 acres @ \$62.76/acre Expires 9/30/23
Current Farm Lease:	1 Year (1/3 2/3 Crop Share)
Property Taxes:	\$2,973.63 (2020-Two Columbia County Tax Parcels)
Rainfall:	16-18 inch annually – map attached
Soil Information:	See attached Soils map
Wheat/Fallow Average:	70 Bushel per Acre
Improvements:	None

Sellers are working on obtaining a recorded easement to the property.  
All minerals and rights of mining are reserved by the Northern Pacific Railroad Company.



#### Northwest First Realtors Farm and Ranch

[www.nwfrfarmandranch.com](http://www.nwfrfarmandranch.com)

317 N. Colville Street-Walla Walla, WA 99362

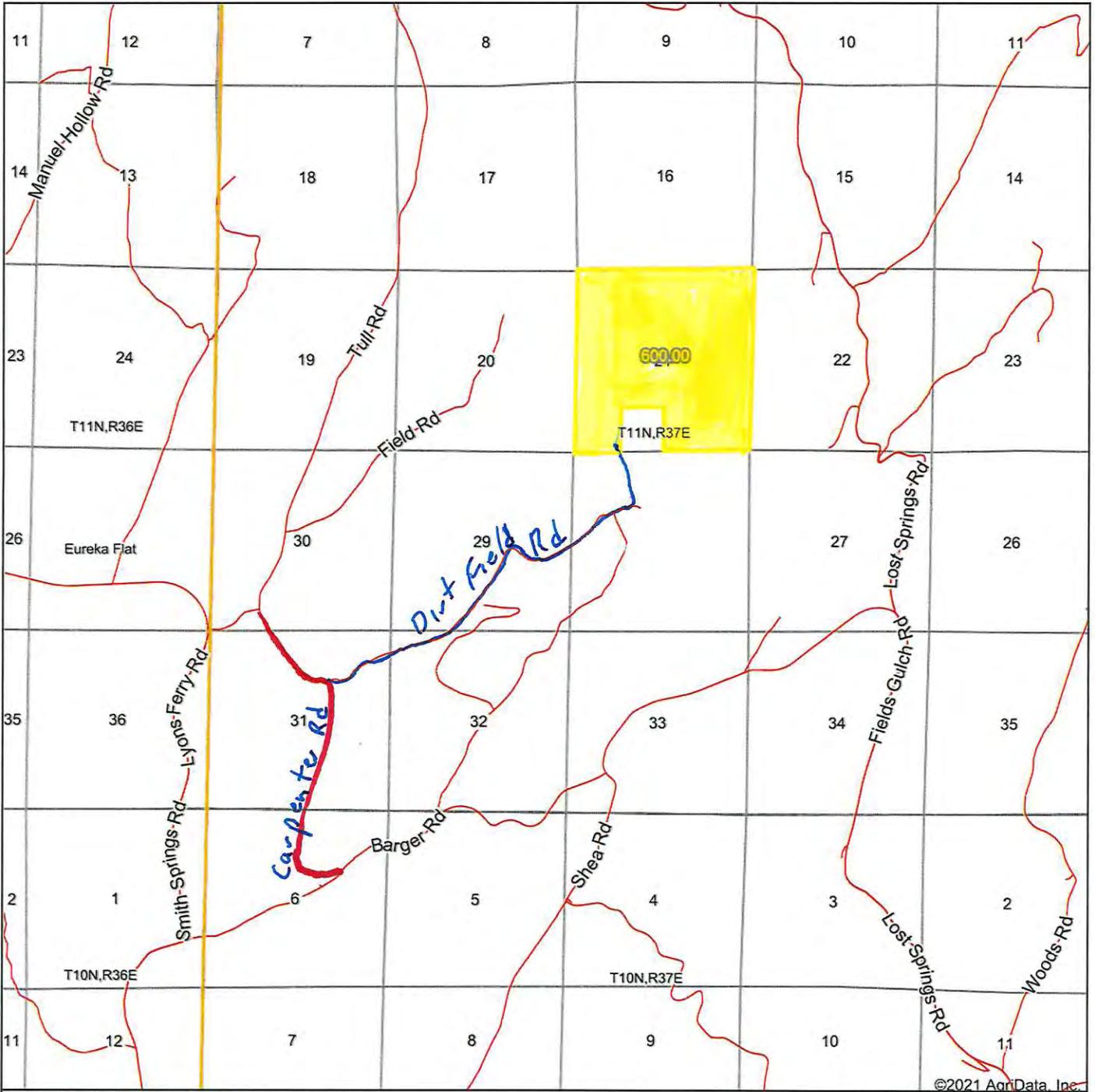
mark.grant@heritagelandgroup.com

Office: 509-524-9055

Cell: 509-520-1906 Mark

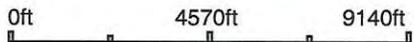
This information is deemed reliable, but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation and, in particular, to verify, if important to them, room sizes, the square footage, lot size, property boundaries, age of structures, school, district, flood insurance, zoning, restrictions and easements, fixtures or personal property excluded, and availability of water and sewer prior to submitting an offer to purchase the property.

# OverView Map

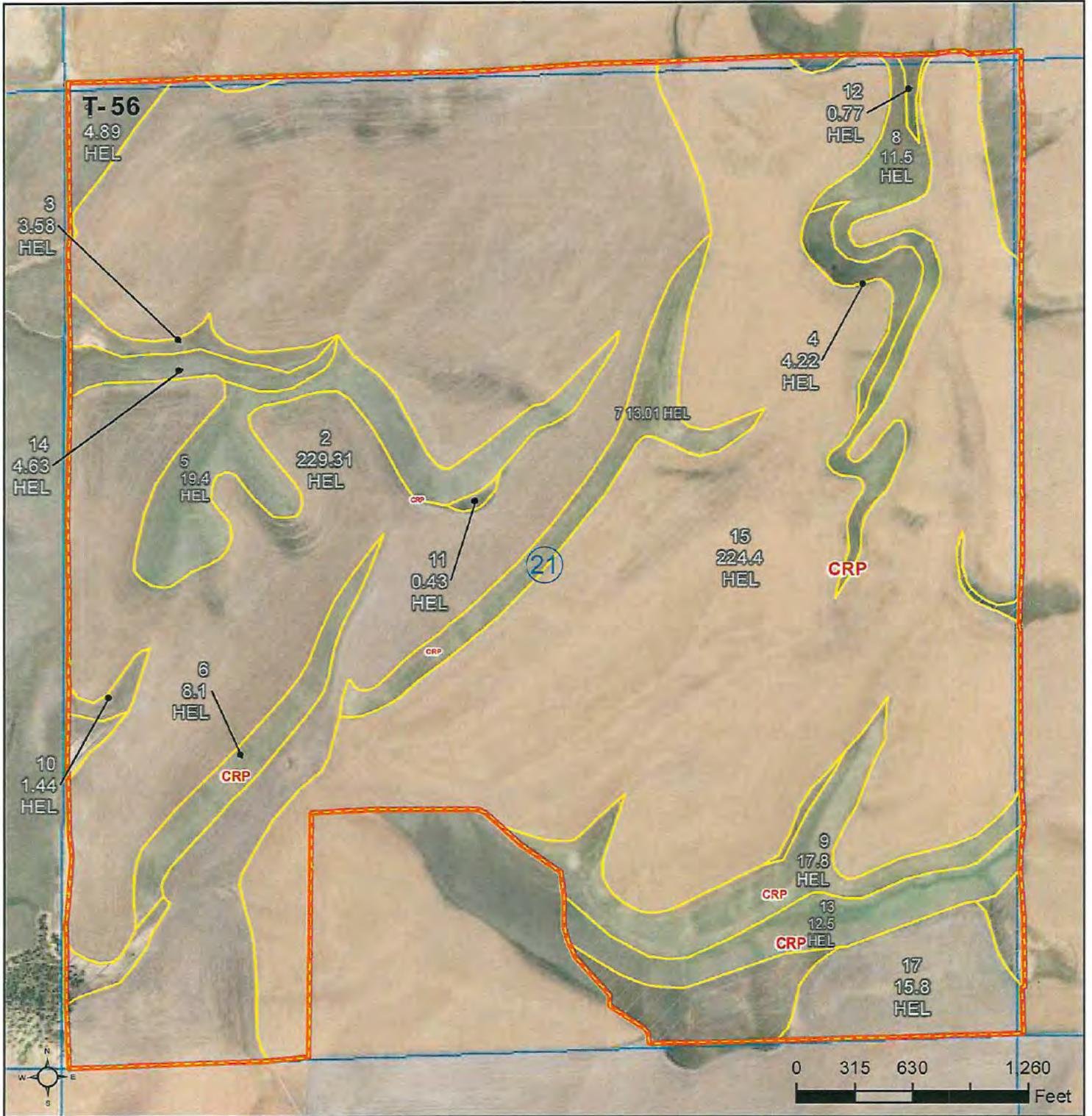


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map center: 46° 24' 12.28, -118° 12' 9.2



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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- Tract Boundary
- Other Ag
- Common Land Unit
- CRP
- Cropland

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 571.78 acres

2021 Program Year

Map Created October 08, 2020

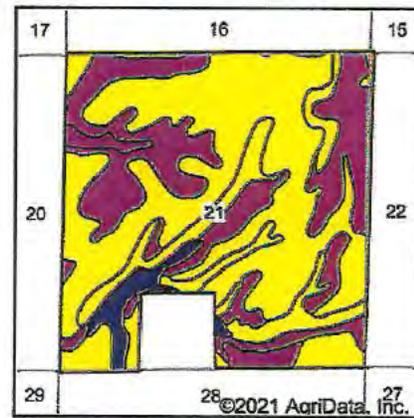
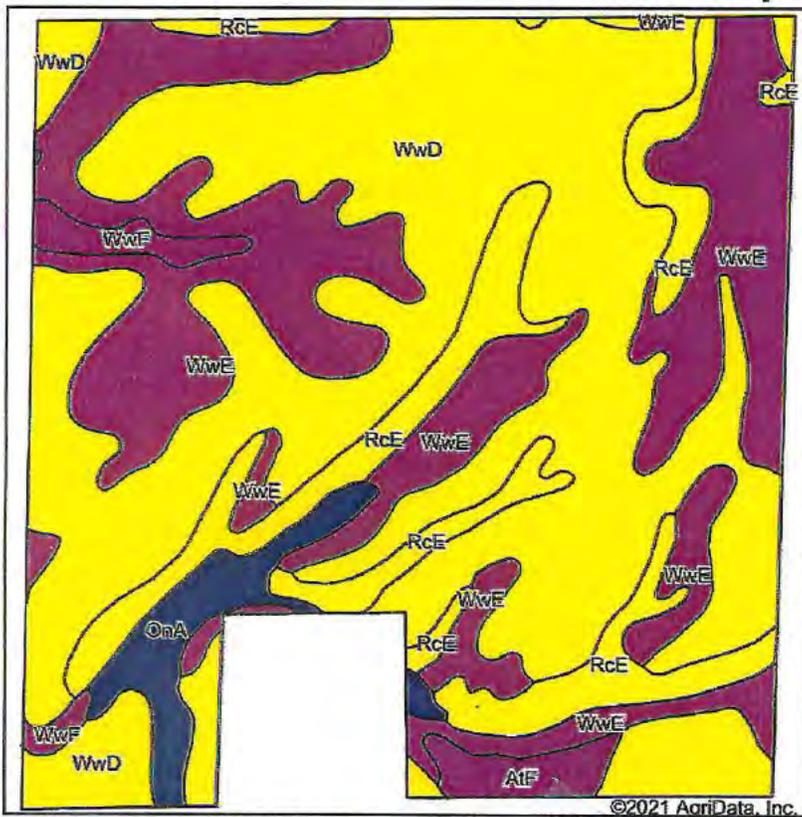
Farm 435

Tract 56

WA013\_T56

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

# Soils Map



State: **Washington**  
 County: **Columbia**  
 Location: **21-11N-37E**  
 Township: **Starbuck**  
 Acres: **600**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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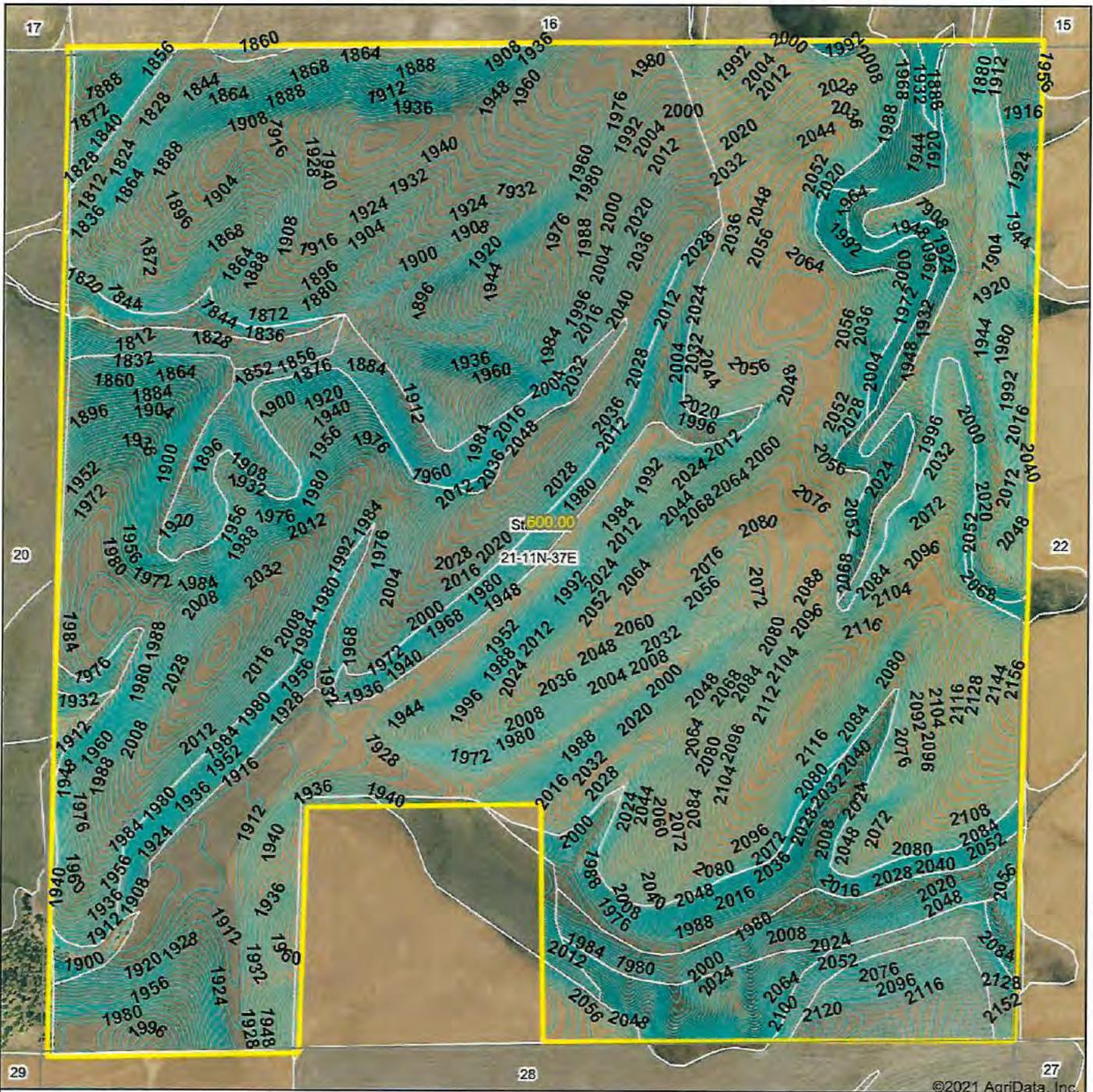
Soils data provided by USDA and NRCS.

Area Symbol: WA613, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c
WwD	Walla Walla silt loam, 8 to 30 percent slopes	309.77	51.6%		IVe
WwE	Walla Walla silt loam, 30 to 40 percent slopes	175.68	29.3%		VIe
RcE	Ritzcal silt loam, 15 to 40 percent slopes	72.83	12.1%		IVe
OnA	Onyx silt loam, 0 to 3 percent slopes	22.02	3.7%		IIc
WwF	Walla Walla silt loam, 40 to 65 percent slopes	10.52	1.8%		VIIe
AtF	Athena silt loam, 40 to 55 percent slopes	9.18	1.5%		VIIe

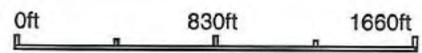
Soils data provided by USDA and NRCS.

# Topography Contours



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Source: USGS 10 meter dem  
 Interval(ft): 4.0  
 Min: 1,786.7  
 Max: 2,181.1  
 Range: 394.4  
 Average: 1,986.4  
 Standard Deviation: 73.85 ft



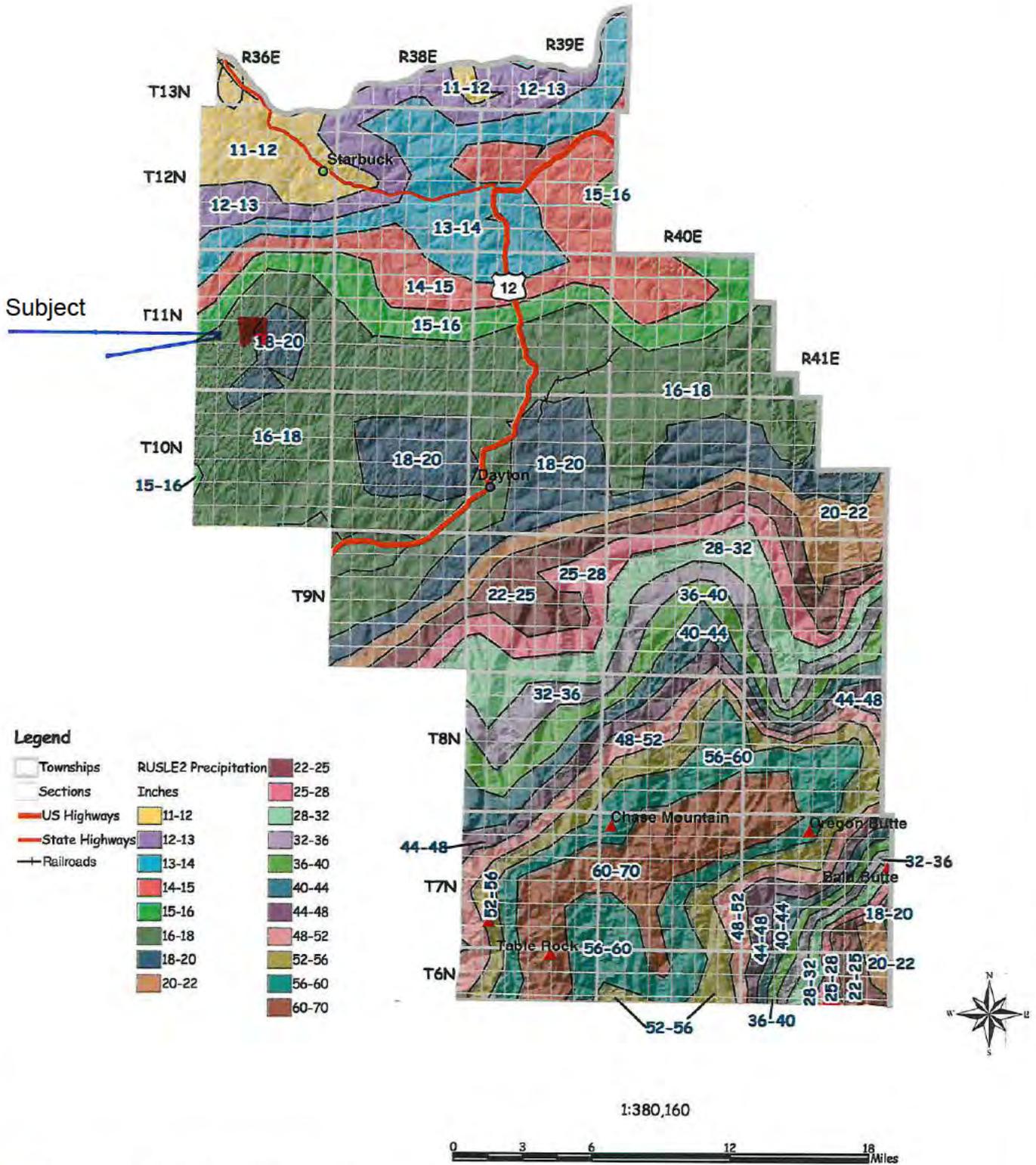
21-11N-37E  
 Columbia County  
 Washington

Map Center: 46° 25' 7.31, -118° 11' 21.89



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 Field borders provided by Farm Service Agency as of 5/21/2008.

# RUSLE2 Precipitation Columbia County



# Multiple Peril Crop Insurance Schedule of Insurance for the 2020 Crop Year

Policy Number: 2020-WA-084-876851

Fresno  
5 E. Riverpark Place W., Suite 205  
Fresno, CA 93720

**GREAT AMERICAN**  
INSURANCE COMPANY  
Crop Insurance Division

**INSURED:**

Person Type: Partnerships  
Identification Number:  
ID # Type:  SSN  EIN  Assigned Number  
Phone:  
Mobile:

**AGENT:** DEBRA BENAVIDES  
LLOYD'S INC.  
103 S 2ND AVE  
P. O. BOX 1318  
WALLA WALLA, WA 99362

Code No:  
Phone: (800) 962-8095  
Fax: (509) 525-4465

SBI Name:  
SBI Identification #:

Authorized Representative(s):  
Limited Authorized Rep(s):

POA(s):  
Added Acreage (CL):

INSURED CROP SUMMARY FOR STATE: Washington

Assignment of Indemnity to: None

All Counties Option: No

Is the Applicant insuring the Tenant's share?  YES  NO

Is the Applicant insuring the Landlord's share?  YES  NO

Name of County	Name of Crop(s)	BFR	EU	DNQ	EP	DNQ	Structure	Unit	**New	Coverage Level	% Price Elect, Proj. Price, or Amt of Ins.	Fee	Options/Elections/Endorsements	Named Peril Endorsement
Columbia (13)	Wheat	<input type="checkbox"/>	YP (01)		<input type="checkbox"/>	85%	100% of Max	\$30	YAYC	None				
Columbia (13)	Dry Peas	<input type="checkbox"/>	RP (02)		<input type="checkbox"/>	85%	100% of Max	None	YAYC	None				

**CROP ACREAGE SUMMARY** (Review information for accuracy and report errors immediately. Revisions are subject to approval by company.)

**Other Person(s)**

Line	Crop Unit County	Practice Type / Variety Acreage Type* (See legend) Plan / Coverage	Line Note Legal Description, FSA Farm/Tract/Field /Other Land Identifier	APH Yield Rate Yield	Acres Guar/Acre Tot Guar UOM Guar	Attach Dt Days Late Factor	Share Price* Liability	Unit Options & Factors	Prem Schg Map - Fact Risk Class	Exp Factor Base Rate Base Prem	Unit Opt Fac. Prem Fac. Insured's Prem	Field Identification		
												Map Farm Name (FSN-Tract-Field)	Admin State / County	Fld Name
JUB LIMITED PARTNERSHIP (0.3333)														
1	Wheat 0001-0001-OU Columbia (13)	Summer/fallow Winter 01-Insured YP (01) / 85%	Bryan 21-11N-37E / 435-56-2,15,17	70 BU 70 BU	245.11 59.5 BU \$83,567 14,584 BU	10/27/2019 0	0.6667 5.73 E 55,714	BU Applied 1.000 0	1.00 0.01223447	1.00 \$1,888	0.85600000 0.62 \$1,171	Bryan	435 - 56 - 15	G11 229.31 10/27/2019
													G66 15.80 10/27/2019	

\* Price Type Code indicates type of price used for calculation of premium & coverages:

A=Average / B=Base / C=CAT / D=Dollar / E=Established / H=Projected Harvest / M=Market / N=Non-Quota / Q=Quota / P=Pre-Sales / S=Support / T=Contract / W=Written Agreement

\*\* I certify I have not produced the insured crop in the county for more than two years.

Washington  
Columbia

U.S. Department of Agriculture  
Farm Service Agency

FARM: 435  
Prepared: 1/7/21 4:06 PM  
Crop Year: 2021  
Page: 1 of 1

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier

Farms Associated with Operator:

423, 428, 725, 726

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 10055B

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
592.58	571.78	571.78	0.0	0.0	0.0	82.31	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	489.47	0.0	0.0					

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	347.2	66	0.00
<b>Total Base Acres:</b>	347.2		

Tract Number: 56 Description S21T11R37

FSA Physical Location : Columbia, WA ANSI Physical Location: Columbia, WA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
592.58	571.78	571.78	0.0	0.0	0.0	82.31	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	489.47	0.0	0.0			
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
WHEAT	347.2	66	0.00				
<b>Total Base Acres:</b>	347.2						

Owners:

Other Producers: None

<b>CRP-1</b> (07-06-20)  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 53 013		2. SIGN-UP NUMBER 45	
	3. CONTRACT NUMBER 10055B		4. ACRES FOR ENROLLMENT 82.31			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) COLUMBIA COUNTY FARM SERVICE AGENCY 531 Cameron St. DAYTON, WA99328-1327			6. TRACT NUMBER 56		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (509) 382-2421			8. SIGNUP TYPE: General			
<p><b>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</b></p>						
9A. Rental Rate Per Acre \$ 62.76		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 5,166.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
9C. First Year Payment \$		56	5	CP2	19.40	\$ 1,261.00
(Item 9C is applicable only when the first year payment is prorated.)		56	6	CP2	8.10	\$ 526.00
		56	7	CP2	13.01	\$ 846.00
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 50.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE 50.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
<b>12. CCC USE ONLY</b>	A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq), the Food Security Act of 1985 (16 U.S.C. 3801 et seq), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

**Paperwork Reduction Act (PRA) Statement:** The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



<b>CCC-866</b> (07-23-19)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	1. Program Year: <b>2020</b>		
<b>AGRICULTURAL RISK COVERAGE - COUNTY OPTION (ARC-CO) AND PRICE LOSS COVERAGE (PLC) ELECTION AND CONTRACT</b>		2. State Code <b>53</b>	3. County Code <b>013</b>	4. Farm Number <b>435</b>
		5A. County FSA Office Name and Address  <b>COLUMBIA COUNTY FARM SERVICE AGENCY</b> 531 Cameron St. DAYTON, WA 99328-1327		
		5B. County Office Telephone No (Including Area Code) <b>(509)382-2421</b>	5C. County Office Fax No (Including Area Code) <b>(855)843-6123</b>	

THIS ARC-CO AND PLC ELECTION AND CONTRACT is entered into between the Commodity Credit Corporation (CCC) and the undersigned producers on the farm identified in Item 4. Upon approval, this farm and the producers on the farm are enrolled in ARC-CO and/or PLC for the program year identified above in Item 1. All producers with a share in base acres must sign this contract by the announced enrollment deadline of the applicable program year in order to participate and make themselves potentially eligible to receive payments for the applicable program year.

The terms and conditions of the ARC-CO and PLC contract are contained in the CCC-862 and CCC-866 Appendix and the regulations at 7 CFR Part 1412. By signing this contract producers: (1) acknowledge receipt and agree to abide by the terms of the CCC-862 and CCC-866 Appendix; (2) agree to comply with the terms and conditions of the program and those governing payment limitation and eligibility and adjusted gross income limitation provisions; (3) agree that the terms and benefits of this program are subject to changes in law; and (4) certify that all the information contained on this form, whether or not personally entered by the producer, is true, correct, and accurate. All producers agree to participating or not participating on a covered commodity by covered commodity basis in Item 11.

All producers on the farm must agree to the election made in Item 8. If an ARC or PLC election is not made the election defaults to the election for the farm that was effective under the previous Farm Bill, and no payments will be earned under this contract and farm for 2019. All producers on the farm agree and acknowledge that: (1) this election is irrevocable for the covered commodities and the farm, or any resulting farm(s) of a reconstitution; (Beginning in 2021, owners may change the election on the farm); (2) this farm may not be combined with any other farm that has base acres and does not have the same program election applicable for each and all covered commodities on all farms intended to be combined; (3) even though the producers on the farm may have made an election, producers must still annually enroll the farm and covered commodity in the ARC or PLC program in order to be eligible to receive ARC or PLC benefits for that covered commodity and crop year; (4) they must comply with the regulations at 7 CFR Part 1412; and (5) ARC or PLC benefits are subject to change based upon changes to law. FSA's acceptance of this signed form and use of the form does not equate to FSA's approval of the election. If FSA later determines this election was invalid under 7 CFR Part 1412, the elections indicated on this form are invalid and will not apply to the farm.

NOTE: PLC yields in item 10 are only used in the payment calculation of covered commodities that have elected PLC.

6. Multi-year Contract (2019 - 2023) <input type="checkbox"/>											
7. Commodity	8. Program Elected	9. Base Acres	10. PLC Yield	11. Participating		7. Commodity	8. Program Elected	9. Base Acres	10. PLC Yield	11. Participating	
				YES	NO					YES	NO
WHEAT	PLC	347.2	66	<input checked="" type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>					<input type="checkbox"/>	<input type="checkbox"/>

12A. Owner or Producer's Name and Address <b>S LIGHTNING FARMS</b> PO BOX 756 WALLA WALLA, WA 99362-0017	13.	14.	13.	14.
	Commodity	Payment Share	Commodity	Payment Share
	WHEAT	66.67%		

12B. Email Address

12C. Telephone No. (Including Area Code): **(509) 529-6062**

15A. Refused Payment Information: <input type="checkbox"/> All ARC-CO Payments are Refused	15B. Producer's Initials
<input type="checkbox"/> All PLC Payments are Refused	15C. Date Initialed (MM-DD-YYYY)

16A. Producer's Signature (Bv).	16B. Title/Relationship of the Individual Signing in the Representative Capacity	16C. Date (MM-DD-YYYY)
---------------------------------	--	------------------------

<b>FOR FSA USE ONLY</b>	
17A. Signature of CCC Representative	17B. Date (MM-DD-YYYY)
18. Remarks	19. Employee's Initials

RECEIVED

JAN 30 2020

WALLA WALLA COUNTY FSA