

WOODEN ROAD DRYLAND FARM

WALLA WALLA COUNTY, WA
4,692.05 +/- ACRES

ASKING PRICE \$2,900,000



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ASSET DESCRIPTION

We have available for acquisition a large, contiguous farm that is currently planted in CRP grasses, but no longer under any active contracts as of September 30, 2020. This farm presents a unique opportunity; the new owner could begin actively farming or choose to potentially re-enroll the acres into conservation contracts with the USDA. This asset lies in Walla Walla County approximately 13 miles Northwest of Prescott, WA, in South-Central Washington State. The physical address is on Wooden Road, Prescott, WA 99348.

This sale of this asset contains both deeded acres and also a Washington State Department of Natural Resources lease. The deeded acres consist of ten tax parcels that, per the Walla Walla County Assessor, account for 4692.05 +/- total deeded acres. Acres under the current Washington State DNR lease with the Seller and to be transferred with the sale, consist of one tax parcel totaling 640.0 acres. This presents the opportunity for a new owner to have 5332.05 total, contiguous acres under their control.

The Walla Walla County Farm Service Agency shows total farmland on this property, inclusive of the DNR lease, as 5459.98 acres, broken down as 4819.98 acres deeded and 640.0 acres under state lease. The FSA shows total, tillable crop land as 4212.2 acres broken down as 3742.2 acres deeded and 470.0 acres leased. All of the crop land acres were enrolled in the CRP program through the 2020 contract year and are currently still planted to CRP grass stands.



Elevation of the property runs between approximately 900 feet and 1400 feet and annual rainfall for this area averages ten to eleven inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Ritzville Silt Loam and Ritzville Very Fine Sandy Loam with 8% to 45% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per the Walla Walla County Planning Department, the zoning of the property is Primary AG with a 40-acre minimum parcel size. A new home could be built atop one of the many ridges, subject to Walla Walla County's approval. The property offers panoramic views of the surrounding area with the Blue Mountains to the east, and wildlife abounds on the property, including large herds of deer and different species of game birds.

The property is accessed via paved and gravel, county-maintained roads.



TOTAL ACRES – DEEDED and LEASED

- Per the Walla Walla County Assessor, there are 5332.05 +/- total, deeded and leased, acres included in the sale.
 - The DEEDED property consists of ten tax parcels totaling 4692.05 acres. Property ID's:
 1. 34-11-04-11-0001
 2. 34-11-07-41-0002
 3. 34-11-08-11-0001
 4. 34-11-09-00-0001
 5. 34-11-10-11-0001
 6. 34-11-15-00-0001
 7. 34-11-18-11-0001
 8. 34-11-21-00-0001
 9. 34-11-22-00-0001
 10. 34-11-27-31-0001
 - The LEASED property consists of one tax parcel totaling 640.0 acres. Property ID:
 1. 34-11-16-00-0001
- Per the Walla Walla County FSA there are 5459.98 farmland acres and 4212.2 cropland acres, including both deeded and leased.
 - DEEDED property:
 - Farmland acres = 4820.0
 - Cropland acres = 3742.2
 - LEASED property:
 - Farmland acres = 640.0
 - Cropland acres = 470.0
- Per the Walla Walla County Assessor, the total 2020 property taxes for the deeded land were \$12,724.86.

FARM LEASE and OPERATIONS

- The farm is currently planted in CRP grasses but not enrolled in any CRP programs. The farm is ready to go back into production or a new owner could apply for new CRP contracts, subject to FSA rules and regulations.
- Working farms in this area are typically planted in winter wheat with a summer fallow rotation, meaning approximately half of a farm's tillable acres are in production each year.

YIELD INFO

- Due to this farm being enrolled in the CRP program for many years, there is no historical wheat yield information available.

ZONING

- Per the Walla Walla County Planning Department, the zoning of the property is Primary AG with a 40-acre minimum parcel size.

WATER RIGHTS

- There are no irrigation water rights included in this sale.

STRUCTURES

- There are no significant structures included in this sale.

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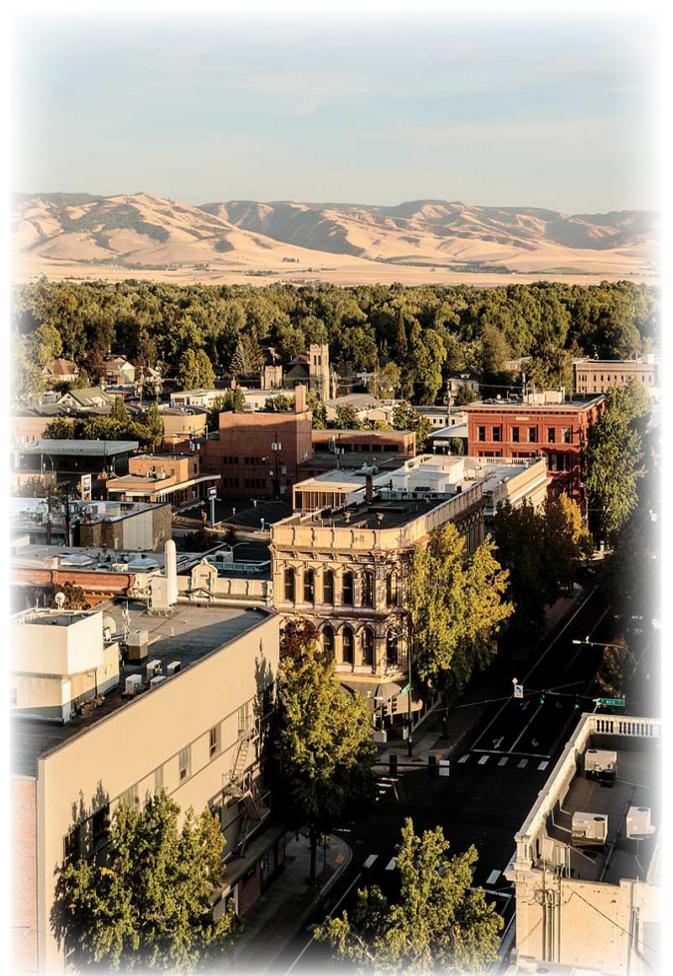
REGION



This farm is located near Prescott, WA, and is strategically positioned in the heart of Pacific Northwest wheat country. Walla Walla County has been a regional agricultural hub for more than a century. In 2019, the average yield of wheat across Washington State was 64 bushels an acre with 2.2 million acres harvested here, producing 142.7 million bushels. Washington State has ranked fourth in the nation's top wheat-producing states.

Elevations across the Walla Walla Valley start at 400 feet and soar to 2,000 + feet above sea level. Similarly, annual rainfall figures triple from a sparse seven inches at the western end of the county to 22 + inches along the foothills of the Blue Mountains to the east. The soils of the Walla Walla Valley consist mostly of wind-deposited loess, which provides good drainage for crops. The long growing season is characterized by hot days and cool nights. The area's combination of elevation, precipitation, and well-drained, rich soils makes a prime location for a premier dryland wheat farm or CRP farm.

The adjacent farms and valleys surrounding this property are known to hold and produce large herds of mule deer. Due to many years of CRP grasses being grown on this farm and many surrounding farms, hunters flock to this area in the fall of each year for the chance to find a trophy buck. In addition, the deep cover in the draws affords excellent habitat for pheasants, quail, and partridges.



CLIMATE

The climate of the Walla Walla Valley is ideal for dryland grain production and is known for producing high-quality wheat that primarily goes to the export markets. With over 180,000 acres of small grain fields, the fertile land of the valley is a top Washington producer of wheat. Other crops grown in the valley include grapes, asparagus, onions, apples, berries, and pumpkins as examples of just a few of the various crops grown here.

Walla Walla Valley, on average, enjoys 188 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights. Within the valley, high temperatures during the summer growing season typically average between 80 to 89 degrees. July is the hottest month, typically posting an average high temperature of 89 degrees, which ranks it as warmer than most places in Washington State. The coolest month is January, with an average low of 29 degrees.

To the east, the Blue Mountains stretch over 15,000 square miles and were named for the spectacular colors depicted when viewing the mountain range from a distance. Trophy hunters come from all around the world to hunt for elk and deer in the local Blue Mountains.



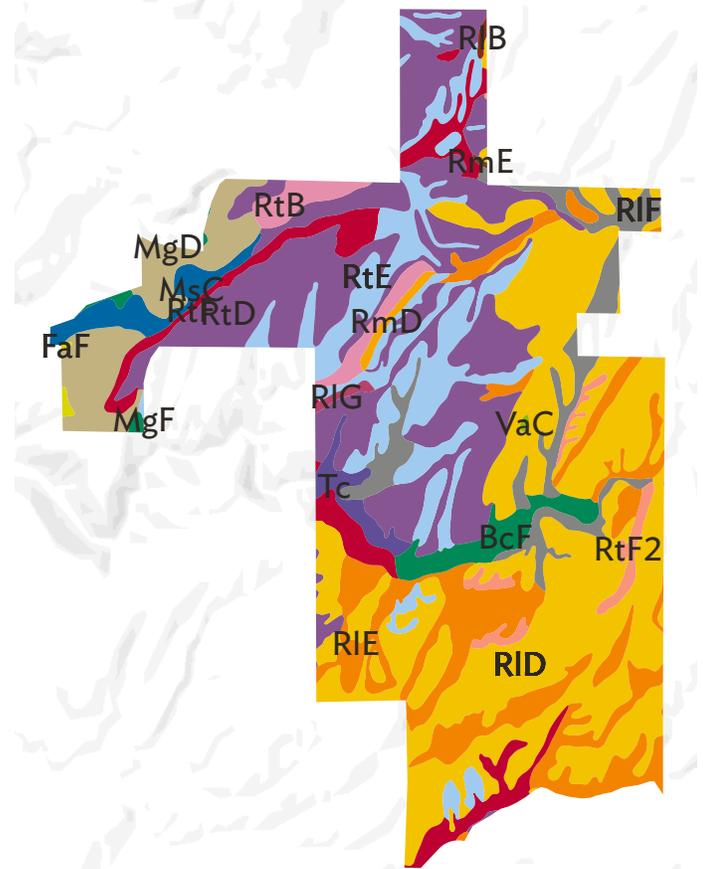
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SOILS

Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age mega-floods (the largest flows of water ever to occur on Earth!) from glacier-impounded Lake Missoula in western Montana. The lake filled with glacial meltwater and sediment, then giant floods broke out through the ice dam dozens of times between about 20,000 and 14,000 years ago. The floods roared from western Montana and northern Idaho through the Spokane Valley and flowed southwest through today's Tri-Cities and from there down the Columbia River canyon past today's Portland, Oregon to the sea. As the floodwaters carried into south-central Washington, they deposited millions, perhaps billions, of tons of gravel, sand, and silt in the low lying areas, and billions more tons of sediment were laid down by the same floods in Oregon's Umatilla Basin and again in the Willamette Valley before the floods blasted into the Pacific Ocean. These sediments from the floods, along with huge areas of sediment that were reworked by wind in the current 'interglacial' period (last 14,000 years or so), form the basis for the tremendous agricultural soils throughout eastern Washington and northeastern Oregon, both in the dryland and irrigated areas.



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
RID	Ritzville silt loam, 8 to 30 percent slopes	1,676.62	35.1%	4	18.3
RtD	Ritzville very fine sandy loam, 8 to 30 percent slopes	911.50	19.1%	4	17.8
RIE	Ritzville silt loam, 30 to 45 percent slopes	648.33	13.6%	6	4.9
RtE	Ritzville very fine sandy loam, 30 to 45 percent slopes	374.62	7.8%	6	4.6
MgD	Magallon rocky very fine sandy loam, basalt substratum, 0 to 30 percent slopes	268.32	5.6%	4	6.4
RtF	Ritzville very fine sandy loam, 45 to 60 percent slopes	266.21	5.6%	7	4.7
RIF	Ritzville silt loam, 45 to 60 percent slopes	204.62	4.3%	7	4.9
BcF	Basalt rockland, steep	121.35	2.5%	8	0.4
MsC	Magallon very fine sandy loam, 0 to 15 percent slopes	99.15	2.1%	3	18.5
RtB	Ritzville very fine sandy loam, 0 to 8 percent slopes	83.18	1.7%	3	20.7
RtF2	Ritzville very fine sandy loam, 30 to 60 percent slopes, eroded	74.66	1.6%	6	3.9
Tc	Terrace escarpments	18.01	0.4%	7	2.4
RmD	Ritzville silt loam, moderately deep, 8 to 30 percent slopes	16.42	0.3%	4	15.0
FaF	Farrell very fine sandy loam, 30 to 60 percent slopes	6.36	0.1%	7	5.2
RIB	Ritzville silt loam, 0 to 8 percent slopes	4.83	0.1%	3	21.7
VaC	Walvan, undulating to hilly	2.38	0.0%	4	26.1
RmE	Ritzville silt loam, moderately deep, 30 to 45 percent slopes	1.56	0.0%	6	4.0

PRECIPITATION

Walla Walla, Washington, receives an average of 105 days of precipitation per year, totaling an area average of 19 inches of rain per year. Of these precipitation amounts, the Walla Walla Valley floor located at the base of the Blue Mountains averages 9 inches of snow per year.

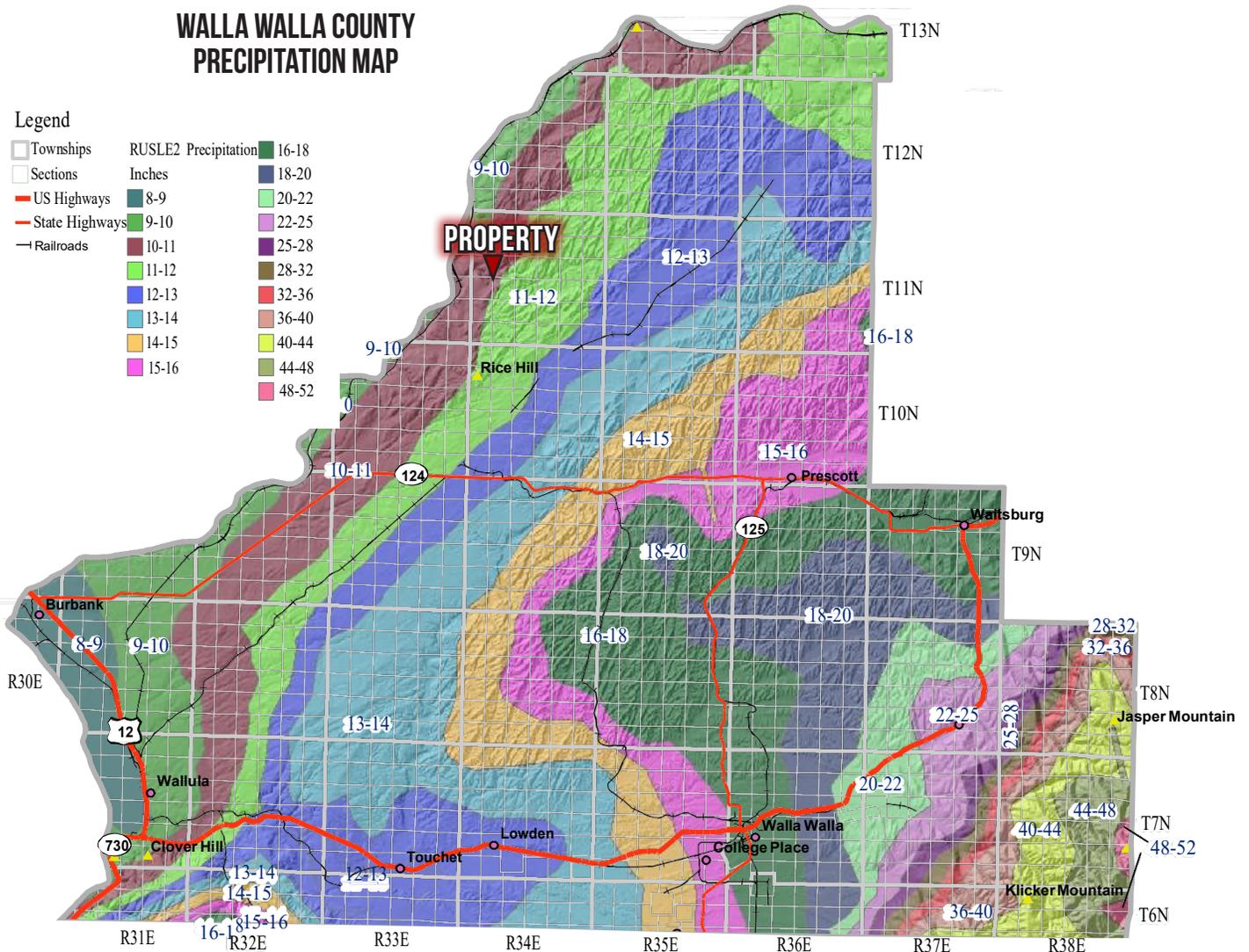
This farm asset receives an average of 10-11 inches of precipitation per year, per the USDA Natural Resources Conservation Service.

This is a dry land farm asset with no irrigation water rights on the farm or included in the sale.

WALLA WALLA COUNTY PRECIPITATION MAP

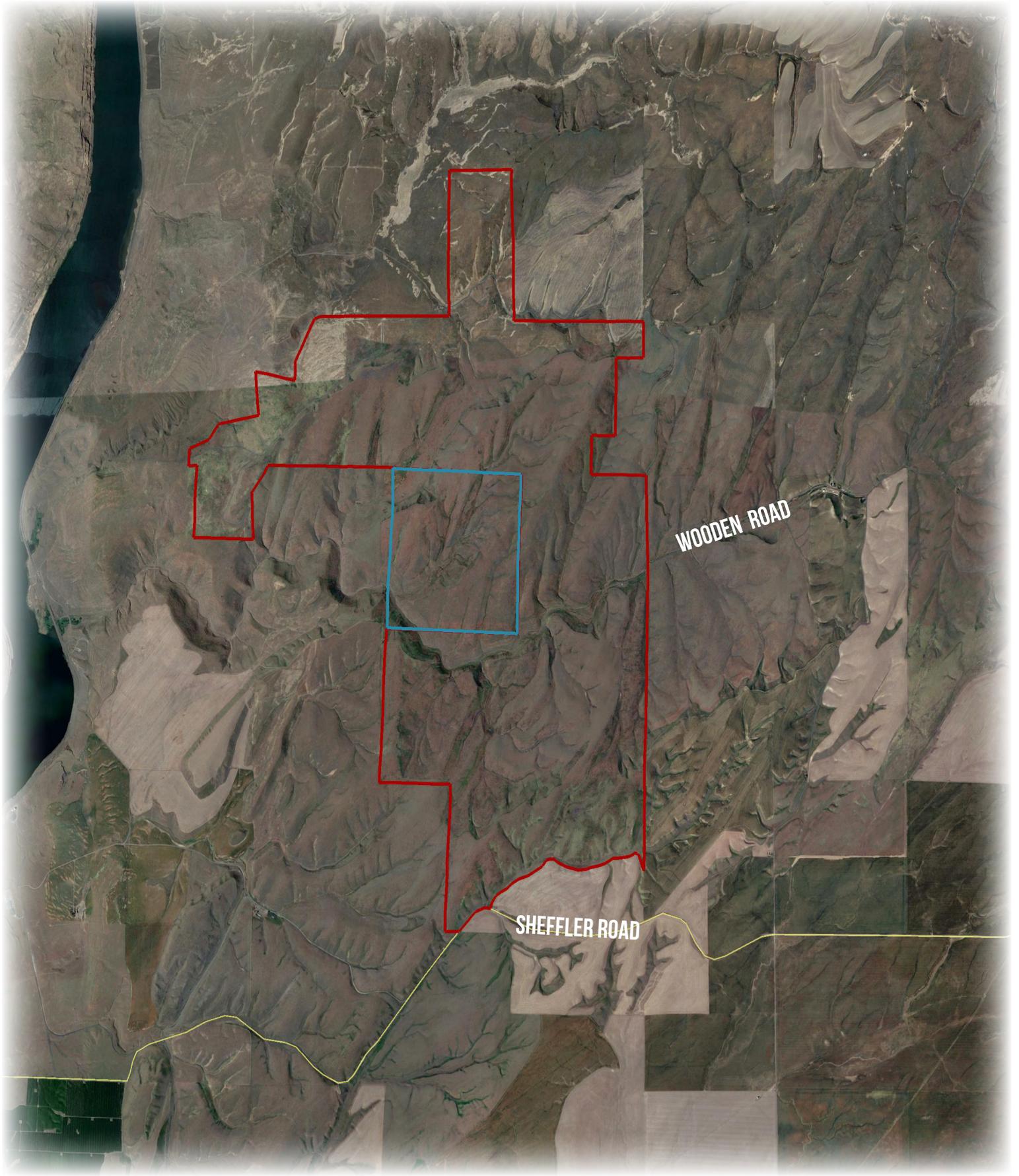
Legend

□ Townships	RUSLE2 Precipitation	16-18
□ Sections	Inches	18-20
— US Highways	8-9	20-22
— State Highways	9-10	22-25
— Railroads	10-11	25-28
	11-12	28-32
	12-13	32-36
	13-14	36-40
	14-15	40-44
	15-16	44-48
		48-52



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