

Sims Road Dryland Farm

Walla Walla County

8 Miles North of Touchet, WA

Asking Price:	\$1,200,000
Total Assessor Acres:	1,290.26 acres
FSA Farmland:	1,277.21 acres
FSA Cropland:	1,174.92 acres
CRP Acres:	496.08 acres (10/1/21 to 9/30/31) @ \$66.79/Acre 276.30 acres Existing CRP to be Enhanced 219.78 acres New CRP to be Planted
Current Farm Lease:	Written lease from 10/1/20 to 10/1/30. First two years 20% crop share to owners thereafter 30%. Tenant pays most all expenses. Lease on Cropland only not CRP. 122.50 acres planted to Winter Wheat
Property Taxes:	\$3,595 +- (2021)
Soil Information:	See attached Soils map
Improvements:	Two Grain Bins and Leg (Electricity is disconnected)

Seller will pay the penalty to remove the land from the CRP if buyer does not want the CRP. House, Barn and 1.5 acres has been sold and is not included in the sale.



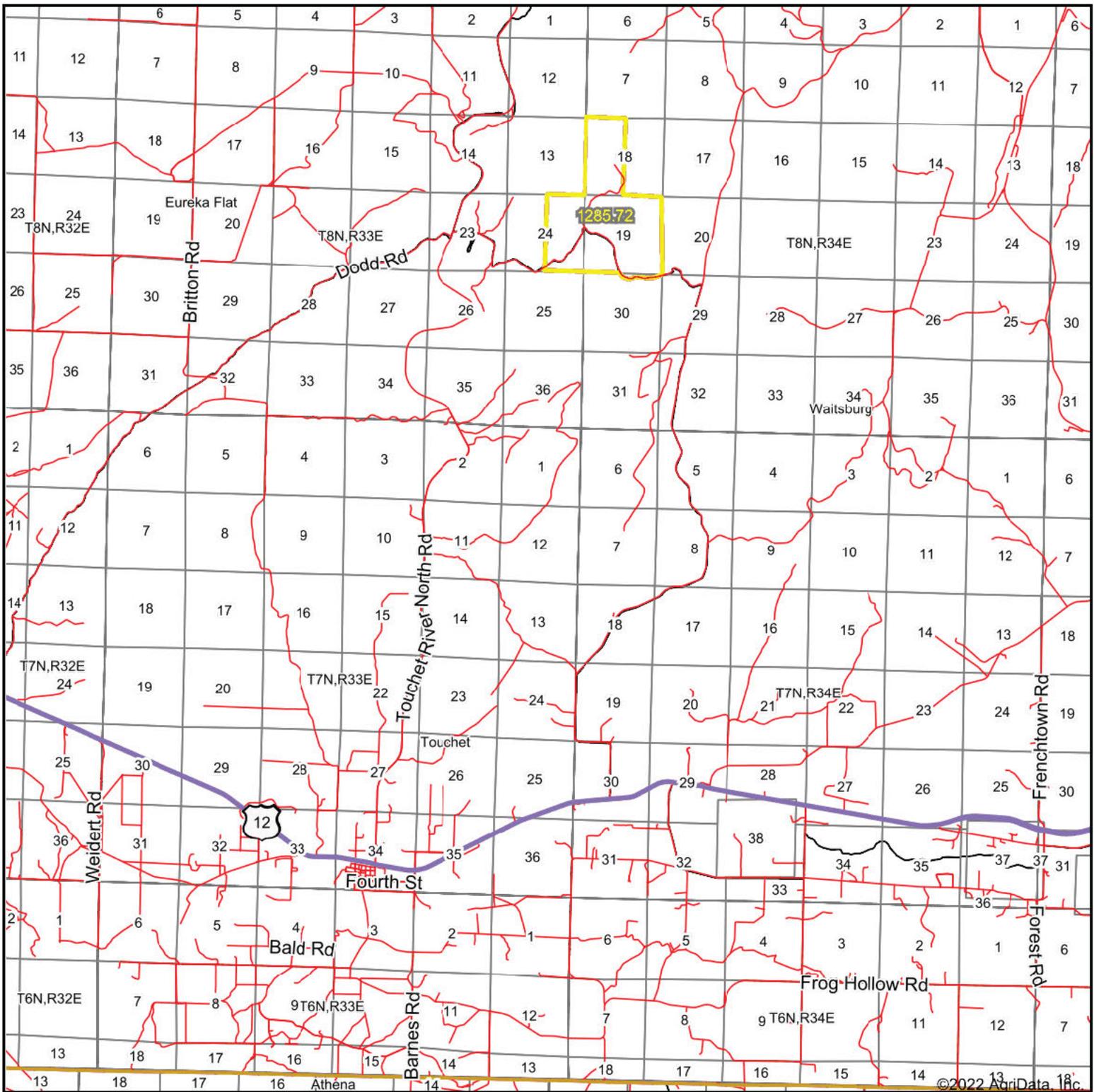
320 N. Colville Street-Walla Walla, WA 99362
Office: 509-524-9055

Mark Grant Accredited Land Consultant Broker/Owner
mark.grant@heritagelandgroup.com
Cell: 509-520-1906

Michael Grant Broker
michael@heritagelandgroup.com
Cell: 509-520-0895

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



map center: 46° 5' 58.62, -118° 37' 29.21

0ft 10505ft 21010ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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1/17/2022

Washington
Walla Walla

U.S. Department of Agriculture
Farm Service Agency

FARM: 4749
Prepared: 1/10/22 11:35 AM
Crop Year: 2022
Page: 1 of 2

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 Recon Number
2019 - 17

Farms Associated with Operator:
3785, 4440

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11361A, 11361

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1277.21	1174.92	1174.92	0.0	0.0	0.0	496.08	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP					
0.0	0.0	678.84	0.0	0.0					

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, BARLY	NONE	NONE	NONE	NONE	NONE

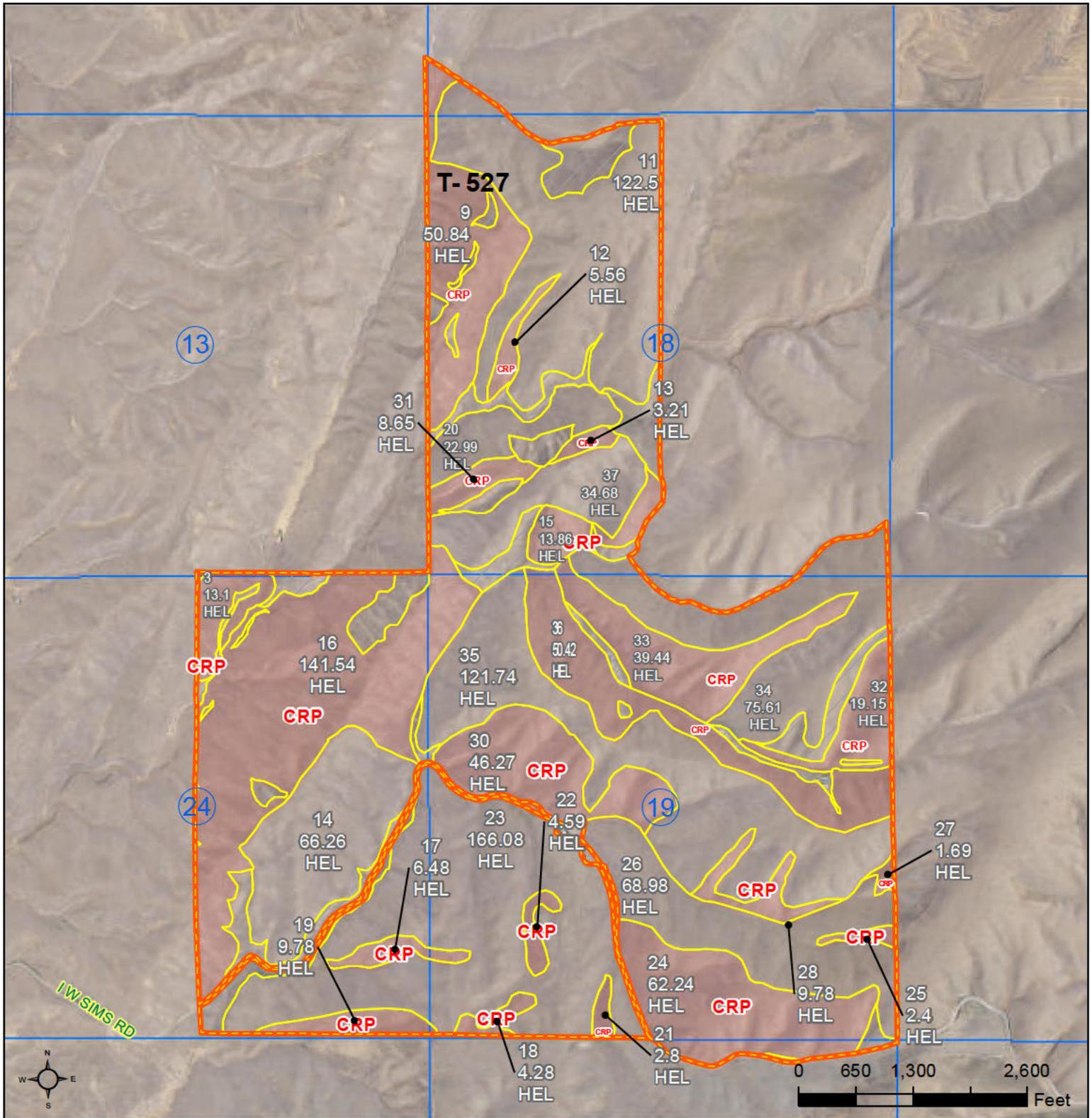
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	560.66	62	22.84
BARLEY	118.18	46	4.82
Total Base Acres:	678.84		

Tract Number: 527 Description J15H,K14,K15L (18,19-8-34,24-8-33)*GIS
FSA Physical Location : Walla Walla, WA ANSI Physical Location: Walla Walla, WA
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
1277.21	1174.92	1174.92	0.0	0.0	0.0	496.08	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	678.84	0.0	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	560.66	62	22.84
BARLEY	118.18	46	4.82
Total Base Acres:	678.84		

Owners:



 Tract Boundary Other Ag
 Common Land Unit CRP
 Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 1174.92 acres

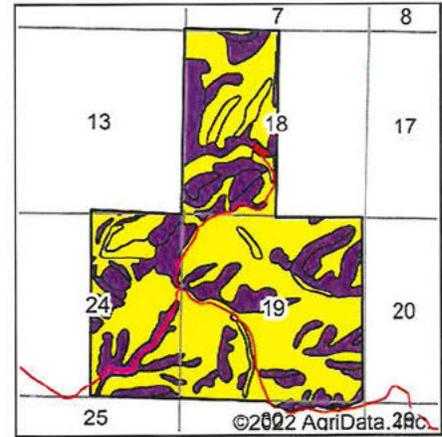
2022 Program Year
Map Created December 06, 2021

Farm 4749
Tract 527

WA071_T527

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Soils Map



State: **Washington**
 County: **Walla Walla**
 Location: **19-8N-34E**
 Township: **Waitsburg**
 Acres: **1286.71**
 Date: **1/13/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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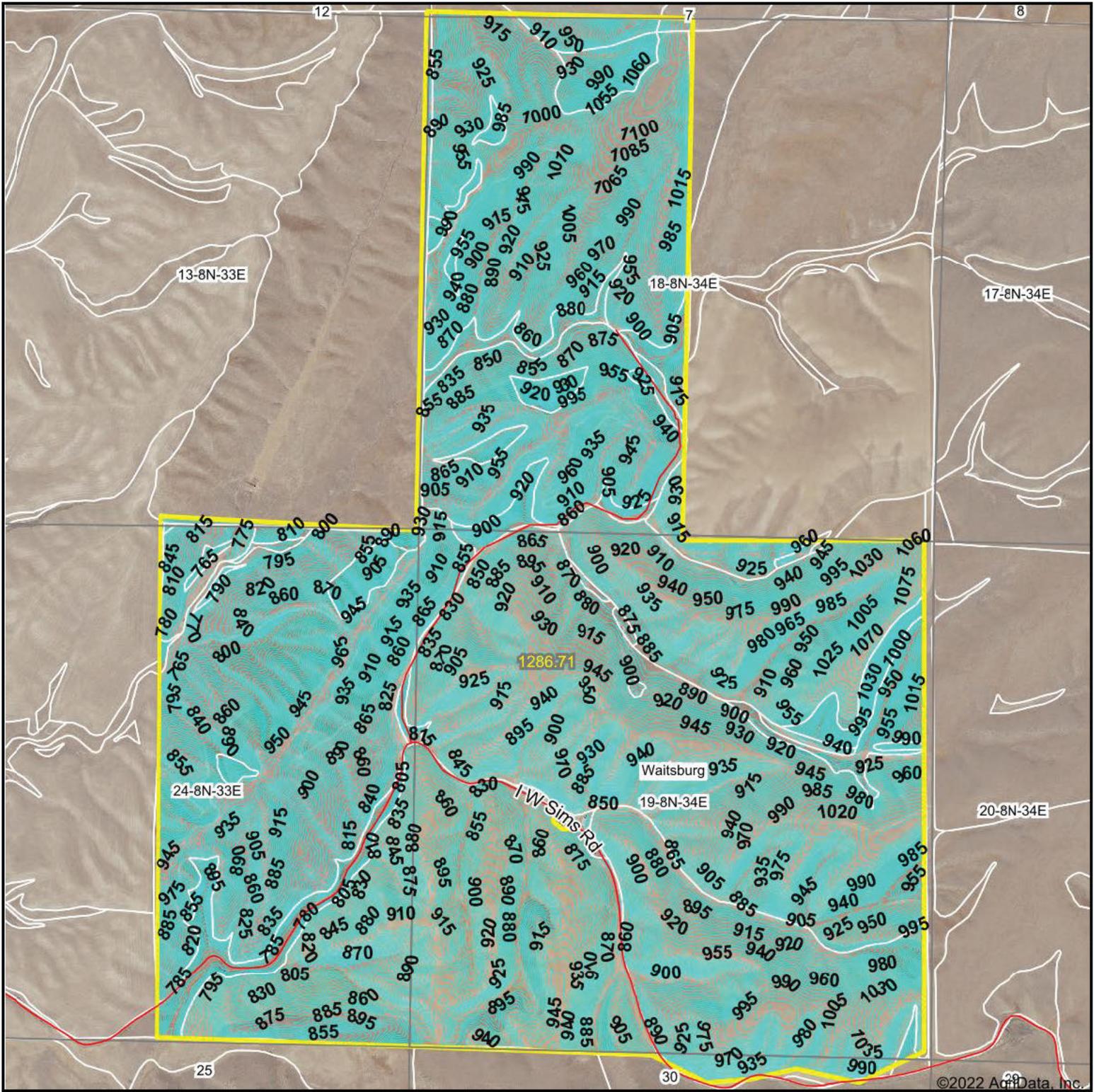


Soils data provided by USDA and NRCS.

Area Symbol: WA671, Soil Area Version: 6

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
RID	Ritzville silt loam, 8 to 30 percent slopes	792.23	61.6%	Yellow	IVe	Vle
EFE	Ellisforde silt loam, 30 to 45 percent slopes	266.76	20.7%	Purple	Vle	Vlle
RIE	Ritzville silt loam, 30 to 45 percent slopes	161.10	12.5%	Purple	Vle	Vle
EFD	Ellisforde silt loam, 15 to 30 percent slopes	34.67	2.7%	Yellow	IVe	Vle
RvD2	Ritzville very fine sandy loam, volcanic-ash variant, 8 to 30 percent slopes, eroded	11.31	0.9%	Yellow	IVe	Vle
VaC	Vitrandic Haploxerepts, 15 to 30 percent slopes	7.94	0.6%	Yellow	IVe	Vle
BcF	Basalt rockland, steep	4.69	0.4%	Red	Vllls	
Efe2	Ellisforde silt loam, 30 to 45 percent slopes, eroded	4.35	0.3%	Purple	Vle	
RIF	Ritzville silt loam, 45 to 60 percent slopes	3.66	0.3%	Purple	Vlle	

Topography Contours



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 741.6

Max: 1,137.2

Range: 395.6

Average: 917.7

Standard Deviation: 68.27 ft

0ft 1584ft 3167ft



1/13/2022

19-8N-34E
Walla Walla County
Washington

Map Center: 46° 9' 54.35, -118° 36' 41.76

Maps Provided By:



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

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 53 071		2. SIGN-UP NUMBER 56	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11361A		4. ACRES FOR ENROLLMENT 496.08	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WALLA WALLA COUNTY FARM SERVICE AGENCY 325 NORTH 13TH WALLA WALLA, WA99362-0000		6. TRACT NUMBER 527	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code):				8. SIGNUP TYPE: General			
<p>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.</p>							
9A. Rental Rate Per Acre		\$ 66.79		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 33,134.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		527	3	CP1	13.10
(Item 9C is applicable only when the first year payment is prorated.)				527	9	CP1	50.84
				527	12	CP1	5.56
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
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)
12. CCC USE ONLY		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.**

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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 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. USDA is an equal opportunity provider, employer, and lender.

FSA - 578 (09-13-16)

REPORT OF COMMODITIES

DATE: 01/12/2022

PAGE: 2

Farm Number: 4749

FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
527	20	FALOW				N	C	N	I	A	22.99		Yes		N		01	
	Producer				Share	10.00 10.00 80.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington Walla Walla, Washington							NAP Unit 4656		Signature Date 12/27/2021	
21	CRP	001				N	C	N	I	A	2.80		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
22	CRP	001				N	C	N	I	A	4.59		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
23	FALOW					N	C	N	I	A	166.08		Yes		N		01	
	Producer				Share	10.00 10.00 80.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington Walla Walla, Washington							NAP Unit 4656		Signature Date 12/27/2021	
24	CRP	001				N	C	N	I	A	62.24		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
25	CRP	001				N	C	N	I	A	2.40		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
26	FALOW					N	C	N	I	A	68.98		Yes		N		01	
	Producer				Share	10.00 10.00 80.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington Walla Walla, Washington							NAP Unit 4656		Signature Date 12/27/2021	
27	CRP	001				N	C	N	I	A	1.69		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
28	CRP	001				N	C	N	I	A	9.78		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
30	CRP	001				N	C	N	I	A	46.27		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
31	CRP	001				N	C	N	I	A	8.65		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	
32	CRP	001				N	C	N	I	A	19.15		Yes		N		01	2031
	Producer				Share	50.00 50.00	FSA Physical Location	Walla Walla, Washington Walla Walla, Washington							NAP Unit 4737		Signature Date 12/21/2021	

FSA - 578 (09-13-16)

REPORT OF COMMODITIES

DATE: 01/12/2022

PAGE: 3

Farm Number: 4749

FARM AND TRACT DETAIL LISTING

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
527	33	CRP	001			N	C	N	I	A	39.44		Yes		N	01		2031
	Producer				Share	50.00	FSA Physical Location	Walla Walla, Washington			50.00				NAP Unit 4737		Signature Date 12/21/2021	
	34	FALLOW				N	C	N	I	A	75.61		Yes		N	01		
	Producer				Share	10.00	FSA Physical Location	Walla Walla, Washington			10.00				NAP Unit 4656		Signature Date 12/27/2021	
	T					80.00	Walla Walla, Washington											
	35	FALLOW				N	C	N	I	A	121.74		Yes		N	01		
	Producer				Share	10.00	FSA Physical Location	Walla Walla, Washington			10.00				NAP Unit 4656		Signature Date 12/27/2021	
						80.00	Walla Walla, Washington											
	36	CRP	001			N	C	N	I	A	50.42		Yes		N	01		2031
	Producer				Share	50.00	FSA Physical Location	Walla Walla, Washington			50.00				NAP Unit 4737		Signature Date 12/21/2021	
	37	FALLOW				N	C	N	I	A	34.68		Yes		N	01		
	Producer				Share	10.00	FSA Physical Location	Walla Walla, Washington			10.00				NAP Unit 4656		Signature Date 12/27/2021	
						80.00	Walla Walla, Washington											

Tract 527 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	FALLOW		N	A	556.34	01	CRP	001	N	A	496.08	01	WHEAT	SWW	GR	N	A	122.50

Photo Number/Legal Description: J15H,K14,K15L (18,19-8-34,24-8-33)*GIS

Cropland: 1,174.92

Reported on Cropland: 1,174.92

Difference: 0.00

Reported on Non-Cropland: 0.00

FSA - 578 (09-13-16)

REPORT OF COMMODITIES

DATE: 01/12/2022

PAGE: 4

Farm Number: 4749

FARM SUMMARY

Operator Name and Address

Original: JMM
 Revision: NLA
 Cropland: 1,174.92
 Farmland: 1,277.21

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 7 CFR Part 718, the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Crop/Commodity	Variety/Type	Share									
CRP	001	50.00	FALLOW		10.00	WHEAT	SWW	10.00			
CRP	001	50.00	FALLOW		10.00	WHEAT	SWW	10.00			
FALLOW		80.00	WHEAT	SWW	80.00						

Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity	Planting Period	Crop/Commodity	Variety/Type	Intended Use	Irrigation Practice	Reporting Unit	Reported Quantity	Determined Quantity
01	CRP	001		N	A	496.08		01	FALLOW			N	A	556.34	
01	WHEAT	SWW	GR	N	A	122.50									

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Operator's Signature (By)	Title/Relationship of Individual Signing in the Representative Capacity	Date
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