

SEALED BID OFFERING

COLUMBIA BASIN, WASHINGTON FARM PORTFOLIO FOR SALE

1,324.71 +/- DEEDED ACRES OFFERED | GRANT COUNTY & FRANKLIN COUNTY, WA

SEALED BIDS DUE MAY 6, 2025 @ 4:00 PM (PT)



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OVERVIEW

AgriBusiness Trading Group and Peoples Company are pleased to announce a farm sale of six non-contiguous Columbia Basin, Washington farm ground tracts in Mattawa and Pasco, Washington.

The tracts in this portfolio will be sold via a sealed bid offering and may be purchased individually, in any combination of multiple tracts, or all together as a single asset. The Seller will consider all bids and combinations thereof. All bids are due by Tuesday, May 6 @ 4:00 PM (PT).

The tracts range in size from 72.14 to 630.77 +/- deeded acres, with four of the tracts currently operated as irrigated vineyard properties by the landowner. Additionally, two idle tracts may be suitable for future agricultural development, residential development, and/or recreational use (subject to Grant County approval).

Irrigation water for the vineyard tracts is provided through surface water rights from the South Columbia Basin Irrigation District (SCBID). Some of the tracts and their associated water allocations are still subject to the acreage limitations of the Reclamation Reform Act (RRA) with various payoff dates. According to the NRCS, annual precipitation across the tracts ranges from 6 to 9 inches.

Farmland in the Columbia Basin is a highly sought-after asset, typically passed down through generations or sold behind closed doors and seldom offered for sale on the open market. This portfolio of farm ground would make an excellent addition to an existing farming operation or potentially serve as a smart investment opportunity for a Buyer looking to diversify their portfolio.

The total acres included in the sale of this asset are subject to pending boundary line adjustments being completed by the Seller on Tract 3. All pending boundary line adjustments will be finalized and recorded prior to closing on the affected tract.



OVERVIEW MAP



REGION

The Columbia Basin is a major farming area in south-central Washington State and spans Adams, Grant, Franklin, and Lincoln counties. It is one of the most productive agricultural regions in the United States, benefiting from a combination of fertile soil, irrigation from the Columbia River, and a favorable climate.

The area is known for growing over 90 crops, including potatoes, wheat, corn, apples, and grapes. The region's climate is characterized by hot, dry summers and cold winters, ideal for certain crops like wine grapes, making it a key area for Washington's wine industry.

As of 2021, Columbia Basin agriculture is worth over \$3 billion in production value. This equals almost one-third of the total value of agricultural production in Washington State!



REGION MAP



AMERICAN VITICULTURAL AREAS (AVA)



WHITE BLUFFS AVA - TRACT 6 LOCATED IN THIS AVA

Awarded appellation status in 2001, the White Bluffs AVA is entirely contained within the Columbia Valley AVA. The appellation lies on a plateau approximately 200 feet above the surrounding area; it is said to have remained after the area was inundated with water and eroded by the Missoula Floods 15,000 years ago. The modest additional elevation allows cool air to drain, and it helps protect against frosts and freezes, extending the growing season by an average of 45 days relative to lower-lying regions. There are approximately 1,127 acres currently under vine, and the primary grape varieties include Cabernet Sauvignon, Merlot, and Syrah.

WAHLUKE SLOPE AVA - TRACTS 1-5 LOCATED IN THIS AVA

Awarded appellation status in 2006, the Wahluke Slope AVA is entirely contained within the Columbia Valley AVA. The primary distinguishing feature of the Wahluke Slope is its uniformity in aspect, soil type, and climate. The entire appellation lies on a broad, south-facing slope with a constant, gentle grade of less than 8%. This, along with the proximity to the Columbia River, helps minimize the risk of frost, which can affect other areas of the state. There are approximately 8,932 acres currently under vine, and the primary grape varieties include Cabernet Sauvignon, Merlot, and Chardonnay.



AVA MAP



TRACT ONE OVERVIEW

Tract 1 consists of 72.14 +/- deeded acres of idle ground, which may be suitable for future agricultural development, residential development, and/or recreational use (subject to Grant County approval). This tract comprises one tax parcel west of Road S SW in Mattawa, Washington.

Mattawa is located along the Columbia River, just 18 miles south of Interstate 90, offering easy access to Seattle to the west and Spokane to the east. The region benefits from rich volcanic soils and a favorable climate, making it ideal for growing various row crops, tree fruits, and wine grapes.

The area is also home to the Wahluke Slope AVA, a sub-appellation within the Columbia Valley, which accounts for approximately 25 percent of Washington State's total grape production. With 5+ feet of deep, wind-blown sandy soil, the topsoil provides excellent drainage for the vines and ensures more consistent plant vigor and ripening than other parts of the Columbia Valley.

The property is in an Agricultural Zone, per the Grant County Planning Division, with a 40-acre minimum parcel size.

There are no structures located on this tract, and the total property taxes for 2024 were \$576.78. This is a non-irrigated asset with no irrigation water rights included in the sale. However, there is a well on the property that may be able to be used as a domestic water source for a homestead. Also, Washington State allows wells for domestic use to be drilled and the transferring of groundwater irrigation rights, subject to state regulations and approval. It may be possible for a new owner to locate and purchase irrigation water rights from third parties and transfer them to this property.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.

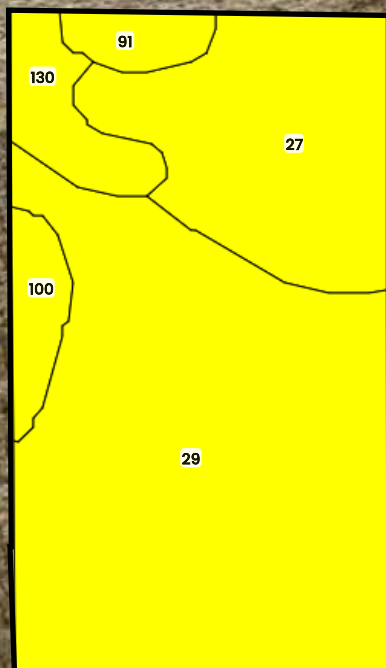
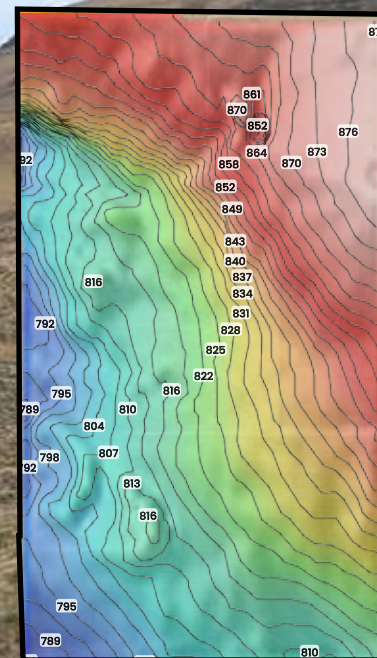


TRACT ONE SOILS & TOPOGRAPHY



TOPOGRAPHY

This tract has a slight elevation variation, ranging between 786 feet and 879 feet above sea level.



SOILS

The primary soil type for this tract is Burbank stony loamy sand. The Burbank series consists of very deep, excessively drained soils formed in basaltic glacial outwash or alluvium. Burbank soils are found on terraces and terrace escarpments with slopes that are 0 to 60 percent. These soils are found throughout Central Washington and north-central Oregon in native range land and irrigated cropland.

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
29	Burbank stony loamy sand, 2 to 15 percent slopes	44.99	62.55 %	6	4	7	Excessively drained
27	Burbank loamy fine sand, 5 to 15 percent slopes	17.52	24.36 %	6	4	7	Excessively drained
130	Schawana cobbly loamy fine sand, 15 to 55 percent slopes	4.26	5.92 %	3	-	7	Somewhat excessively drained
100	Quinton-Schawana complex, 5 to 20 percent slopes	2.92	4.06 %	6	6	7	Somewhat excessively drained
91	Prosser very fine sandy loam, 5 to 10 percent slopes	2.24	3.11 %	11	4	6	Well drained
Average:				6.0			

TRACT TWO OVERVIEW

Tract 2 consists of 105.70 +/- deeded acres of idle ground, which may be suitable for future agricultural development, residential development, and/or recreational use (subject to Grant County approval). This tract comprises one tax parcel off Road 23 SW in Mattawa, Washington.

Known for its agricultural abundance, Mattawa thrives in a region rich in farming and viticulture. With its scenic views and strong community spirit, Mattawa offers a quiet, rural lifestyle while conveniently close to major cities via Interstate 90.

This tract is located in the Wahluke Slope AVA, a crucial wine-producing region in the Columbia Basin. With fertile soils and a warm, dry climate, the area is perfect for growing various crops, from fruit orchards to vineyards.

The property is in a Rural Resource zone, per the Grant County Planning Division, with a 40-acre minimum parcel size. The primary land uses in a Rural Resource zone include, but are not limited to, grazing, mineral extraction, limited dryland agriculture, open space, and residential.

There are no structures located on this tract, and the total property taxes for 2024 were \$1,394.58. This is a non-irrigated asset with no water rights included in the sale. Washington State does allow wells for domestic use to be drilled and the transferring of groundwater irrigation rights, subject to state regulations and approval. It may be possible for a new owner to locate and purchase irrigation water rights from third parties and transfer them to this property.

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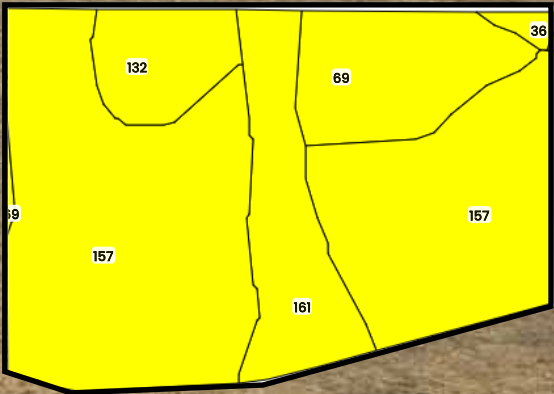
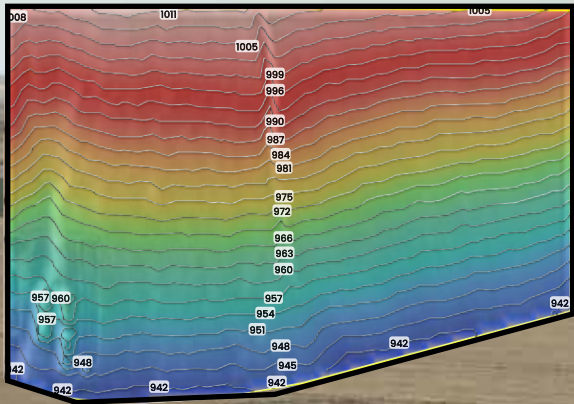


TRACT TWO SOILS & TOPOGRAPHY



TOPOGRAPHY

This tract has a slight elevation variation, ranging between 942 feet and 1,011 feet above sea level.



SOILS

The primary soil type for this tract is Taunton silt loam. The Taunton series consists of moderately deep, well-drained soils formed in alluvium. Taunton soils are found on plateaus and have 0 to 45 percent slopes. These soils are found throughout south-central Washington, north-central Oregon, and southern Idaho.

Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
157	Taunton silt loam, 2 to 5 percent slopes	67.83	64.82 %	12	3	6	Well drained
161	Taunton stony silt loam, 0 to 25 percent slopes	14.39	13.75 %	10	6	6	Well drained
69	Koehler loamy fine sand, 0 to 10 percent slopes	13.82	13.21 %	6	4	7	Somewhat excessively drained
132	Scoon silt loam, 0 to 5 percent slopes	7.73	7.39 %	9	6	6	Well drained
36	Ekruh fine sand, 0 to 25 percent slopes	0.89	0.85 %	4	6	7	Somewhat excessively drained
Average:				10.6			

TRACT THREE OVERVIEW

Tract 3 comprises 630.77 +/- deeded acres with approximately 557.60 +/- planted vineyard acres per crop insurance records. This tract consists of eight tax parcels and is located east of Mattawa, Washington, in an area that receives 6-7 inches of rainfall per year, per the NRCS. The total acres included in the sale of this tract are subject to pending boundary line adjustments being completed by the Seller prior to closing.

The landowner has operated this tract for many years and has fully developed it as a wine grape vineyard. It is located in the Wahluke Slope AVA, a sub-appellation of the Columbia Valley AVA. There are 557.60 +/- acres planted to wine grapes, with varieties consisting of Cabernet Sauvignon, Merlot, Pinot Gris, and Riesling. As one of the warmest regions in the state, the Wahluke Slope AVA is known for its red grape varieties. The AVA sits on a large, ancestral alluvial fan, and its slope and proximity to the Columbia River help minimize the risk of frost compared to other regions.

Irrigation water for this tract is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 575.9 +/- acres shown as irrigable by SCBID allotments, and the base quantity of water (SFD) is 1,070.00 +/- . The 2025 irrigation assessment is \$54,338.00 +/- . The irrigation district blocks within which this tract is located have payoff dates of 2031 and 2035.

All irrigation and filtration equipment is included in the sale. There are four general-purpose buildings, a multi-wide manufactured home, and two propane-powered wind machines located on the property and included in the sale of this tract. The buildings are used for equipment storage and maintenance, while a vineyard employee currently occupies the manufactured home. The total property taxes for 2024 were \$55,158.75.

The property is in an Agricultural Zone, per the Grant County Planning Division, with a 40-acre minimum parcel size.

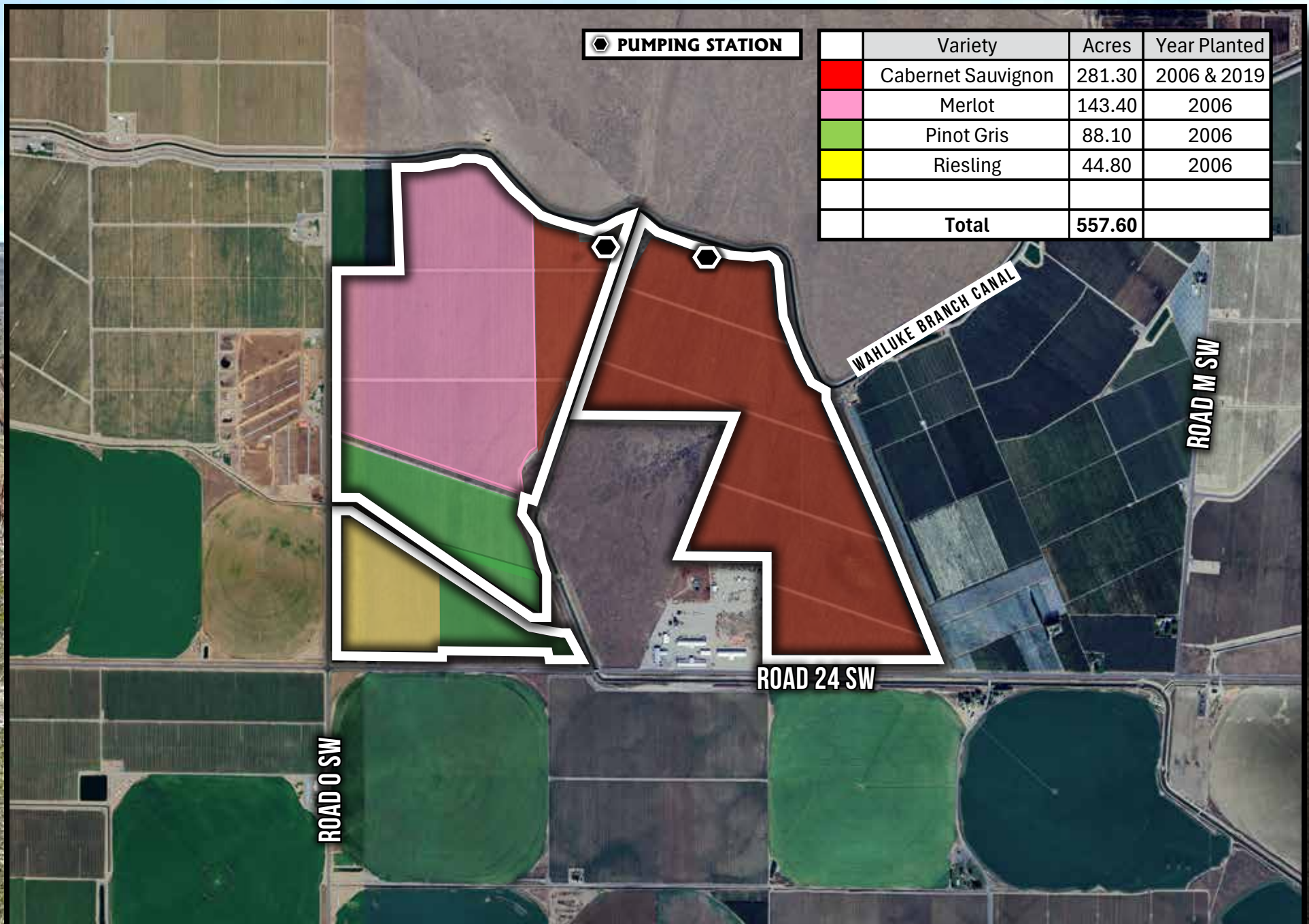
This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.

Final acres, irrigation allotments and assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing on this tract.



TRACT THREE OVERVIEW MAP



TRACT THREE PICTURES



TRACT THREE SOILS & TOPOGRAPHY

SOILS

The primary soil type for this tract is the Finley-Taunton complex. The complex consists of moderately deep, well-drained soils formed in alluvium. The soils are found in plateaus, uplands, and sloping ridges and have slopes that are 0 to 45 percent. These soils are found throughout south-central Washington, north-central Oregon, and southern Idaho.

TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 794 feet and 941 feet above sea level.

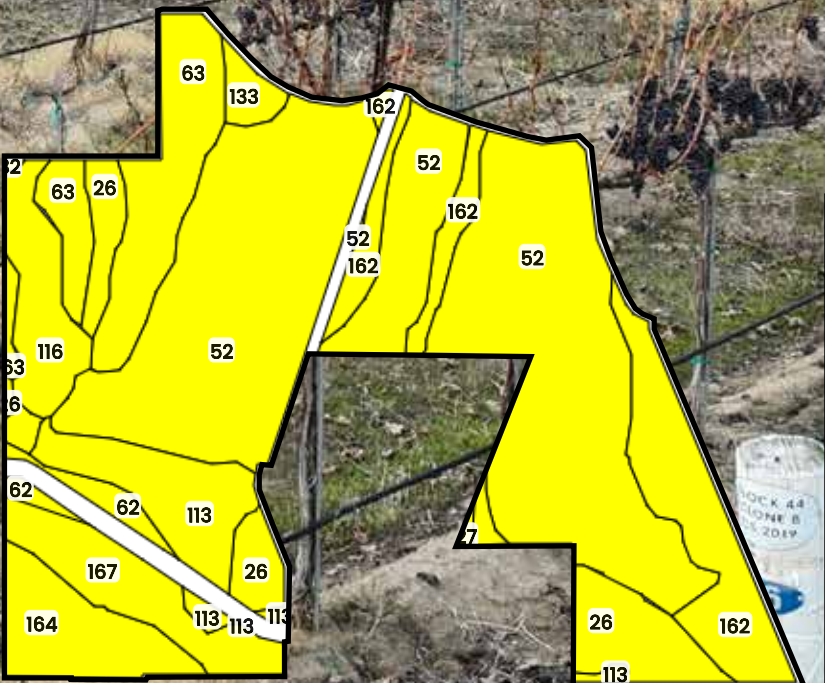
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
52	Finley-Taunton complex, 0 to 5 percent slopes	283.02	48.28 %	11	3	6	Well drained
162	Taunton-Finley complex, 0 to 10 percent slopes	63.40	10.81 %	10	3	6	Well drained
63	Kennewick silt loam, 2 to 5 percent slopes	55.86	9.53 %	13	2	6	Well drained
26	Burbank loamy fine sand, 0 to 5 percent slopes	43.55	7.43 %	6	4	7	Excessively drained
113	Royal loamy fine sand, 0 to 10 percent slopes	34.49	5.88 %	9	3	7	Well drained
167	Timmerman coarse sandy loam, 5 to 10 percent slopes	30.42	5.19 %	10	3	7	Somewhat excessively drained
164	Timmerman loamy sand, 0 to 5 percent slopes	29.96	5.11 %	10	4	7	Somewhat excessively drained
116	Royal very fine sandy loam, 2 to 5 percent slopes	25.97	4.43 %	10	2	6	Well drained
62	Kennewick silt loam, 0 to 2 percent slopes	9.04	1.54 %	13	2	6	Well drained
133	Scoon silt loam, 5 to 15 percent slopes	6.62	1.13 %	9	6	6	Well drained
98	Quincy loamy fine sand, 0 to 15 percent slopes	2.63	0.45 %	11	4	7	Somewhat excessively drained
27	Burbank loamy fine sand, 5 to 15 percent slopes	0.86	0.15 %	6	4	7	Excessively drained
132	Scoon silt loam, 0 to 5 percent slopes	0.43	0.07 %	9	6	6	Well drained
Average:				10.4			

SOILS

The primary soil type for this tract is the Finley-Taunton complex. The complex consists of moderately deep, well-drained soils formed in alluvium. The soils are found in plateaus, uplands, and sloping ridges and have slopes that are 0 to 45 percent. These soils are found throughout south-central Washington, north-central Oregon, and southern Idaho.

SOILS

The primary soil type for this tract is the Finley-Taunton complex. The complex consists of moderately deep, well-drained soils formed in alluvium. The soils are found in plateaus, uplands, and sloping ridges and have slopes that are 0 to 45 percent. These soils are found throughout south-central Washington, north-central Oregon, and southern Idaho.

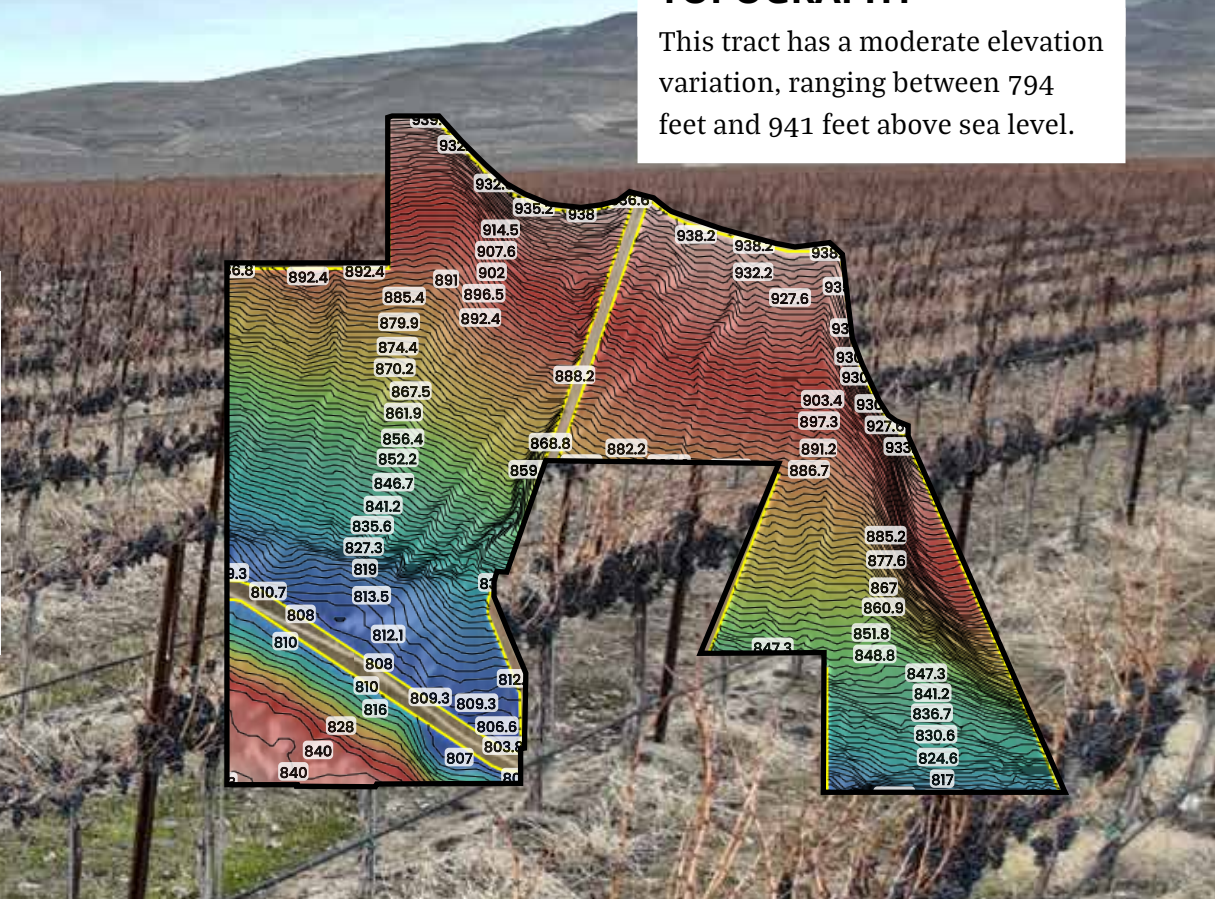















TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 794 feet and 941 feet above sea level.

TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 794 feet and 941 feet above sea level.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
52	 Finley-Taunton complex, 0 to 5 percent slopes	283.02	48.28 %	11	3	6	Well drained
162	 Taunton-Finley complex, 0 to 10 percent slopes	63.40	10.81 %	10	3	6	Well drained
63	 Kennewick silt loam, 2 to 5 percent slopes	55.86	9.53 %	13	2	6	Well drained
26	 Burbank loamy fine sand, 0 to 5 percent slopes	43.55	7.43 %	6	4	7	Excessively drained
113	 Royal loamy fine sand, 0 to 10 percent slopes	34.49	5.88 %	9	3	7	Well drained
167	 Timmerman coarse sandy loam, 5 to 10 percent slopes	30.42	5.19 %	10	3	7	Somewhat excessively drained
164	 Timmerman loamy sand, 0 to 5 percent slopes	29.96	5.11 %	10	4	7	Somewhat excessively drained
116	 Royal very fine sandy loam, 2 to 5 percent slopes	25.97	4.43 %	10	2	6	Well drained
62	 Kennewick silt loam, 0 to 2 percent slopes	9.04	1.54 %	13	2	6	Well drained
133	 Scoon silt loam, 5 to 15 percent slopes	6.62	1.13 %	9	6	6	Well drained
98	 Quincy loamy fine sand, 0 to 15 percent slopes	2.63	0.45 %	11	4	7	Somewhat excessively drained
27	 Burbank loamy fine sand, 5 to 15 percent slopes	0.86	0.15 %	6	4	7	Excessively drained
132	 Scoon silt loam, 0 to 5 percent slopes	0.43	0.07 %	9	6	6	Well drained
Average:				10.4			

TRACT FOUR OVERVIEW

Tract 4 comprises 83.10 +/- deeded acres with approximately 64.06 +/- planted vineyard acres per crop insurance records. This tract consists of one tax parcel located east of Mattawa, Washington, in an area that receives 6-7 inches of rainfall per year, per the NRCS.

The landowner has operated this tract for many years, and it is fully developed as a wine grape vineyard. It is located in the Wahluke Slope AVA, a sub-appellation of the Columbia Valley AVA. There are 64.06 +/- acres planted to Cabernet Franc and Merlot varieties.

Irrigation water for this tract is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 78.20 +/- acres shown as irrigable by SCBID allotments, and the base quantity of water (SFD) is 121.28. The 2025 irrigation assessment is \$7,992.85. The irrigation district block, within which this tract is located, has a payoff date of 2031.

All irrigation and filtration equipment is included in the sale, and there are no structures located on the tract or included in the sale. The total property taxes for 2024 were \$5,491.74.

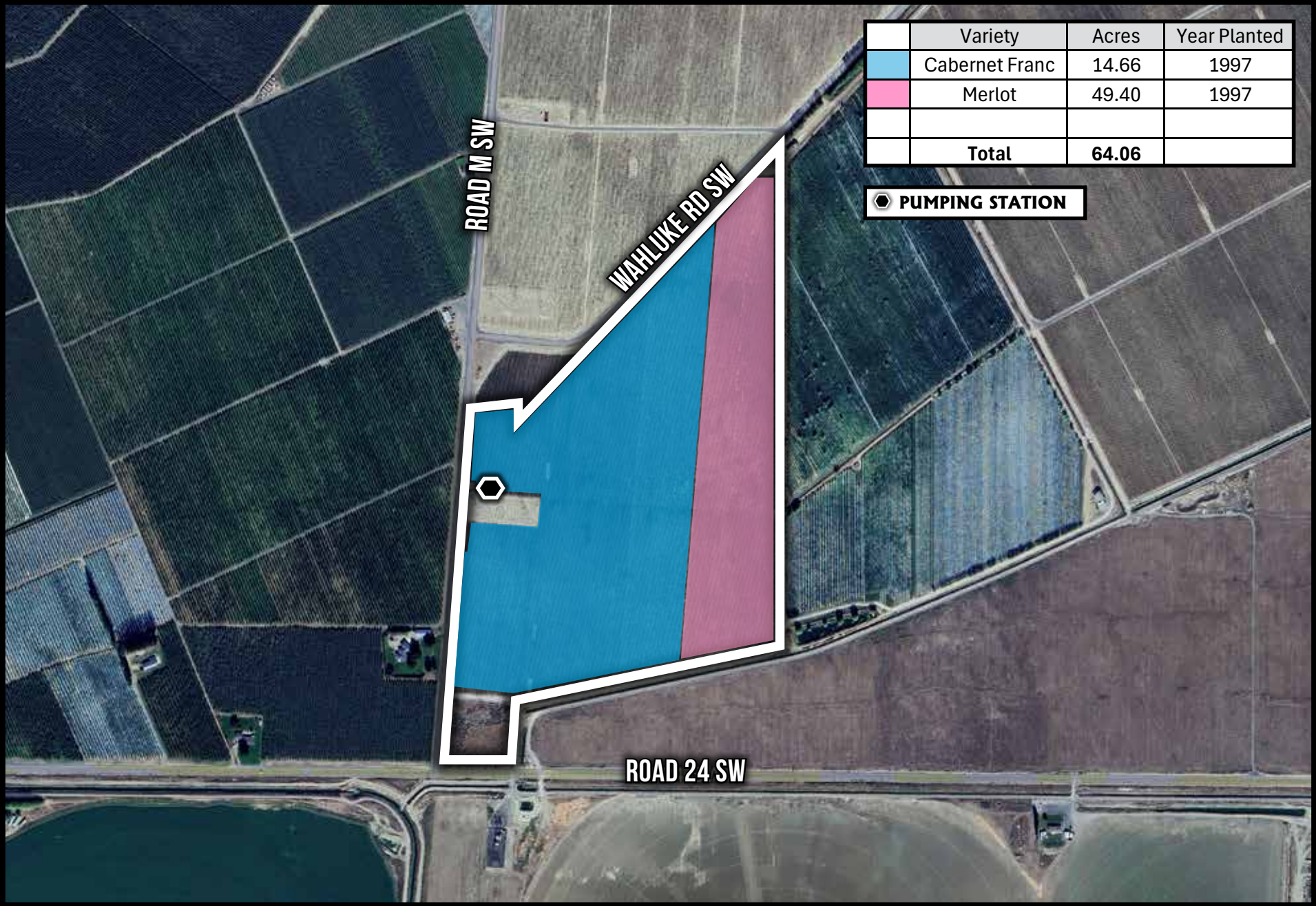
The property is in an Agricultural Zone, per the Grant County Planning Division, with a 40-acre minimum parcel size.

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TRACT FOUR OVERVIEW MAP



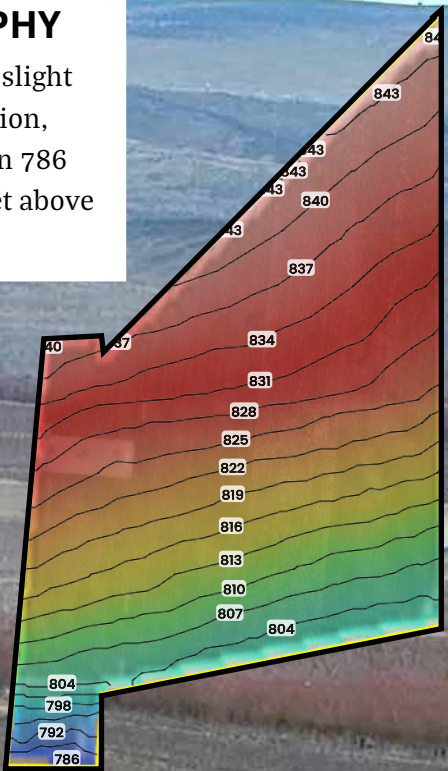
TRACT FOUR PICTURES



TRACT FOUR SOILS & TOPOGRAPHY

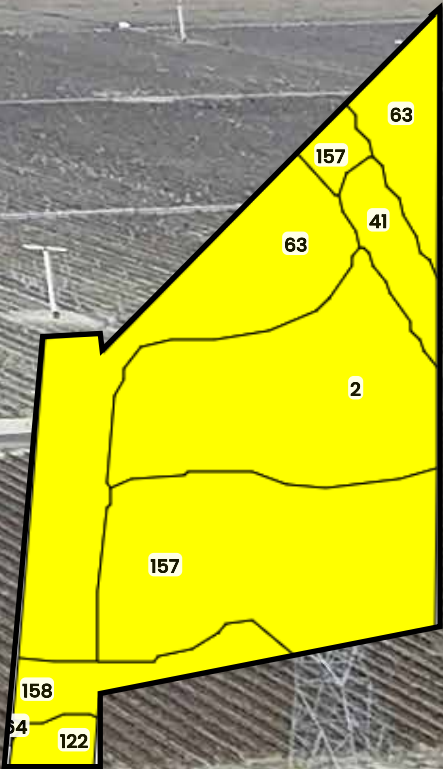
TOPOGRAPHY

This tract has a slight elevation variation, ranging between 786 feet and 846 feet above sea level.



SOILS

The primary soil type for this tract includes Kennewick silt loam and Taunton silt loam. The Kennewick series consists of very deep, well-drained soils formed in glacial outwash. These soils are found on river terraces and floodplains and have slopes that are 0 to 60 percent. The Taunton series consists of moderately deep, well-drained soils formed in alluvium. Taunton soils are found on plateaus and have 0 to 45 percent slopes.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
63	Kennewick silt loam, 2 to 5 percent slopes	23.33	31.13 %	13	2	6	Well drained
157	Taunton silt loam, 2 to 5 percent slopes	22.76	30.37 %	12	3	6	Well drained
2	Adkins very fine sandy loam, 0 to 5 percent slopes	19.59	26.14 %	15	2	6	Well drained
158	Taunton silt loam, 5 to 10 percent slopes	4.27	5.70 %	12	4	6	Well drained
41	Ephrata fine sandy loam, 2 to 5 percent slopes	3.32	4.43 %	9	3	6	Well drained
122	Sagehill very fine sandy loam, 2 to 5 percent slopes	1.59	2.12 %	14	2	6	Well drained
64	Kennewick silt loam, 5 to 10 percent slopes	0.07	0.09 %	13	4	6	Well drained
Average:				13.0			

TRACT FIVE OVERVIEW

Tract 5 comprises 151.10 +/- deeded acres with approximately 135.40 +/- planted vineyard acres per crop insurance records. This tract consists of one tax parcel located east of Mattawa, Washington, in an area that receives 6-7 inches of rainfall per year, per the NRCS.

The landowner has operated this tract for many years, and it is fully developed as a wine grape vineyard. It is located in the Wahluke Slope AVA, a sub-appellation of the Columbia Valley AVA. There are 135.40 +/- acres, all planted to Cabernet Sauvignon wine grapes.

Irrigation water for this tract is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 142.60 +/- acres shown as irrigable by SCBID allotments, and the base quantity of water (SFD) is 244.77. The 2025 irrigation assessment is \$13,868.02. The irrigation district block, within which this tract is located, has a payoff date of 2031.

All irrigation and filtration equipment is included in the sale, and there are no structures located on the tract. The total property taxes for 2024 were \$21,341.91.

The property is in an Agricultural Zone, per the Grant County Planning Division, with a 40-acre minimum parcel size.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

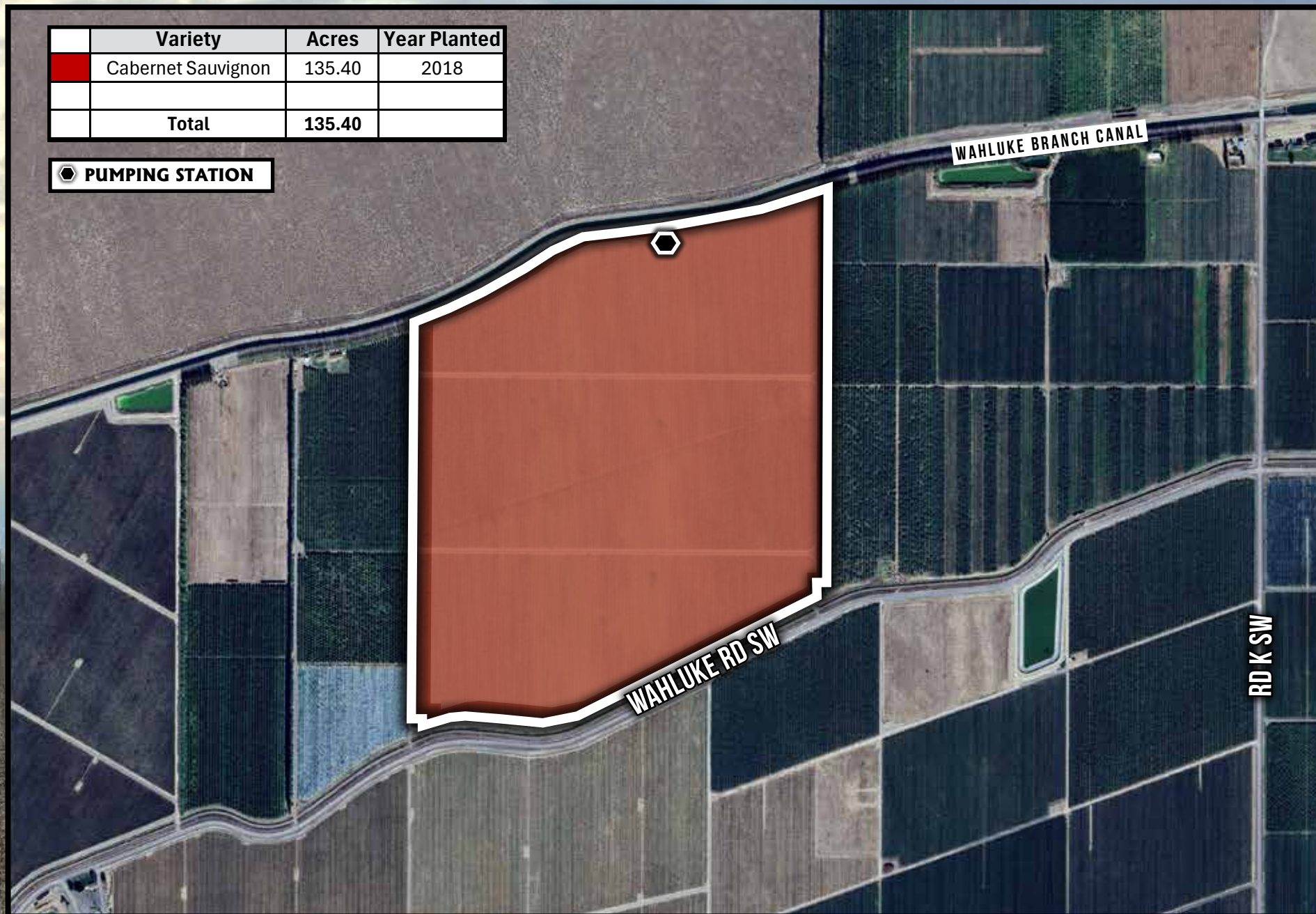
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TRACT FIVE OVERVIEW MAP

	Variety	Acres	Year Planted
	Cabernet Sauvignon	135.40	2018
	Total	135.40	

 PUMPING STATION



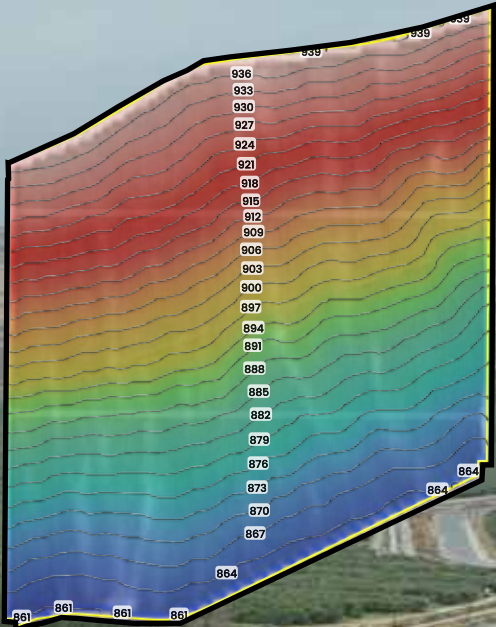
TRACT FIVE PICTURES



TRACT FIVE SOILS & TOPOGRAPHY

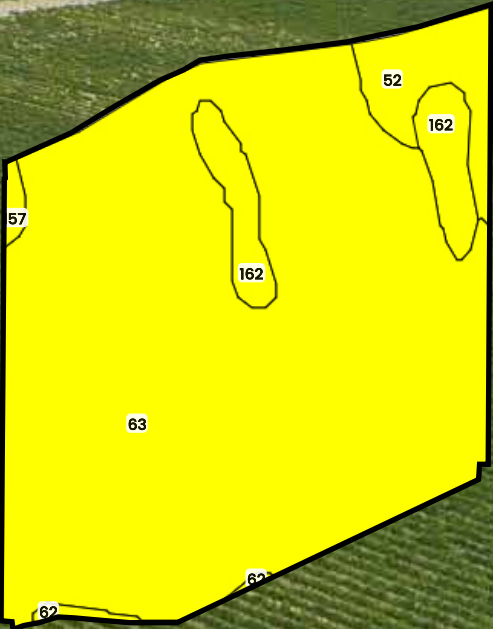
TOPOGRAPHY

This tract has a slight elevation variation, ranging between 861 feet and 939 feet above sea level.



SOILS

The primary soil type for this tract is Kennewick silt loam. The Kennewick series consists of very deep, well-drained soils formed in glacial outwash, which are found on river terraces and floodplains with slopes of 0 to 60 percent. These soils are found throughout south-central Washington, north-eastern Oregon, and Southern Idaho in native range land and irrigated cropland.



Code		Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
63		Kennewick silt loam, 2 to 5 percent slopes	124.42	87.42 %	13	2	6	Well drained
162		Taunton-Finley complex, 0 to 10 percent slopes	8.27	5.81 %	10	3	6	Well drained
52		Finley-Taunton complex, 0 to 5 percent slopes	7.81	5.49 %	11	3	6	Well drained
62		Kennewick silt loam, 0 to 2 percent slopes	0.96	0.67 %	13	2	6	Well drained
157		Taunton silt loam, 2 to 5 percent slopes	0.86	0.60 %	12	3	6	Well drained
Average:					12.7			

TRACT SIX OVERVIEW

Tract 6 comprises 281.90 +/- deeded acres with approximately 201.70 +/- planted vineyard acres per crop insurance records. This tract consists of one tax parcel located north of Pasco, Washington, in an area that receives 7-9 inches of rainfall per year, per the NRCS.

The landowner has operated this tract for many years, and it is fully developed as a wine grape vineyard. It is located in the White Bluffs AVA, a sub-appellation of the Columbia Valley AVA. The AVA sits on a plateau approximately 200 feet above the surrounding area, which allows cool air to drain and helps protect against frosts and freezes. This plateau extends the growing season by an average of 45 days relative to lower-lying regions in the area.

Irrigation water for this tract is delivered via surface water rights from the South Columbia Basin Irrigation District (SCBID). There are 111.80 +/- acres shown as irrigable by SCBID allotments, and the base quantity of water (SFD) is 204.34. The 2025 irrigation assessment is \$9,760.16. The irrigation district block, within which this tract is located, has been paid off and is not subject to the acreage limitations of the Reclamation Reform Act (RRA).

All irrigation and filtration equipment is included in the sale, and there is a 1,323 +/- square-foot single-family residence, a 168 +/- square-foot utility storage/tool shed, and two propane-powered wind machines located on the property and included in the sale. The total property taxes for 2024 were \$25,802.10.

The property is located in an Agricultural Production Zone (AP-20), per the Franklin County Planning Department, and there is a 20-acre minimum parcel size.

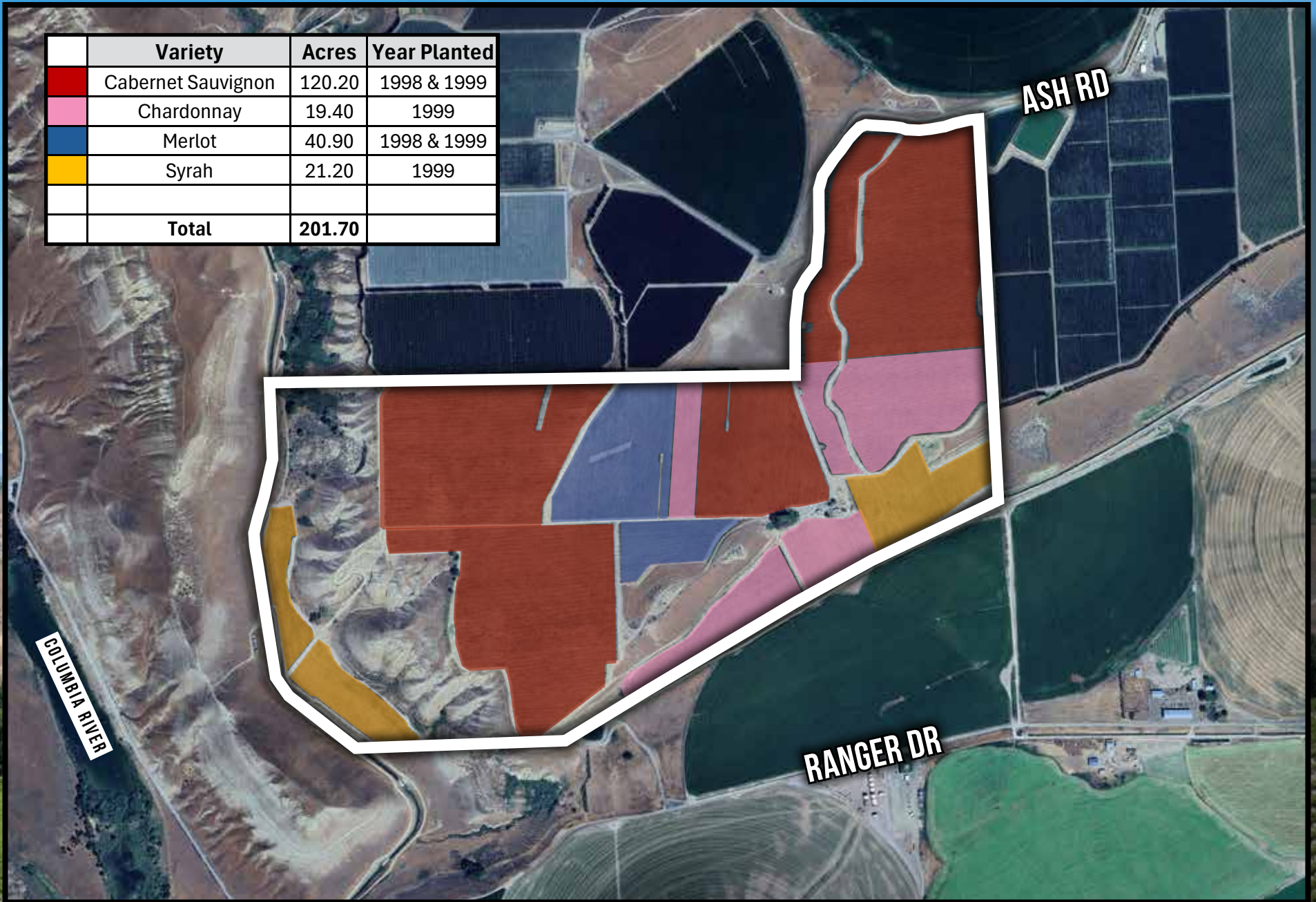
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Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



TRACT SIX OVERVIEW MAP

	Variety	Acres	Year Planted
	Cabernet Sauvignon	120.20	1998 & 1999
	Chardonnay	19.40	1999
	Merlot	40.90	1998 & 1999
	Syrah	21.20	1999
	Total	201.70	



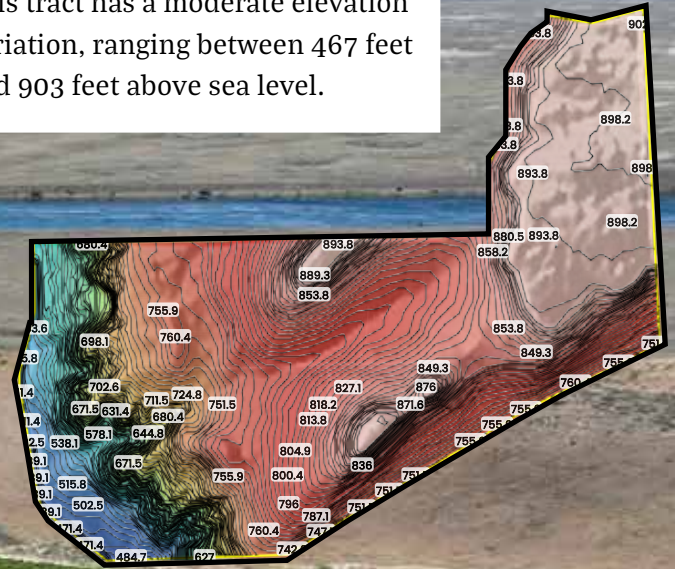
TRACT SIX PICTURES



TRACT SIX SOILS & TOPOGRAPHY

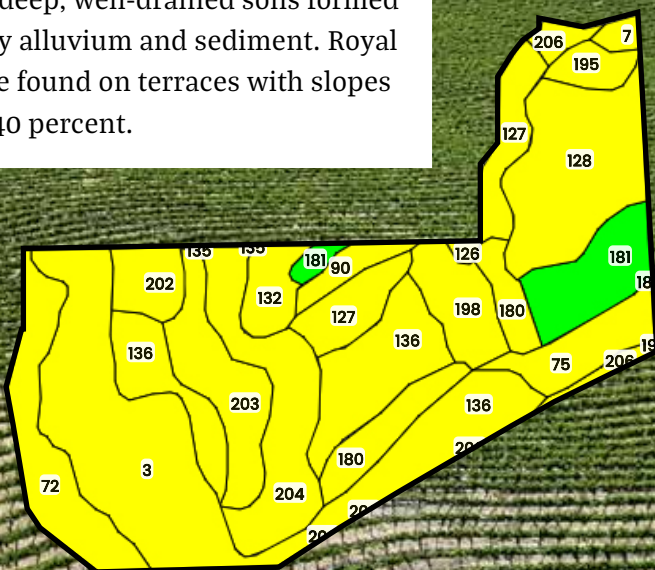
TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 467 feet and 903 feet above sea level.



SOILS

The primary soil type for this tract includes Sagehill loam and Royal loam. The Sagehill series consists of very deep, well-drained soils formed in lacustrine deposits, which are found on river terraces and have slopes of 0 to 60 percent. The Royal series consists of very deep, well-drained soils formed in sandy alluvium and sediment. Royal soils are found on terraces with slopes of 0 to 40 percent.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
136	Sagehill very fine sandy loam, 10 to 15 percent slopes	40.72	19.59 %	13	3	6	Well drained
128	Royal fine sandy loam, 0 to 2 percent slopes	30.16	14.51 %	10	1	6	Well drained
204	Warden silt loam, 10 to 15 percent slopes	24.02	11.55 %	14	3	6	Well drained
127	Royal loamy fine sand, 10 to 30 percent slopes	17.69	8.51 %	9	-	7	Well drained
203	Warden silt loam, 5 to 10 percent slopes	17.01	8.18 %	14	3	6	Well drained
181	Taunton very fine sandy loam, 0 to 2 percent slopes	14.98	7.21 %	14	1	3	Well drained
72	Ottmar silt loam, very deep, 5 to 10 percent slopes	10.52	5.06 %	14	3	6	Well drained
198	Warden very fine sandy loam, 10 to 15 percent slopes	10.48	5.04 %	13	3	6	Well drained
75	Ottmar-Schlomer complex, 5 to 15 percent slopes	8.27	3.98 %	16	3	6	Well drained
180	Taunton very fine sandy loam, 15 to 30 percent slopes	6.04	2.91 %	10	6	6	Well drained
132	Royal-Timmerman complex, 15 to 30 percent slopes	5.91	2.84 %	9	-	6	Well drained
202	Warden silt loam, 2 to 5 percent slopes	5.45	2.62 %	14	2	6	Well drained
195	Warden very fine sandy loam, 0 to 2 percent slopes	4.57	2.20 %	13	1	6	Well drained
3	Badland-Xeric Torriorthents complex, very steep	3.55	1.71 %	1	-	8	-
90	Quincy loamy fine sand, 15 to 30 percent slopes	3.44	1.65 %	9	6	7	Excessively drained
206	Warden silt loam, 25 to 40 percent slopes	3.32	1.60 %	11	6	6	Well drained
7	Burke very fine sandy loam, 0 to 2 percent slopes	1.11	0.53 %	10	3	6	Well drained
126	Royal loamy fine sand, 0 to 10 percent slopes	0.66	0.32 %	10	3	6	Well drained
Average:				12.2			



TRACT 1



TRACT 2



TRACT 3





TRACT 4



TRACT 5



TRACT 6



SEALED BIDS DUE TUESDAY, MAY 6 @ 4:00 PM (PT)

SEALED BID TERMS & CONDITIONS

Notice. The information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information about the Property and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the Property to verify the accuracy and completeness of any information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither the Seller nor any person acting on the Seller's behalf has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the Property from the market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow. This information has been obtained from sources believed to be reliable. Seller and Agribusiness Trading Group, Inc. ("Broker") may supplement, revise, or add property information until bids are due. Potential Bidders should continue to monitor the Broker's website to ensure that the Bidder is aware of the most up-to-date information.

Seller Intent. Seller intends to obtain the highest value for the Property.

Data Room. Broker has set up an electric data room ("Data Room") where Bidders may examine documents about the sale, including but not limited to existing leases, maps, pro forma title insurance commitments, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement to be provided by the Broker.

Agency. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are either representing themselves or have their own representation to assist them in completing a sales transaction.

Broker Participation. A broker representing a Bidder ("Cooperating Broker") who qualifies under the Broker's broker incentive program requirements will be paid under the terms of the program at the Closing of the Property. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48 hours before the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

Bid Submittal Process & Deadline. Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 P.M. PT, on May 6, 2025, to the following:

Adam Woiblet
AgriBusiness Trading Group
109 W Poplar Street
Walla Walla, WA 99362
509.520.6117
Adam@AgTradeGroup.com

Sealed Bids for the Property should be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, negotiate with one or more Bidders, or withdraw the Property from the market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding PSA. The Seller shall not be obligated or bound to sell the Property until the Seller has entered into a fully executed, definitive PSA.

Earnest Money. Unless otherwise agreed to between the Seller and Buyer, within five (5) business days of the Effective Date of the PSA, Buyer will deposit with Escrow and Closing Agent, First American Title Insurance Company, 200 SW Market, Suite 250, Portland, OR 97201, the required Earnest Money Deposit payable in the form of a guaranteed check or wire transfer.

Closing Date. The fully executed PSA will govern the Closing date.

Closing Expenses & Prorations. Buyer and Seller shall share equally all escrow fees and other closing fees and costs. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the premium for a standard owner's title insurance policy to be issued to Buyer in the amount of the Purchase Price allocated to the Real Property. The Buyer will pay any additional title insurance coverage or endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees and all applicable use/sales tax on the Personal Property (if any). All real estate taxes accruing through the Closing Date will be prorated as of Closing and paid in full by the Seller as a credit to the Buyer on the Settlement Statement. The buyer will be responsible for all real estate taxes after Closing.

TERMS & CONDITIONS

Title to Property. Seller shall convey good, marketable, and insurable fee simple title to the Property to Buyer free and clear of all liens and encumbrances, subject to exceptions to be outlined in the PSA. A standard, basic owner's policy of title insurance in the amount equal to the purchase price of the Property will be furnished at the Seller's cost. The Buyer shall pay any additional costs, fees, coverages, and endorsements on the title insurance policy. If the Buyer desires further survey information, the Buyer shall be responsible for the cost of such. Title to Real Property shall transfer pursuant to the terms provided in the PSA in a form reasonably acceptable to Seller. Title to Personal Property shall transfer by Bill of Sale subject to the restrictions and reservations provided in the PSA in a form reasonably acceptable to Seller. Seller will cause any water rights if any, appurtenant to the Property and owned by the Seller to transfer with the sale of the Property.

Leases. The Property may be subject to a farm lease(s), and the Buyer will purchase the Property subject to any leases. The Buyer shall agree to assume each respective lease for the Property and indemnify and hold the Seller, its officers, members, agents, and employees harmless from and against any claims, liabilities, fees, penalties, or costs resulting, directly or indirectly, from any breach of or default under the respective lease(s) as a result of Buyer's actions or any successor or assign of Buyer. Please contact the Broker for details.

Possession. Possession of the Property will be given at closing, subject to tenant's rights.

Survey. The Seller will not complete a survey of the Property before closing. If a potential Bidder or the successful Buyer desires to obtain a survey, it will be at the Bidder's and/or Buyer's sole expense.

Current Use Status. If the Property is in a Current Use Status, the Buyer will continue the Current Use Status after Closing. If Buyer elects to discontinue the Current Use Status, Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.

Governing Law. The PSA to be executed by Seller and Buyer shall be governed by and constructed by the laws of the State where the Property is situated.

Disclaimer. By submitting a sealed bid, each Bidder acknowledges, represents, and warrants to Seller and Broker that the Bidder has assessed, or has had the opportunity to evaluate, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Real Property), water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal

Property, and the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder is acquiring the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to verify all information independently. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, concerning the accuracy or completeness of the information provided.

Acknowledgement. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. If the Bidder's offer is accepted, the Bidder agrees to enter into a PSA with the Seller upon notification of a successful bid. Seller reserves the right to negotiate any agreements submitted by a Bidder before acceptance.

Thank you in advance for your consideration. If you have questions, please contact:

Adam Woiblet
509.520.6117
Adam@AgTradeGroup.com

SEALED BID OFFERING

COLUMBIA BASIN, WASHINGTON FARM PORTFOLIO FOR SALE

1,324.71 +/- DEEDED ACRES OFFERED | GRANT COUNTY & FRANKLIN COUNTY, WA

SEALED BIDS DUE MAY 6, 2025 @ 4:00 PM (PT)



ADAM WOIBLET, President & Designated Broker
509.520.6117 | Adam@AgTradeGroup.com
www.AgTradeGroup.com



STEVE BRUERE, President
515.222.1347 | Steve@PeoplesCompany.com
www.PeoplesCompany.com