

Steele Road

ROW CROP FARM & DAIRY COMPLEX

ADAMS COUNTY, WA | 435.20 +/- ACRES | OFFERED AT \$7,900,000



OVERVIEW

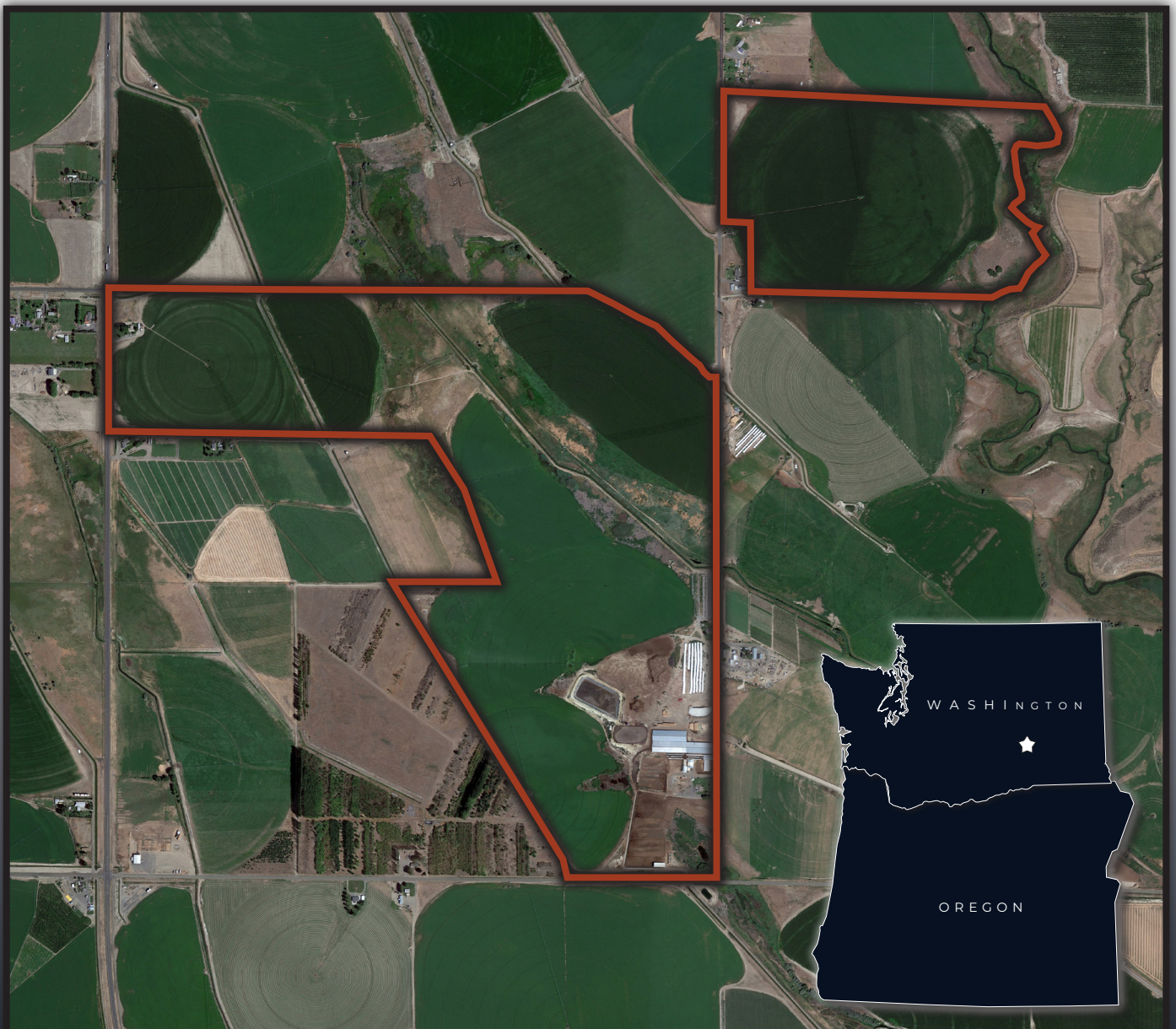
This unique row crop farm and dairy complex asset consists of 435.20 +/- deeded acres, across three tax parcels, in Adams County, Washington near Othello, the potato processing capital of the world. The owner-operator is selling to fulfill estate planning goals. A new owner could utilize the dairy complex for their own operation, rent it out to a third-party tenant, and/or convert the complex to meet their respective needs.

There are 322.51 +/- tillable acres under pivot and included in the sale, per the Grant County Farm Service Agency. The farm has historically been farmed under a double crop rotation of triticale and field corn for silage. The historical farm operation has been feed crop based to support the dairy business and facilities.

This asset would be a great addition to an existing farm operation, or a new owner could rent out the ground to a third-party tenant. The region's climate and soils support all major row crops such as forage crops, onions, potatoes, corn, and grass seed.

Water for the entire property is delivered via surface water rights from the East Columbia Basin Irrigation District (ECBID). These water rights, included in the sale, consist of an allocation for 335.80 irrigable acres. This asset is located in ECBID Block #45, this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.

The asset for sale consists of real estate and structures only.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Adams County Assessor, there are 435.20 +/- deeded acres included in the sale of this asset.
 - » The property consists of three tax parcels.
 - » The total property taxes for 2023 are \$25,389.06.
- There are 322.51 +/- tillable acres under pivot, per the Grant County Farm Service Agency.
- There are 50.00 +/- acres used for the dairy complex, supporting structures, and homes.
- There are 62.69 +/- acres that are out ground, consisting of wet areas, roads, and other acres.

CURRENT FARM OPERATION & YIELDS

- The tillable acres are currently used as a feed crop farm that supports the dairy operation; however, the region's climate and soils support all major row crops.
- The owner-operator has been double cropping the tillable acres in a rotation of triticale followed by field corn.
- Historical yields have been 33 tons per acre of field corn for silage and 9 tons/acre of triticale.

WATER RIGHTS

- Irrigation water for the entire asset is provided by the East Columbia Basin Irrigation District (ECBID).
- These water rights, included in the sale, consist of an allocation for 335.80 irrigable acres.
- This asset is located in ECBID Block #45 and this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.
- The 2023 irrigation assessment is \$26,125.67.
- Water for the dairy complex and homesteads is supplied by domestic wells and these facilities are on private septic systems.

IRRIGATION EQUIPMENT

- There are 8 pivot systems located on the property and included in the sale of this asset.

ZONING

- Per the Adams County Building and Planning Department, the property is zoned 'General Agriculture' with a 40-acre minimum parcel size.

INCOME SOURCES - POTENTIAL

- Potential income sources:
 - » Potential third-party lease for the dairy complex for ongoing dairy operations or other uses.
 - » Cash rent for the tillable acres with a third-party farm tenant.
 - » Residential leases for homes.

STRUCTURES

- Homes:
 - » 2,044 +/- Square foot single-family residence.
 - » 1,200 +/- Square foot single-family residence.
 - » 27x60 Manufactured home.
- Dairy Complex:
 - » 1,533 +/- square foot milk barn.
 - » 40x100 Freestall barn.
 - » 100x540 Freestall barn.
 - » 100x300 Freestall barn.
 - » 21x55 Holding pen.
 - » 20x45 Utility shelter.
 - » 50x58 Utility shelter.
 - » 960 +/- Square foot Quonset Hut.

REGION & CLIMATE

This farm is located near Othello, WA, and strategically positioned in the Columbia Basin region of central Washington State. Adams County, where this asset is located, is relatively flat, which made it ideal for early settlers to raise livestock on its dry grassland. The transition to fruit and row crop farming as the dominant industries resulted from the development of the Columbia Basin Project in the 1940s.

Agriculture is the most significant economic force in the region. Wheat, potatoes, and blueberries are the leading crops grown in Adams County. Processing facilities have expanded throughout the region; in fact, Othello is the world capital of frozen potato processing products, including french fries, hash browns, and tater tots, producing roughly 1.5 billion pounds each year! McCain Foods completed a \$300 million, 170,000-square-foot expansion in late 2022, which created the need for an additional 11,000 acres of potatoes.

The long growing season and solid availability of water make this region and the greater Columbia Basin a prime location for row crop and permanent crop farms.



ELEVATION: 1,022 to 1,115 Feet

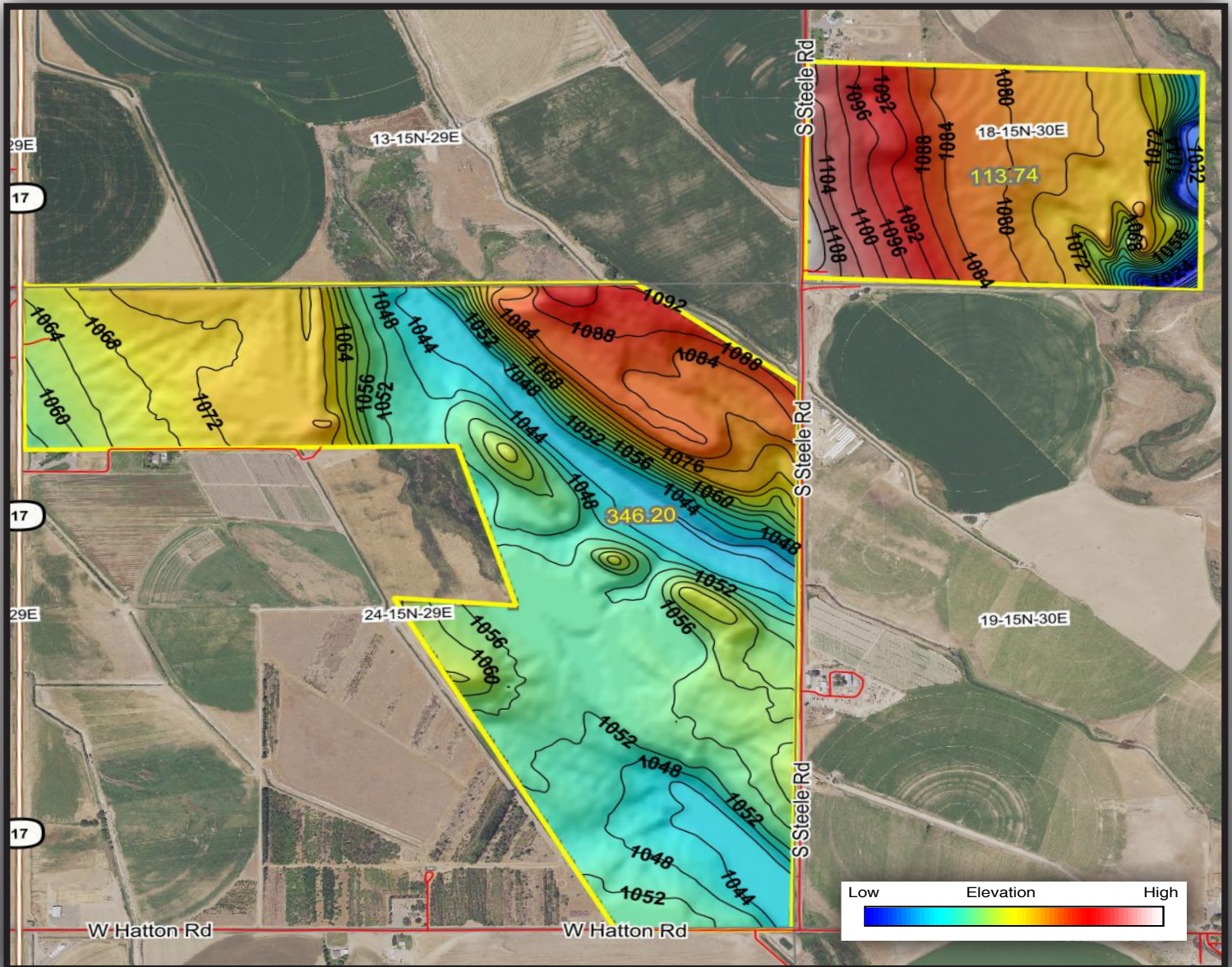
PRIMARY SOIL TYPES: Neppel fine sandy loam, Sagemoor silt loam, Burke silt loam, and Shano silt loam

SLOPE: 0%-5% across tillable acres

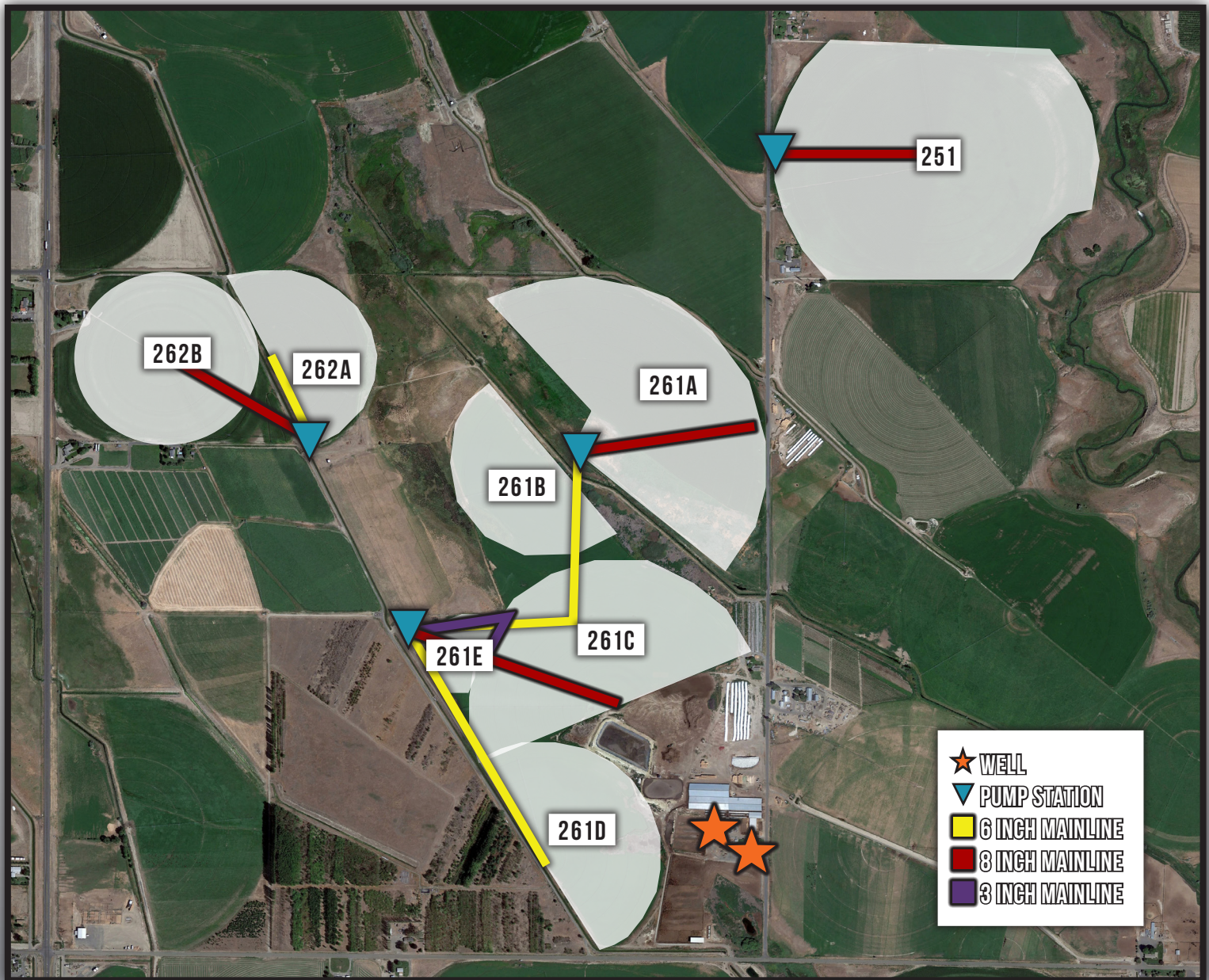
RAINFALL: 8-9 inches per year

TOPOGRAPHY

The county's topography ranges from 590 feet above sea level to over 2,000 feet at its highest point. This farm asset ranges from 1,022 feet to 1,115 feet.



WATER RIGHTS & IRRIGATION INFRASTRUCTURE



There are 8 pivots installed on the property and included in the sale of this asset. Water for the entire property is delivered via surface water rights from the East Columbia Basin Irrigation District (ECBID). These water rights, included in the sale, consist of an allocation for 335.80 irrigable acres. The 2023 irrigation assessment for these rights totals \$26,125.67.

The ECBID is the largest district in Washington State, with authorization to irrigate 472,000 acres. Currently, 169,000 acres are developed and managed by 4,500 landowners within the federal Columbia Basin Project. The district operates 86 miles of delivery canals, 527 miles of laterals, 917 miles of drains and wasteways, and 53 pumping plants.

The Columbia Basin Project is the largest Bureau of Reclamation project in the United States and irrigates \$1.44 billion in crops, supporting annual economic activity throughout the U.S. totaling \$5.81 billion. This asset is located in ECBID Block #45, this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.

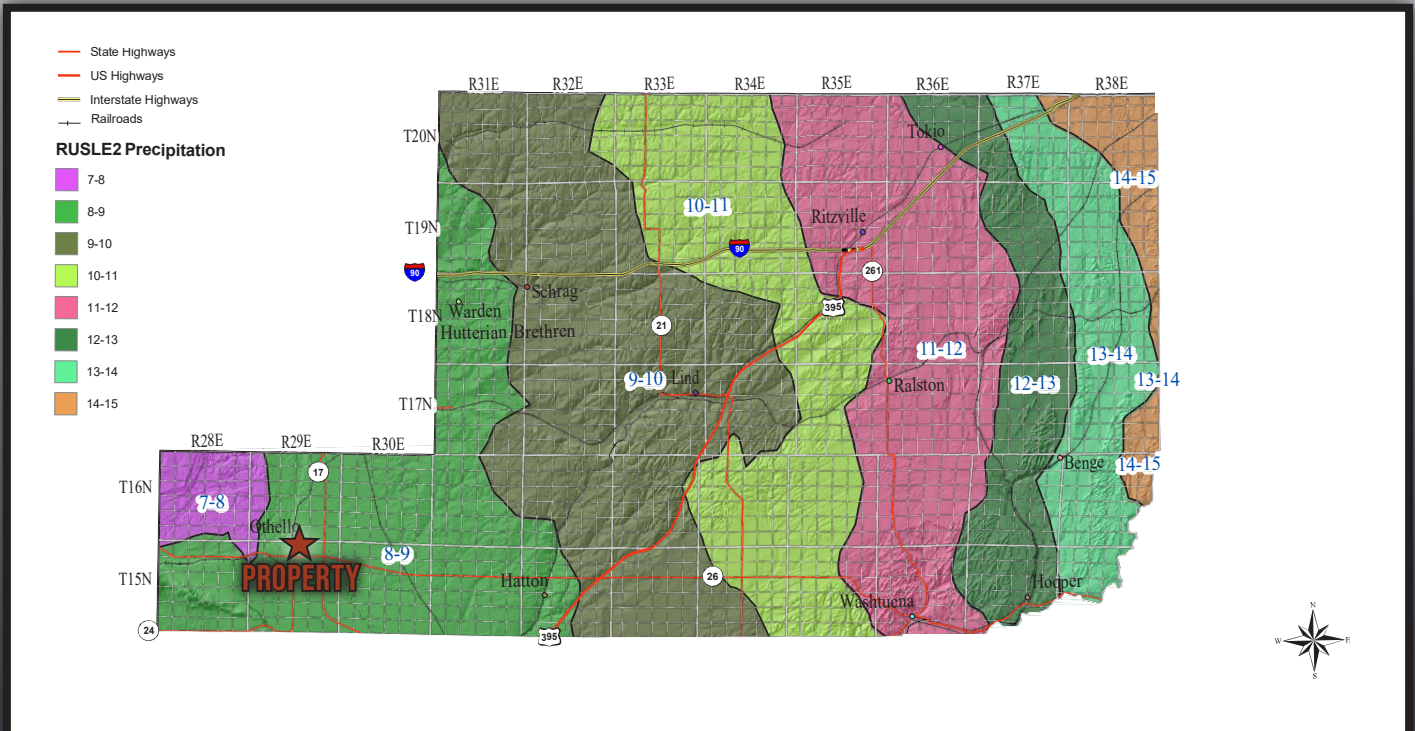
Water for the dairy complex and homes is supplied by domestic wells and private septic systems serve sanitation needs.

Access to the data room containing the complete third-party water report will be granted upon execution of a Non-Disclosure Agreement.

PRECIPITATION



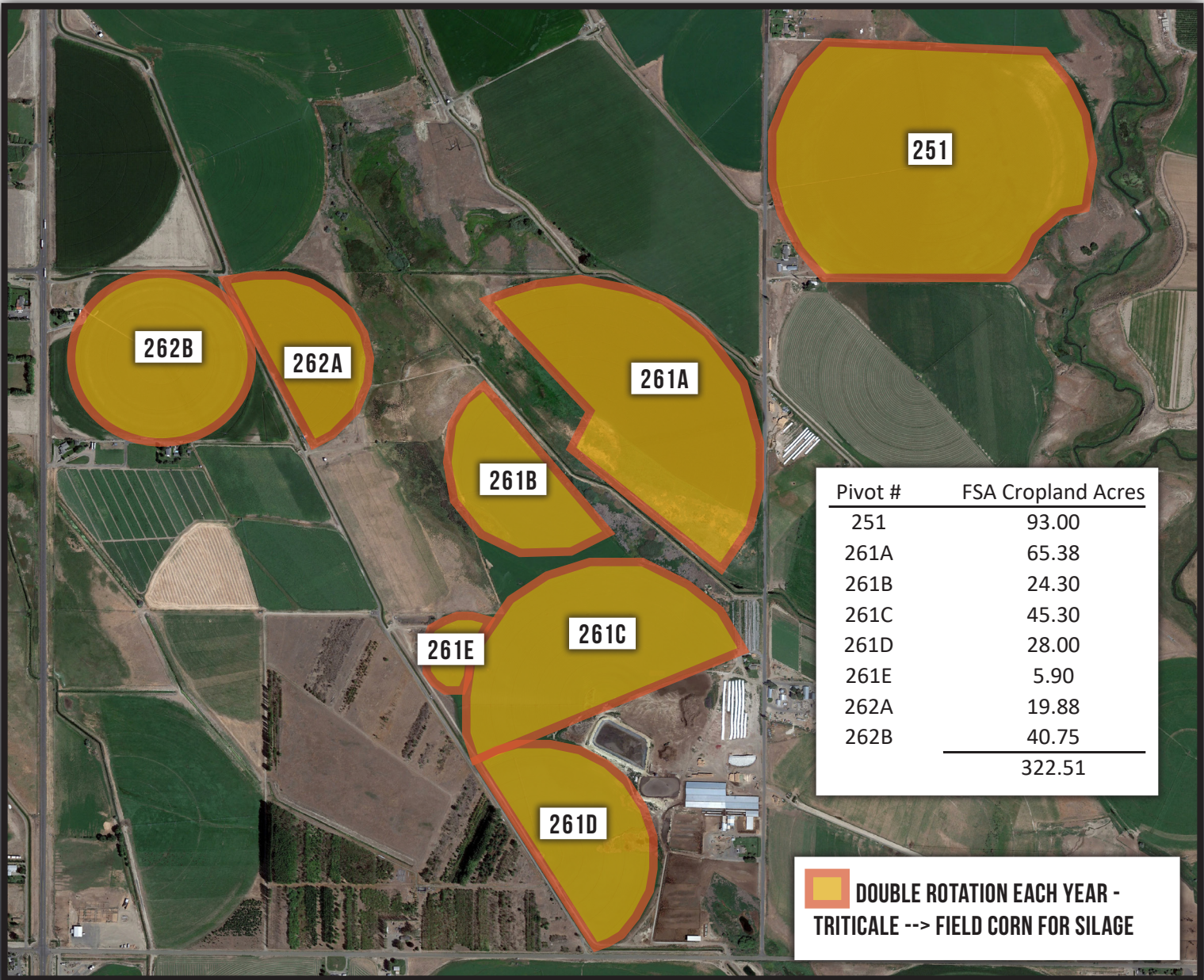
ADAMS COUNTY PRECIPITATION MAP



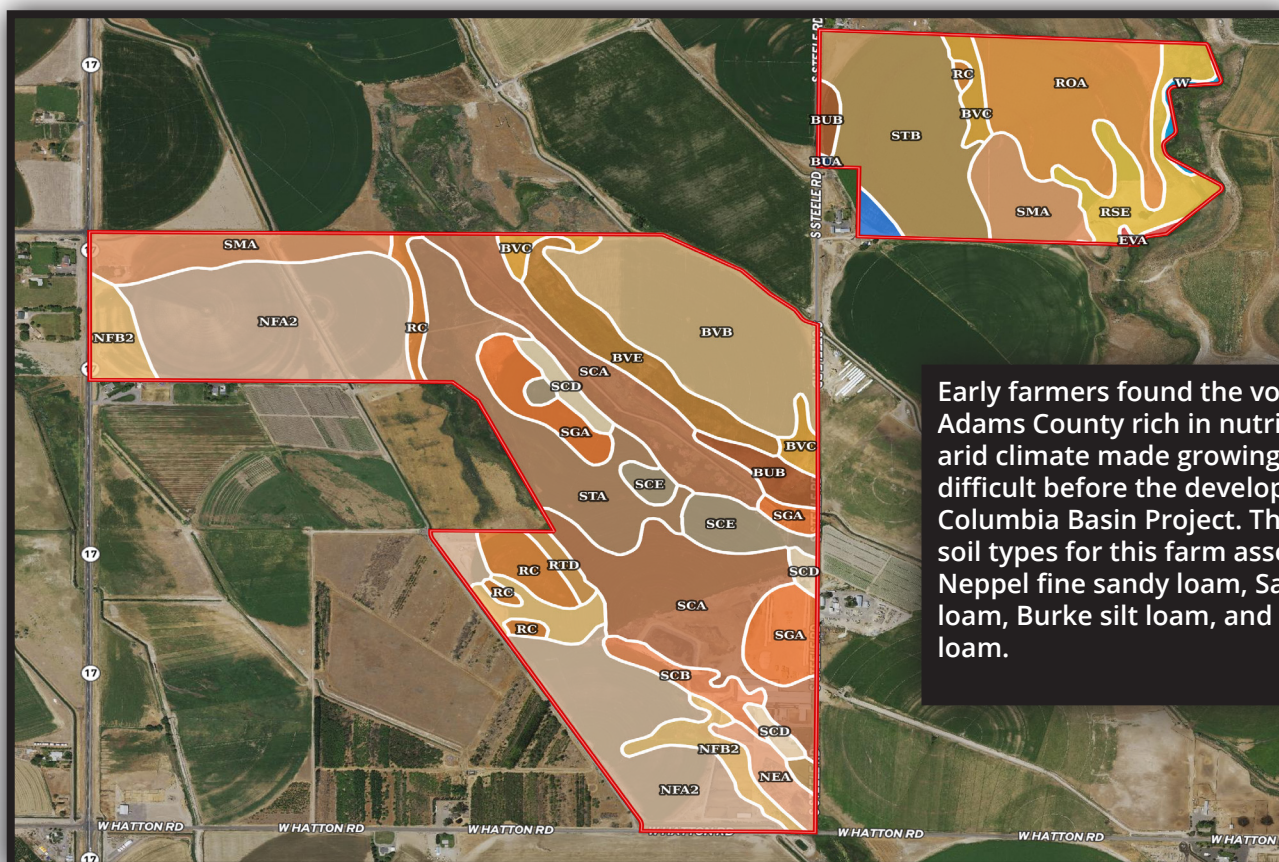
CURRENT FARM OPERATION

There are 322.51 +/- tillable acres under pivot and included in the sale, per the Grant County Farm Service Agency. The farm ground has historically been farmed under a triticale and corn silage rotation by the owner-operator to support their dairy operation.

The owner-operator has historically used the farm to produce feed for the dairy business, however, a new owner could rent out the farm to a third-party tenant for a high production row crop operation.



SOILS



Early farmers found the volcanic soil in Adams County rich in nutrients, but an arid climate made growing most crops difficult before the development of the Columbia Basin Project. The primary soil types for this farm asset include Neppel fine sandy loam, Sagemoor silt loam, Burke silt loam, and Shano silt loam.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NFA2	Neppel fine sandy loam, 0 to 2 percent slopes, eroded	86.4	18.51	0	8	6e
ScA	Sagemoor silt loam, compact substratum, 0 to 2 percent slopes	62.38	13.36	0	13	6c
BvB	Burke silt loam, shallow, 0 to 5 percent slopes	45.25	9.69	0	9	6s
StB	Shano silt loam, moderately shallow, 2 to 5 percent slopes	39.39	8.44	0	14	6e
RoA	Royal very fine sandy loam, 0 to 2 percent slopes	33.73	7.22	0	9	6e
StA	Shano silt loam, moderately shallow, 0 to 2 percent slopes	32.73	7.01	0	14	6c
SmA	Scootenev loam, 0 to 2 percent slopes	28.48	6.1	0	11	6e
NFB2	Neppel fine sandy loam, 2 to 5 percent slopes, eroded	20.8	4.45	0	8	6e
SgA	Sagemoor silt loam, compact substratum, shallow, 0 to 2 percent	20.41	4.37	0	13	6c
RsE	Royal fine sandy loam, 15 to 30 percent slopes	16.23	3.48	0	7	6e
BvE	Burke silt loam, shallow, 15 to 30 percent slopes	15.44	3.31	0	6	6s
Rc	Rock outcrop	12.34	2.64	0	-	8s
ScE	Sagemoor silt loam, compact substratum, 15 to 30 percent slopes	11.41	2.44	0	10	6e
BvC	Burke silt loam, shallow, 5 to 10 percent slopes	8.92	1.91	0	8	6s
BuB	Burke silt loam, 2 to 5 percent slopes	7.39	1.58	0	9	6e
ScD	Sagemoor silt loam, compact substratum, 5 to 15 percent slopes	6.86	1.47	0	13	6e
ScB	Sagemoor silt loam, compact substratum, 2 to 5 percent slopes	6.31	1.35	0	13	6e
NeA	Neppel very fine sandy loam, 0 to 2 percent slopes	5.77	1.24	0	9	6e
RtD	Royal fine sandy loam, loamy subsoil, 5 to 15 percent slopes	2.28	0.49	0	9	6e
BuA	Burke silt loam, 0 to 2 percent slopes	2.27	0.49	0	9	6e
W	Water	1.28	0.27	0	-	-
EvA	Esquatze fine sandy loam, 0 to 2 percent slopes	0.84	0.18	0	18	3c
TOTALS		466.91(*)	100%	-	10.08	6.05

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

DAIRY

The dairy complex currently has a Nutrient Management Plan (NMP) in place for 3,350 cows. The current operation is milking approximately 1,580 cows two times per day. The corral and feeding space for the entire milking herd is contained within three freestall barns and open corals; all milk cows and dry cows are housed on-site. The barns have interior feed lanes with lockups and all of the lanes and interior walking areas are concrete.

The milk parlor consists of a double 18-stall parallel barn with Westfalia-Surge claws and auto take-offs. There are 2 stainless steel milk storage tanks, one 8,000-gallon vertical tank and a 3,000-gallon horizontal tank, with a capacity to store 11,000 gallons of milk. There are two chillers to keep milk fresh and a propane-fired emergency generator located next to the barn to supply power as needed in case of a loss of power.

There are two waste lagoons, one lined and one not-lined, with an estimated storage capacity of 800,000 +/- gallons. There is a separator located on the north side of the lined lagoon that is utilized to separate liquids from solids. Solids are dried and utilized as bedding within the freestall barns and the liquid waste is spread across the tillable acres and a neighboring farm, via a waste agreement in place.

Dairy equipment and farming equipment are available for purchase separately, to be negotiated if desired. A full list of current equipment available shall be provided upon request.

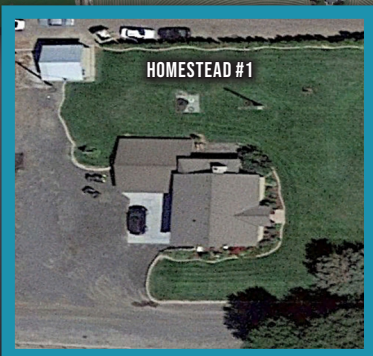
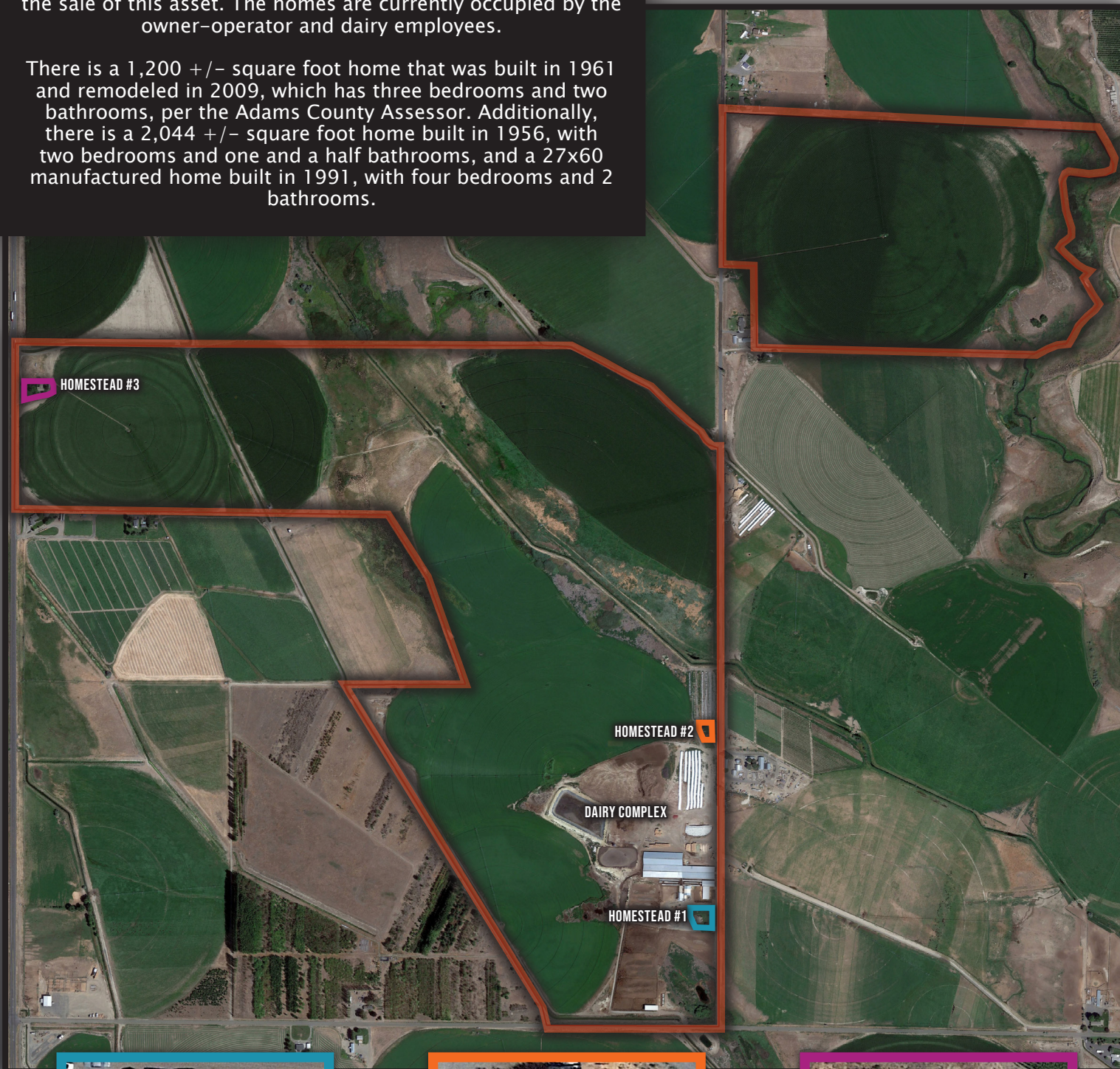
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HOMES

There are three homes located on the property and included in the sale of this asset. The homes are currently occupied by the owner-operator and dairy employees.

There is a 1,200 +/- square foot home that was built in 1961 and remodeled in 2009, which has three bedrooms and two bathrooms, per the Adams County Assessor. Additionally, there is a 2,044 +/- square foot home built in 1956, with two bedrooms and one and a half bathrooms, and a 27x60 manufactured home built in 1991, with four bedrooms and 2 bathrooms.



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