

J & J Farm

6 Miles Northwest of Prescott

Dryland Farm Walla Walla County

List Price:	\$500,000.00
FSA Cropland Acres:	476.77 acres
Written Lease:	Expires 8/15/25 (After 2025 harvest)
Annual Rainfall:	14-15 inches of annual rainfall (See attached map)
Property Taxes:	\$1,900.00 (Estimate after split of tax parcels)
Soil Information:	Predominantly Ritzville silt loam soils (See attached soil description)
Yield:	See Attached 4-year cropping history

The entire 476.77-acre parcel is in Wheat in 2025.

The tenant is retiring after the 2025 crop is harvested.

Access is along McFeely Road - County Paved Road.

Seller is currently having a survey completed to sell the land West of McFeely Road.

Closing to be pending completed survey.

Farm had been in CRP except the 50.4 acres of flats until 9/30/2020.



PO Box 1684, Walla Walla, WA 99362

715 Sharp Road, Prescott, WA 99348

Office: 509-524-9055

Mark Grant-Broker/Owner

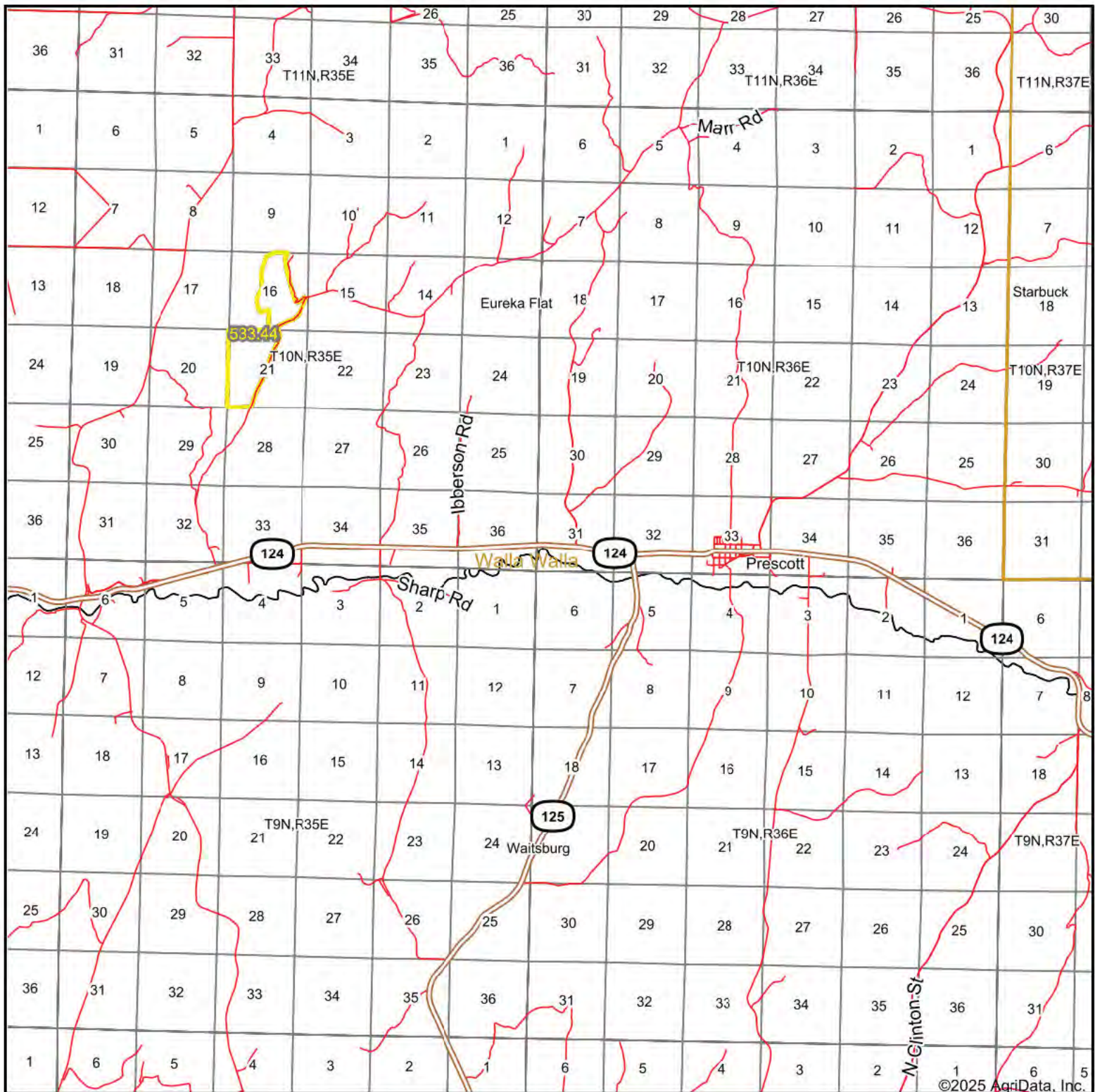
Accredited Land Consultant

Cell: 509-520-1906

mark.grant@heritagelandgroup.com

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



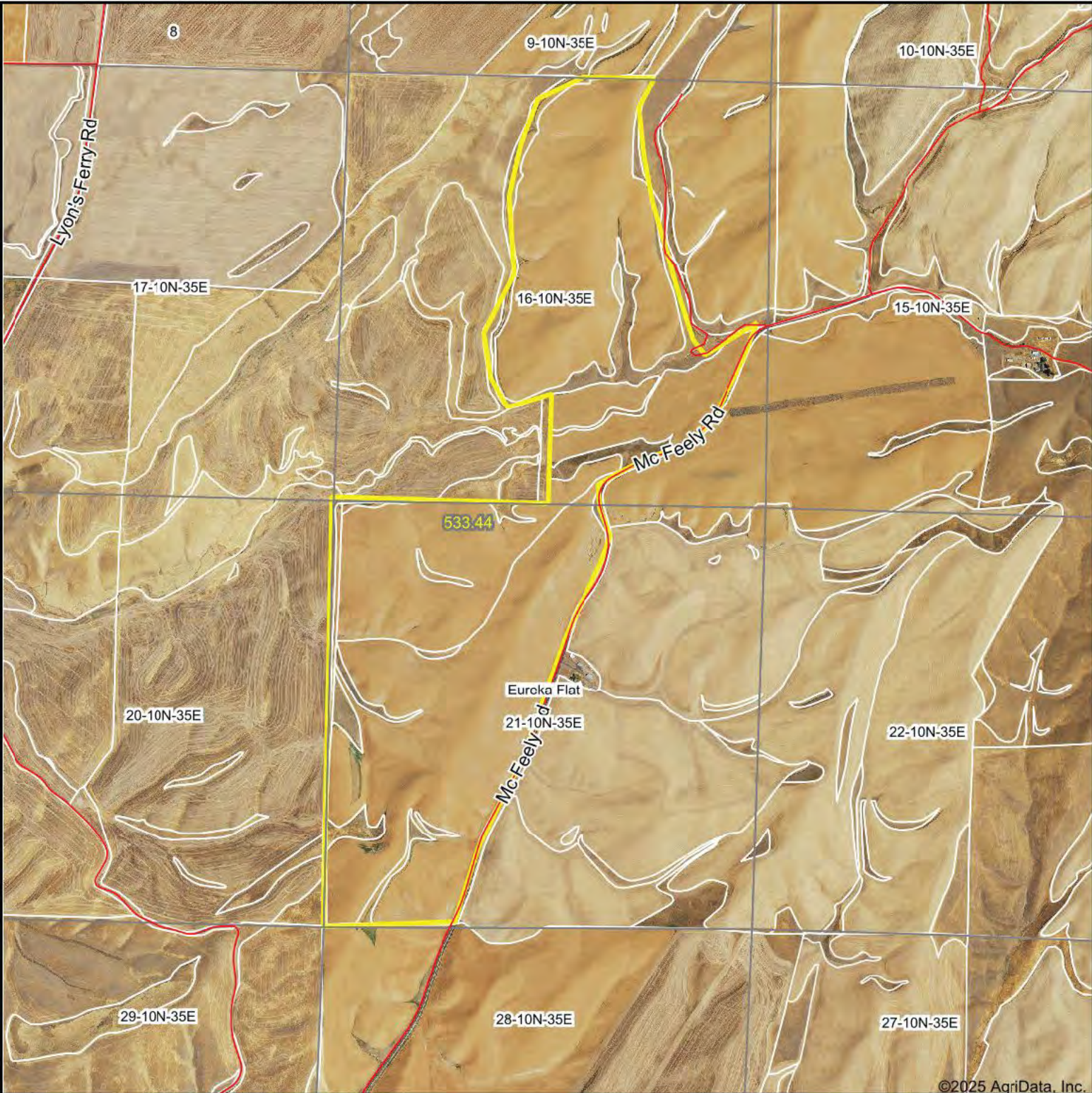
Map Center: 46° 17' 57.43, -118° 21' 46.75

0ft	10475ft	20951ft
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4/29/2025

Aerial Map



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Boundary Center: 46° 20' 20.56, -118° 26' 22.42

0ft 1924ft 3848ft

16-10N-35E
Walla Walla County
Washington



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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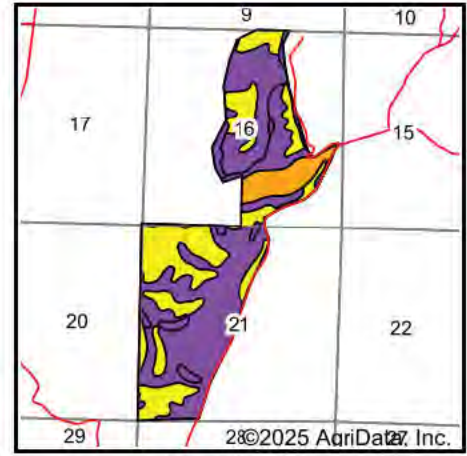
4/29/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Washington**
 County: **Walla Walla**
 Location: **16-10N-35E**
 Township: **Eureka Flat**
 Acres: **533.44**
 Date: **4/29/2025**

Maps Provided By

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Area Symbol: WA671, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Apples Irrigated Bu	Barley Bu	Barley Irrigated Bu	Cherries Irrigated Tons	Corn Irrigated Bu	Dry peas Lbs	Grass legume hay Tons	Grass legume hay Irrigated Tons	C p E
RIE	Ritzville silt loam, 30 to 45 percent slopes	251.14	47.0%		Vle	Vle		1		30	125				1		
RID	Ritzville silt loam, 8 to 30 percent slopes	162.40	30.4%		IVe	Vle	5	1		35	125		165		1	6	
Efe	Ellisforde silt loam, 30 to 45 percent slopes	38.31	7.2%		Vle	Vlle	7										
EyA	Esquatzel very fine sandy loam, 0 to 3 percent slopes	37.76	7.1%		IIIc	Ile	8		1500			10	145				
RIF	Ritzville silt loam, 45 to 60 percent slopes	22.00	4.1%		Vlle												
Efd	Ellisforde silt loam, 15 to 30 percent slopes	11.09	2.1%		IVe	Vle	7		1500	31							

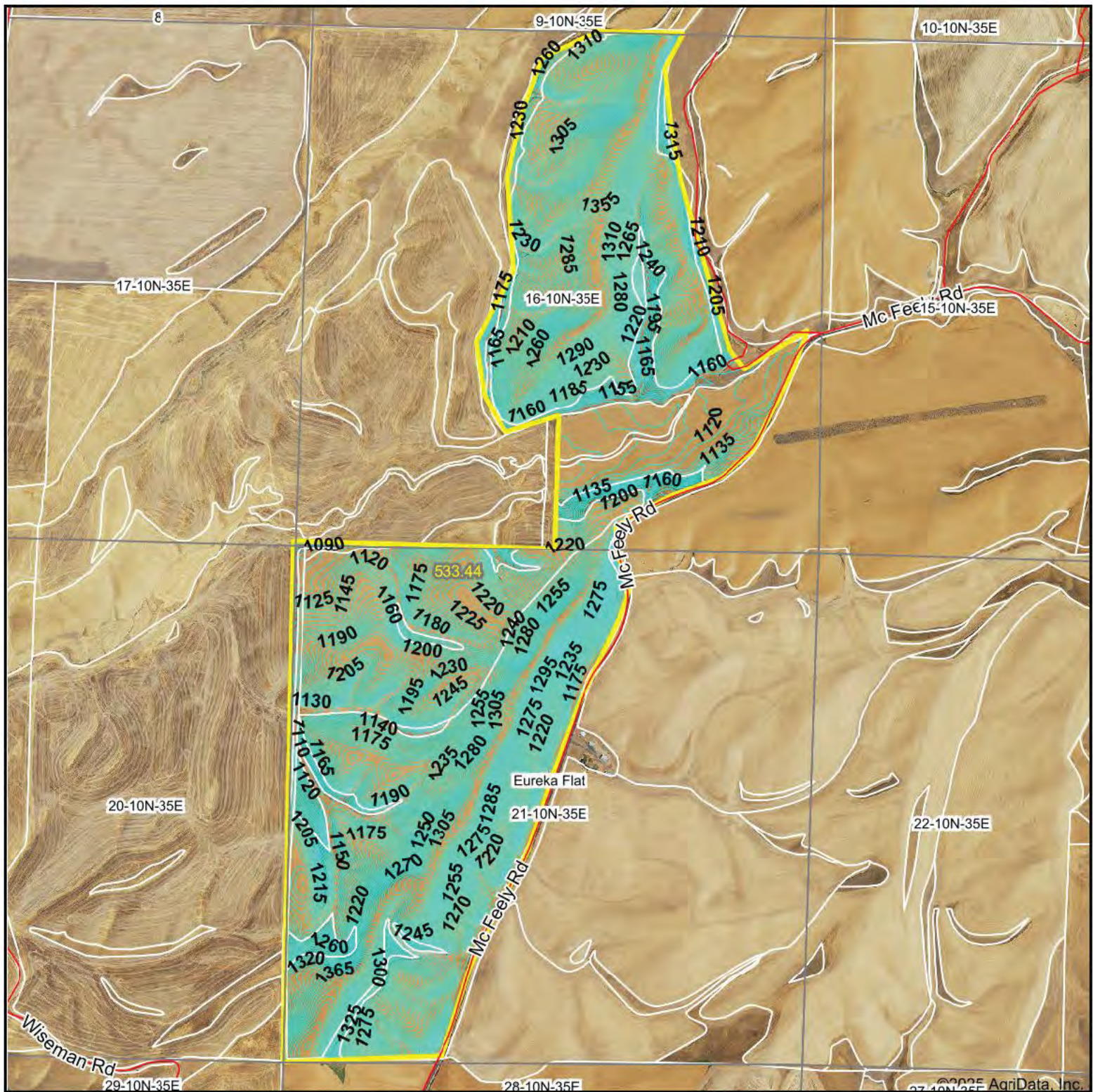
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Apples Irrigated Bu	Barley Bu	Barley Irrigated Bu	Cherries Irrigated Tons	Corn Irrigated Bu	Dry peas Lbs	Grass legume hay Tons	Grass legume hay Irrigated Tons	G p E
WaD	Walla Walla silt loam, 8 to 30 percent slopes	4.70	0.9%		IVe	VIe	6	2		50							
VaE	Vitrandid Haploxerepts, 30 to 65 percent slopes	4.14	0.8%		VIIe	VIIe											
WaB	Walla Walla silt loam, 0 to 8 percent slopes	1.58	0.3%		Ile	IIle	6	2		70				1800			
Tc	Terrace escarpments	0.32	0.1%		VIIe												
Weighted Average					5.16	*-	2.8	0.8	137.4	26.1	96.9	0.7	60.5	5.3	0.8	1.8	

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Contours



Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,081.8

Max: 1,460.6

Range: 378.8

Average: 1,229.1

Standard Deviation: 78.9 ft

0ft 1578ft 3156ft



4/29/2025

16-10N-35E
Walla Walla County
Washington

Boundary Center: 46° 20' 20.56, -118° 26' 22.42

Maps Provided By:

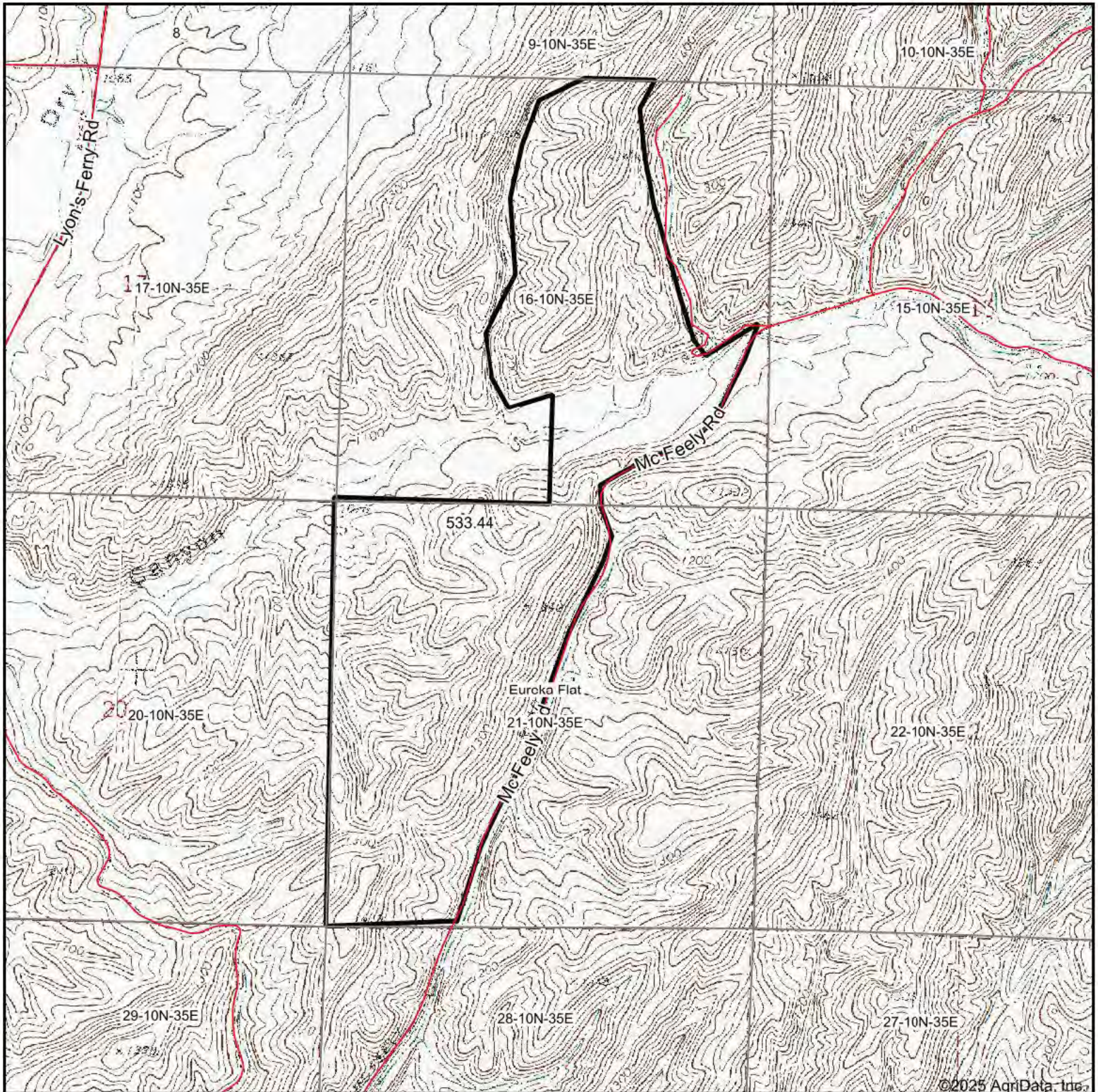


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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Map



©2025 AgriData, Inc.

Map Center: 46° 20' 15.11, -118° 26' 21.46



16-10N-35E
Walla Walla County
Washington



4/29/2025

Map Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

1. Insured Information										2. Agent / Agency Information										3. Crop Year		4. Policy Number	
																				2024 PR / 2025 APH		WA-951-369442	
																				5. State Code / Name			
																				WA		WASHINGTON	

6. County WALLA WALLA					7. Type/Practice																								
Commodity Type		Class	Sub Class	Intended Use	Commodity Type		Class	Sub Class	Intended Use																				
WINTR					WINTR																								
Irrigation Practice		Cropping Practice	Org Practice	Interval	Irrigation Practice		Cropping Practice	Org Practice	Interval																				
8. Crop / Plan WHEAT / RP					8. Crop / Plan WHEAT / RP					8. Crop / Plan WHEAT / RP																			
9. Unit 0001-0001-000					9. Unit 0001-0001-004					9. Unit 0001-1201-000																			
10. Sect Twp Rng / FN or Other 15-010N-035E / 686 16-010N-035E 21-010N-035E 22-010N-035E *					11. F8A Farm/ Tract/Field # 686/889/10, 686/889/11, 686/889/12, 686/889/6, 686/889/9					10. Sect Twp Rng / FN or Other 15-010N-035E / 686 16-010N-035E 21-010N-035E 22-010N-035E *					11. F8A Farm/ Tract/Field #														
12. Farm Name LUX					13. Area Class					14. Map Area 002					12. Farm Name LUX					13. Area Class					14. Map Area 002				
15. T-Yield 68.0					16. Insurability I					17. □CRP/USDA □NB □NS					15. T-Yield 50.0					16. Insurability I					17. □CRP/USDA □NB □NS				
18. Est Share 0.1083					19. Current Yr Rec Type (RT) ** A					20. □New Prod*					18. Est Share 0.1083					19. Current Yr Rec Type (RT) ** Z					20. □New Prod*				
21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:									
22. Shareholder[LLT] ERWIN FARMS, JOHN SKIMAS										22. Shareholder[LLT] ERWIN FARMS, JOHN SKIMAS										22. Shareholder[LLT] ERWIN FARMS, JOHN SKIMAS									
23. Remarks/ Other										23. Remarks/ Other										23. Remarks/ Other									
24. □ YC OptOut										24. □ YC OptOut										24. □ YC OptOut									

Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc.	32. OptOut	33. UUF
2015		0.00	0.00		0	Z	□	□
2016		0.00	0.00		0	Z	□	□
2017		0.00	0.00		0	Z	□	□
2018		0.00	0.00		0	Z	□	□
2019		0.00	0.00		0	Z	□	□
2020		0.00	0.00		0	Z	□	□
2021	2203.70 A	50.49		44	A	□	□	□
2022	42500.20 A	600.74		71	A	□	□	□
2023	28991.60 M	679.91		43	L	A	□	□
2024	47372.10 A	600.73		79	A	□	□	□

Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc.	32. OptOut	33. UUF
2015		0.00	0.00		0	Z	□	□
2016		0.00	0.00		0	Z	□	□
2017		0.00	0.00		0	Z	□	□
2018		0.00	0.00		50	T	□	□
2019		0.00	0.00		50	T	□	□
2020		0.00	0.00		50	T	□	□
2021	3875.10 M	189.28		20	L	A	□	□
2022	0.00 Z	0.00		0	Z	□	□	□
2023	0.00 Z	0.00		0	Z	□	□	□
2024	0.00 Z	0.00		0	Z	□	□	□

Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc.	32. OptOut	33. UUF
2015		0.00	0.00		0	Z	□	□
2016		0.00	0.00		0	Z	□	□
2017		0.00	0.00		0	Z	□	□
2018		0.00	0.00		34	T	□	□
2019		0.00	0.00		34	T	□	□
2020		0.00	0.00		34	T	□	□
2021	7357.80 M	488.66		15	L	A	□	□
2022	0.00 Z	0.00		0	Z	□	□	□
2023	0.00 Z	0.00		0	Z	□	□	□
2024	0.00 Z	0.00		0	Z	□	□	□

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
66.0 TA, YE	59.0	59.0			10/24/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
63.0		Inspection? □Yes□No	UUF/3rd Party		

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
50.0	50.0 ***YE	45.0	43.0		03/20/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
50.0		Inspection? □Yes□No	UUF/3rd Party		

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
34.0	34.0 ***YE	31.0	29.0		03/20/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
34.0		Inspection? □Yes□No	UUF/3rd Party		

*Additional Exist L-Production from a loss **Record Type A. Production Sold / Commercial Storage B. Farm Stored Measured by Insured C. Pick/Daily Sales Records D. Automated Yield Monitoring System E. Farm-Stored Measured by Authorized Representative F. Livestock Feeding Records G. Field Harvest Records H. Other I. Unharvested and destroyed. (ARPI) J. Unharvested and put to another use (ARPI) K. Unharvested and production appraised by AIP (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Damage P. Unharvested with Harvest Incomplete (ARPI) Q. Zero production when no claim/appraisal/UUF/3rd party or production record (CCIP) R. Pre-harvest appraisal allocated production S. Appraisal (uninsured cause of loss not UUF or third party) T. No production (unable to finish harvest (insurable cause), delayed claim or records unavailable by PRD) Z. Zero Planted Acres ***EH production / yield is used for Sugar Beets

Opt-Out YE □ - Eligible for exclusion per actuarials



INSURED NAME	AGENCY NAME	CROP YEAR	POLICY NUMBER
	MCGREGOR RISK MANAGEMENT SERVICES LLC	2024 PR / 2025 APH	WA-951-369442

44. Insured's Printed Name	45. Insured's Signature	46. Date



RUSLE2 Precipitation Walla Walla County

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

Subject

