# 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.

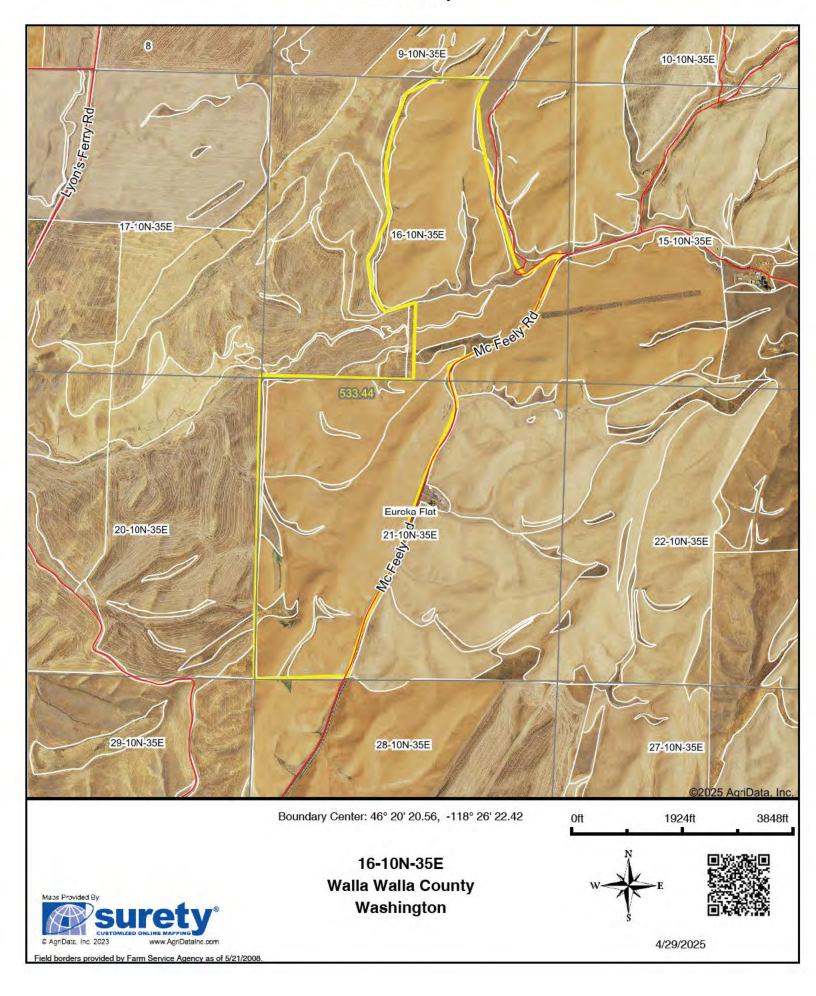
## **Overview Map**

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24	19	20	T10N 21	,R35E 22	23	24	19	20	710N	R36E 22	23	24	T10N,R37
25	30	29	28	27	26	25	30	29	28	27	26	25	30
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25	30	29	28	27	26	25	30	29	28	27	26	25	30
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					Map Cente	r: 46° 17' 57	.43, -118	° 21' 46.75		Oft	104	75ft	209511

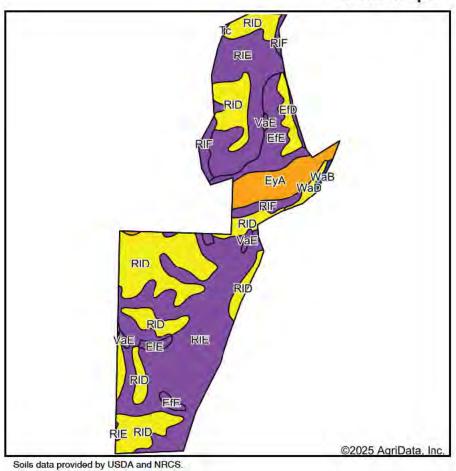


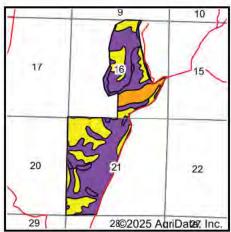


## **Aerial Map**



## Soils Map





State: Washington
County: Walla Walla
Location: 16-10N-35E
Township: Eureka Flat
Acres: 533.44

Date:



4/29/2025



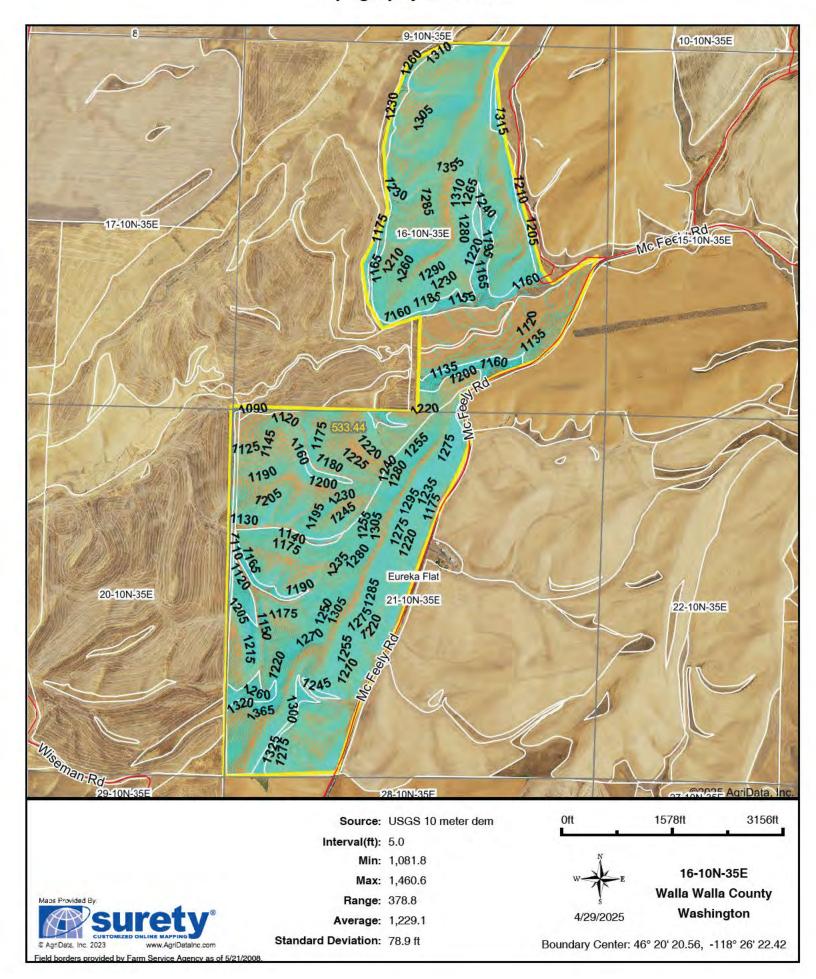
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non- irr Class *c	Irr Class *c	Alfalfa hay Irrigated Tons	Alfalfa hay Tons	Apples Imigated Bu	Barley Bu	Barley Irrigated Bu	Cherries Irrigated Tons	Corn Irrigated Bu	Dry peas Lbs	Grass legume hay Tons	Grass legume hay Irrigated Tons	i i
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	4		35	125		165		1	6	6
EfE	Ellisforde silt loam, 30 to 45 percent slopes	38.31	7.2%		Vle	. Vile	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%		VIIe												
EfD	Ellisforde silt loam, 15 to 30 percent slopes	11.09	2.1%		IVe	Vle	7		1500	31							



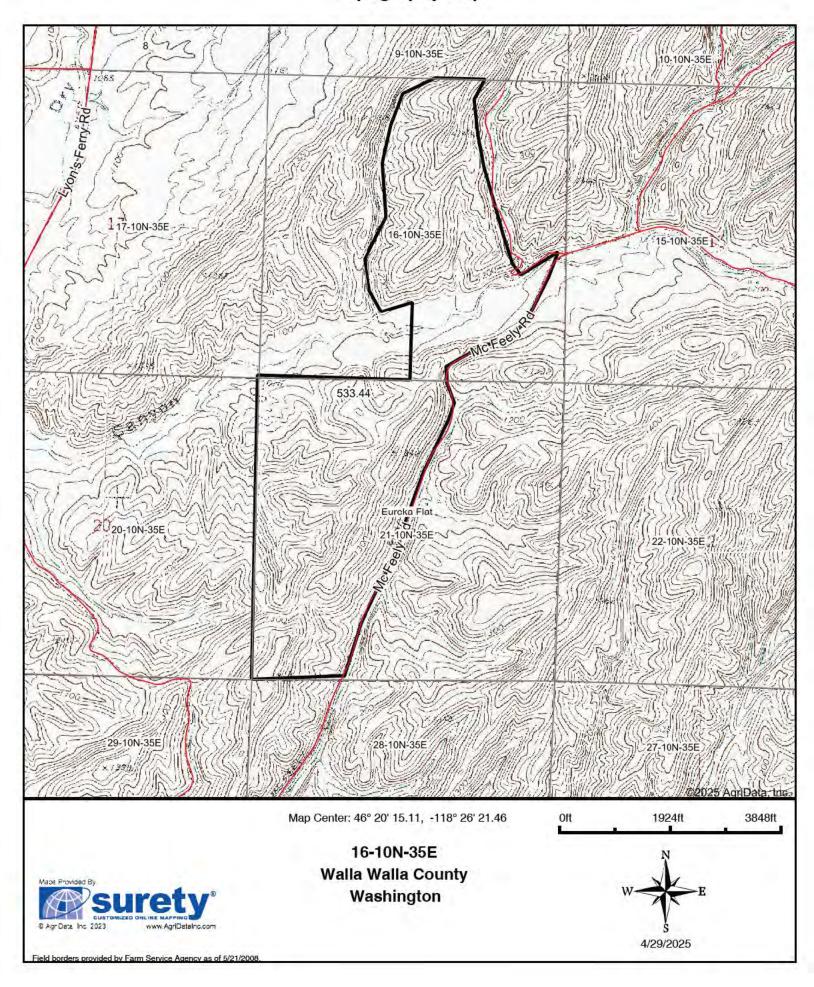
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WaD	Walla Walla silt loam, 8 to 30 percent slopes	4.70	0.9%		IVe	Vle	6	2		50						
	Vitrandic Haploxerepts, 30 to 65 percent slopes	4.14	0.8%		VIIe	VIIe										
WaB	Walla Walla silt loam, 0 to 8 percent slopes	1.58	0.3%		lle	Ille	6	2		70				1800		
Тс	Terrace escarpments	0.32	0.1%		VIIe											
	Weighted Average					*-	2.8	0.8	137.4	26.1	96.9	0.7	60.5	5.3	0.8	1.8

<sup>\*</sup>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**



## **Topography Map**





#### **Production and Yield Worksheet/Report**

			1. Ins	ured Info	matic	n			1	2. Agent / Agency Information							3. Crop Year			4. Policy Number			
	-																	2024	PR/2	2025 APH	WA-9	51-369	442
																		5. Stat	e Coc	de / Name			
																			WA	A	WASI	HINGTO	ON
6. County		7. Type/Practice						6. Cou	_L_	7. Type/Prac	tice	-			-	6. Coun	tv	7. Type/Prac	tice	- i			
WALLA WAL	LA	Commodity Type		Class	Sub	Class	Intended Use		A WALLA	Commodity		Class	Sub C	Class	Intended Use		WALLA	Commodity	_	Class	Sul	Class	Intended Use
8. Crop / Pla	n	WINTR		O.L.		J	(1)10.11000 01.2	8. Cro	p / Plan	WINTR	1,700	-			Mission Co.	8. Crop	/ Plan	SPRNG	.,,,,	5,000		-	Illianasa sac
WHEAT /		Irrigation Practice	Crop	ping Practice	Org P	ractice	Interval		EAT / RP	Irrigation Pra	actice Cr	ropping Practice	Org Pr	ractice	Interval		AT /RP	Irrigation Pra	actice	Cropping Practic	ce Org	Practice	Interval
9. Unit 0001	-0001-000	-	The same	UMFW				9. Unit	0001-0001-004			CNTCR				9. Unit 0	0001-1201-000			CNTCR			
15-010l 16-010l 21-010l	Sect Twp Rng / FN or Other     11. F8A Farm/ Tract/Field #       15-010N-035E / 686     686/889/10, 686/889/11,       16-010N-035E     686/889/12, 686/889/6,       21-010N-035E     686/889/9					15 16 21 22	10. Sect Twp Rng / FN or Other 15-010N-035E / 686 16-010N-035E 21-010N-035E 22-010N-035E					15-010N-035E / 68 16-010N-035E 21-010N-035E 22-010N-035E *					6			rm/ Tract/Field #			
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23. Remarks	s/ Other					24. 🗆	YC OptOut	23. Re	emarks/ Other					24. 🗆	YC OptOut	23. Ren	narks/ Other					24.	YC OptOut
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\*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 production appraised by AIP (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Damage P. Unharvest news the Insurable 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



#### **Production and Yield Worksheet / Report**

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

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

New Producer: As a New Producer, I certify that I have not produced the insured crop in the county for more than two APH crop years. I certify that I was not a member of another insured entity as a substantial beneficial interest older, which produced the insured crop in the county for more than two APH crop years. I certify that any substantial beneficial interest holders for the policy in which new producer status is requested, have not produced the insured crop in the county for more than two APH crop years. I understand that any mis-certification may result in recalculation of my yield guarantees, premiums and any applicable loss payments.									
QL/EH/YC/YE Opt Out: This form must be signed by the in	nsured if used to opt out of Quality Loss Option (QL), Early Harve	est (EH), Yield Cup (YC) or Yield Exclusion (YE).							
certify that to the best of my knowledge and belief all of the information on this form is correct. I also understand that failure to report completely and accurately may result in sanctions under my policy, including but not limited to [義函 8^ [~⑩ ] [ 8 2 2 3 4 3 4 4 3 4 4 3 4 4 3 4 4 4 4 4 4									
44. Insured's Printed Name	45. Insured's Signature	46. Date							



Printed from CIMax.

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