



Spring Valley Farm

6 MILES NORTH OF WALLA WALLA

Dryland Farm - Walla Walla County

Offered at **\$1,862,000**

PROPERTY DETAILS

Assessor Acres:	507.93 acres
FSA Farmland Acres:	508.5 acres
FSA Cropland Acres:	503.15 acres
Lease:	Year to Year (60% Tenant & 40% Landowner with all costs split except Tenant pays seed costs)
Annual Rainfall:	18 - 20 inches of annual rainfall (see attached map)
Property Taxes:	\$4,200.74 (2025)
Soil Information:	
Yield:	See Attached RCIS Information

MARK GRANT - BROKER/OWNER

Accredited Land Consultant

Cell: 509-520-1906

Email:

Mark.Grant@HeritageLandGroup.com

Northwest
FIRST REALTORS

P.O. Box 1684 * Walla Walla * WA * 99362
715 Sharp Road * Prescott * WA * 99362



0ft 8104ft 16207ft



6/11/2025

WASHINGTON
WALLA WALLA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3137

Prepared : 6/2/25 12:02 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
508.50	503.15	503.15	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	503.15	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	WHEAT	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	451.80	0.00	80	0
TOTAL	451.80	0.00		

NOTES

Tract Number : 1625

Description : R14(2,11-8-36)* GIS
FSA Physical Location : WASHINGTON/WALLA WALLA
ANSI Physical Location : WASHINGTON/WALLA WALLA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
397.25	391.90	391.90	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	391.90	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

Tract 1625 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	352.63	0.00	80
TOTAL	352.63	0.00	

NOTES

Tract Number : 10087

Description : R14(10,15-8-36)* GIS
FSA Physical Location : WASHINGTON/WALLA WALLA
ANSI Physical Location : WASHINGTON/WALLA WALLA
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
111.25	111.25	111.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	111.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	99.17	0.00	80
TOTAL	99.17	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, 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.

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1. Insured Information										2. Agent / Agency Information										3. Crop Year		4. Policy Number	
										MCDONALD ZARING INSURANCE, STEPHANIE JONES 22 E MAIN ST WALLA WALLA, WA 99362-1922 Phone (509) 525-5730 Agency Code 46-3046 08										2024 PR / 2025 APH		WA-951-160077	
																				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																				
8. Crop / Plan DPEAS / YP		SMGYL			8. Crop / Plan WHEAT / RP		WINTR																						
Irrigation Practice		Cropping Practice	Org Practice	Interval	Irrigation Practice		Cropping Practice	Org Practice	Interval																				
9. Unit 0003-0000-000					9. Unit 0001-0001-001					9. Unit 0001-0001-002																			
10. Sect Twp Rng / FN or Other 2-008N-036E / 3137 10-008N-036E / 3137 11-008N-036E / 3137 15-008N-036E / 3137					11. F8A Farm/ Tract/Field # 3137/1625/1, 3137/1625/2					10. Sect Twp Rng / FN or Other 2-008N-036E / 3137 10-008N-036E / 3137 11-008N-036E / 3137 15-008N-036E / 3137					11. F8A Farm/ Tract/Field # 3137/1625/1, 3137/1625/2, 3137/1625/3, 3137/1625/4, 3137/10087/1, 3137/10087/2														
12. Farm Name SPRING VALLEY					13. Area Class		14. Map Area 002			12. Farm Name SPRING VALLEY					13. Area Class		14. Map Area 003												
15. T-Yield 2062.0		16. Insurability I		17. □CRP/USDA □NB □NS		15. T-Yield 85.0		16. Insurability I		17. □CRP/USDA □NB □NS		15. T-Yield 102.0		16. Insurability I		17. □CRP/USDA □NB □NS													
18. Est Share 0.3000		19. Current Yr Rec Type (RT) ** Z			20. □New Prod^			18. Est Share 0.4000		19. Current Yr Rec Type (RT) ** A			20. □New Prod^			18. Est Share 0.4000			19. Current Yr Rec Type (RT) ** A			20. □New Prod^							
21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:										21. Multiple Crop Year Reporting Reason:									
22. Shareholder[LLT]										22. Shareholder[LLT]										22. Shareholder[LLT]									
23. Remarks/ Other					24. □ YC OptOut					23. Remarks/ Other					24. □ YC OptOut					23. Remarks/ Other					24. □ YC OptOut				

Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc.	32. OptOut QL/EH YE	33. UUF
2012		0.00	0.00		2,062	T		
2013		440511.70	330.80		1,332	A		
2014		301305.00	176.20		1,710	A		
2015		245241.40	175.00		1,401	A		
2019		0.00 Z	0.00		0	Z		
2020		0.00 Z	0.00		0	Z		
2021		0.00 Z	0.00		0	Z		
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 QL/EH YE	33. UUF
2010		12287.00	175.00		70	A		
2011		14562.40	175.00		83	A		
2012		13184.10	175.00		75	A		
2017		15053.20	175.00		86	A		
2018		14283.40 A	174.99		82	A		
2019		13147.60 A	174.99		75	A		
2020		14026.50 A	174.99		80	A		
2021		5568.10 M	174.99		32 L	A	□	
2023		7454.90 M	174.99		43 L	YA		
2024		8362.60 A	90.00		93	A		

Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc.	32. OptOut QL/EH YE	33. UUF
2015		12525.00	176.20		71	A		
2016		34445.70	330.70		104	A		
2017		18113.20	176.20		103	A		
2018		16793.40 A	155.73		108	A		
2019		21329.00 A	175.18		122	A		
2020		18061.80 A	152.98		118	A		
2021		11740.80 M	175.18		67 L	A	□	
2022		21409.40 A	152.98		74	P		
2023		13991.20 M	175.18		80 L	A		
2024		20717.10 A	152.98		135	A		

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
	1,626.0	0.0			07/15/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
1,630.0		Inspection? □Yes□No	UUF/3rd Party		

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
	77.0 ***YE	74.0	72.0		11/14/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
75.0		Inspection? □Yes□No	UUF/3rd Party		

34. Rate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed
	106.0 YE	98.0	98.0		11/14/2024
40. Prior Yield	41. Yld Ind	42. Field Review? □Yes□No	43. □ Include		
101.0		Inspection? □Yes□No	UUF/3rd Party		

***Adjusted Yield, Yield Exclusion

Yield Exclusion (YE)

*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



1. Insured Information				2. Agent / Agency Information				3. Crop Year	4. Policy Number
				MCDONALD ZARING INSURANCE, STEPHANIE JONES 22 E MAIN ST WALLA WALLA, WA 99362-1922				2024 PR / 2025 APH	WA-951-160077
								5. State Code / Name	
								WA	WASHINGTON
Phone (509) 525-5730 Agency Code 46-3046 08									

6. County WALLA WALLA		7. Type/Practice						
		Commodity Type	Class	Sub Class	Intended Use			
8. Crop / Plan WHEAT / RP		SPRNG						
		Irrigation Practice	Cropping Practice	Org Practice	Interval			
9. Unit 0001-0002-001		CNTCR						
10. Sect Twp Rng / FN or Other 2-008N-036E / 3137 10-008N-036E / 3137 11-008N-036E / 3137 15-008N-036E / 3137			11. FSA Farm/ Tract/Field # 3137/1625/1, 3137/1625/2					
12. Farm Name			13. Area Class	14. Map Area 003				
15. T-Yield 53.0	16. Insurability I	17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS						
18. Est Share 0.4000	19. Current Yr Rec Type (RT) ** Z		20. <input type="checkbox"/> New Prod ^a					
21. Multiple Crop Year Reporting Reason:								
22. Shareholder[LLT]								
23. Remarks/ Other				24. <input type="checkbox"/> YC OptOut				
25. Year	26. PQ/EH Prod	27. Total Prod/RT	28. Acres	29. PQ/EH Yield	30. Yield	31. Desc. QL/EH	32. OptOut YE	33. UUF
2015		0.00	0.00		0	Z	<input type="checkbox"/>	
2016		0.00	0.00		0	Z		
2017		0.00	0.00		0	Z		
2018		0.00 Z	0.00		0	Z		
2019		0.00	0.00		53	T		
2020		0.00 Z	0.00		53	T		
2021		0.00 Z	0.00		53	T	<input type="checkbox"/>	
2022		0.00 A	174.99		41	P		
2023		0.00 Z	0.00		0	Z		
2024		0.00 Z	0.00		0	Z		
34. Hate Yld	35. Approved Yield	36. Adj Yld	37. SA Yld	38. Prel Yld	39. Date Signed 07/15/2024			
	50.0	0.0						
40. Prior Yield	41. Yld Ind	42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No		43. <input type="checkbox"/> Include				
50.0		Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> 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



Production and Yield Worksheet / Report

INSURED NAME	AGENCY NAME MCDONALD ZARING INSURANCE,	CROP YEAR 2024 PR / 2025 APH	POLICY NUMBER WA-951-160077
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COLLECTION OF INFORMATION AND DATA (PRIVACY ACT) STATEMENT
Agents, Loss Adjusters, and Policyholders

The following statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. 552a): The Risk Management Agency (RMA) is authorized by the Federal Crop Insurance Act (7 U.S.C. 1501-1524) or other Acts, and the regulations promulgated thereunder, to solicit the information requested on documents established by RMA or by approved insurance providers (AIPs) that have been approved by the Federal Crop Insurance Corporation (FCIC) to deliver Federal crop insurance. The information is necessary for AIPs and RMA to operate the Federal crop insurance program, determine program eligibility, conduct statistical analysis and ensure program integrity. Information provided herein may be furnished to other Federal, State, or local agencies, as required or permitted by law, law enforcement agencies, courts or adjudicative bodies, foreign agencies, magistrate, administrative tribunal, AIPs, contractors and cooperators, Comprehensive Information Management System (CIMS), congressional offices, or entities under contract with RMA. For insurance agents, certain information may also be disclosed to the public to assist interested individuals in locating agents in a particular area. Disclosure of the information requested is voluntary. However, failure to correctly report the requested information may result in the rejection of this document by the AIP or RMA in accordance with the Standard Reinsurance Agreement between the AIP and FCIC, Federal regulations, or RMA-approved procedures and the denial of program eligibility or benefits derived therefrom. Also, failure to provide true and correct information may result in civil suit or criminal prosecution and the assessment of penalties or pursuit of other remedies.

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^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 holder, 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 insured if used to opt out of Quality Loss Option (QL), Early Harvest (EH), Yield Cup (YC) or Yield Exclusion (YE).

I 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

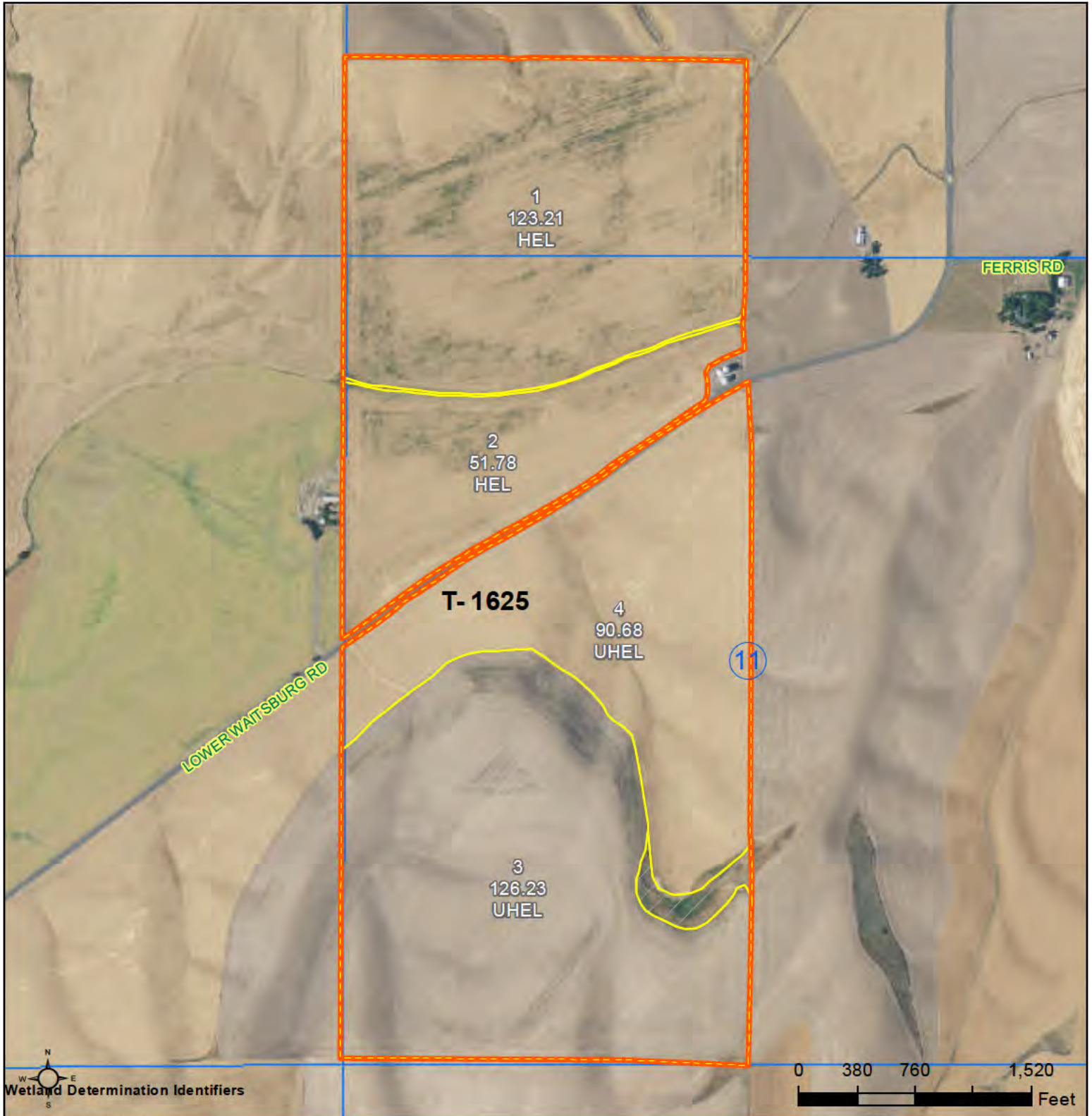
44. Insured's Printed Name	45. Insured's Signature	46. Date
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United States
Department of
Agriculture

Spring Valley Farm Walla Walla County, Washington



Wetland Determination Identifiers

- Restricted Use Tract Boundary
- Common Land Unit
- Cropland Limited Restrictions
- Exempt from Conservation Compliance Provisions
- Other Ag

2025 Program Year
Map Created October 10, 2024

Farm 3137
Tract 1625

WA071_T1625

Tract Cropland Total: 391.90 acres

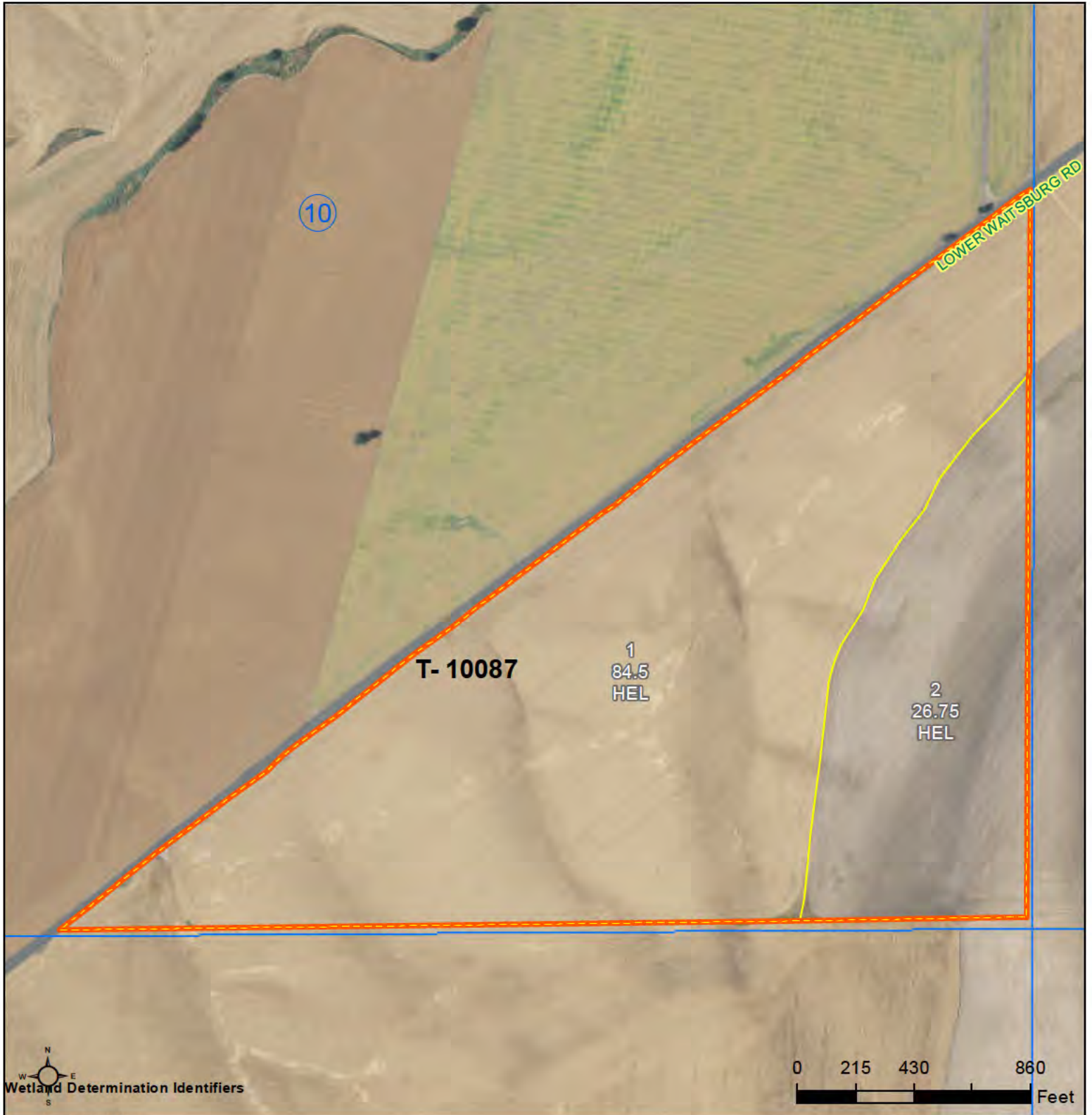
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Spring Valley Farm

Walla Walla County, Washington



Wetland Determination Identifiers

Restricted Use
Tract Boundary
Common Land Unit
Cropland
Limited Restrictions



Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 111.25 acres

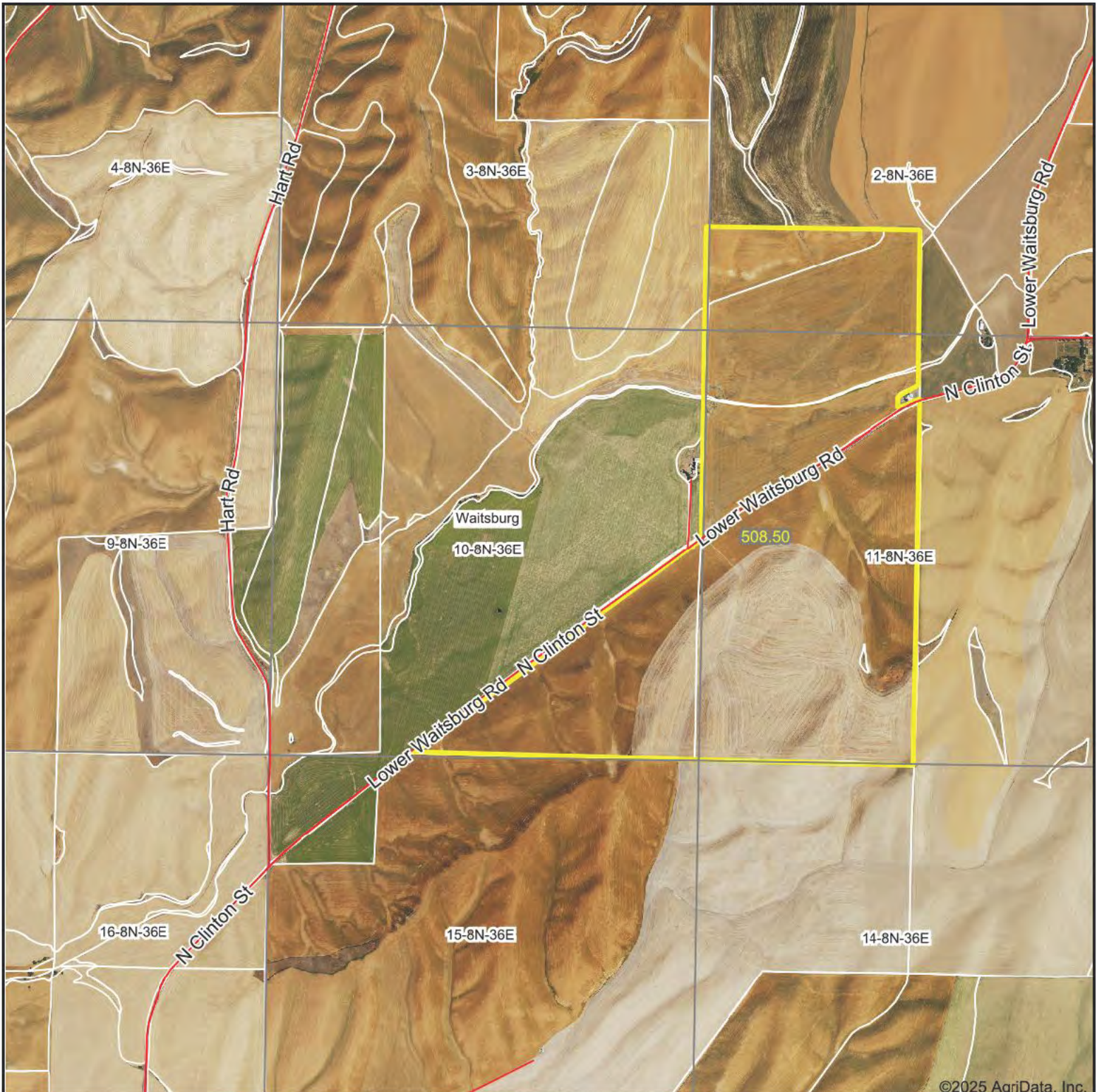
2025 Program Year
Map Created October 10, 2024

Farm 3137
Tract 10087

WA071_T10087

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Spring Valley Farm
Aerial Map



©2025 AgriData, Inc.

Boundary Center: 46° 11' 19.04, -118° 17' 7.08

0ft 1916ft 3832ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

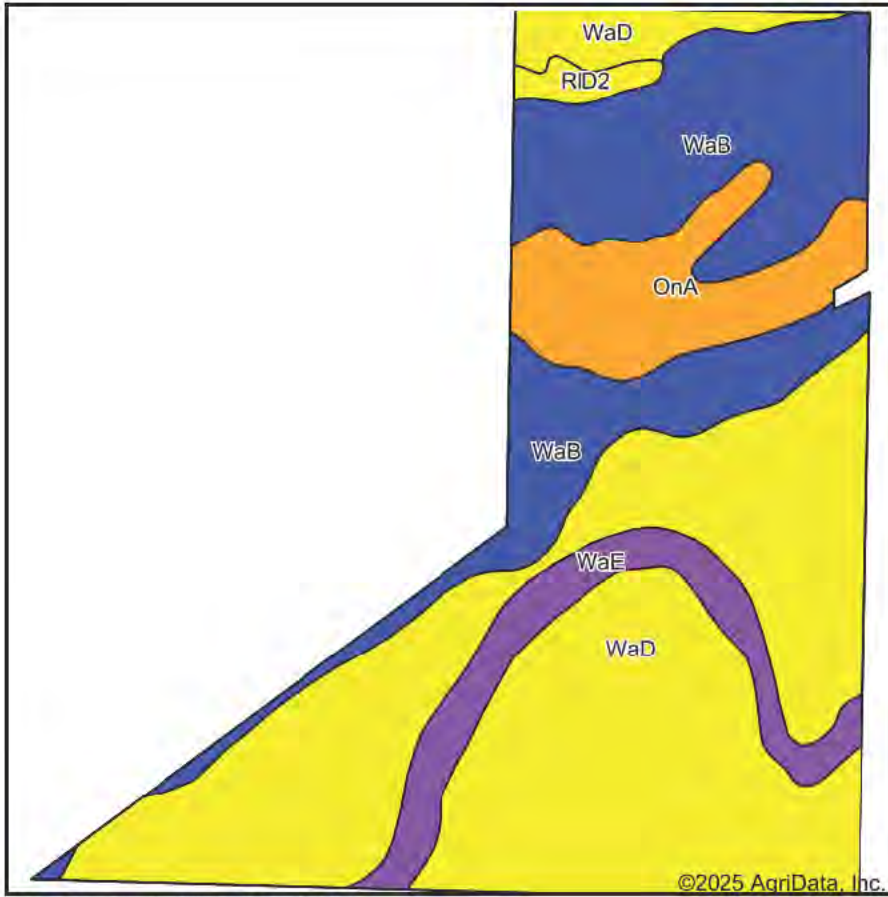
10-8N-36E
Walla Walla County
Washington



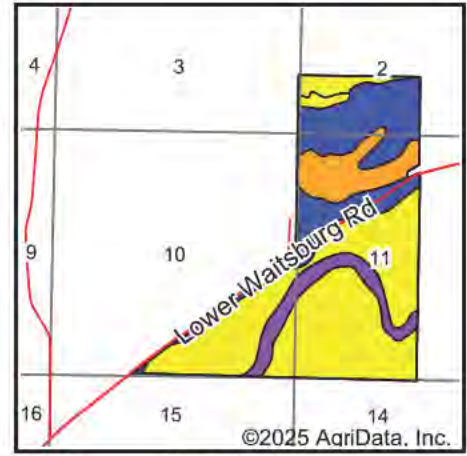
6/13/2025

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

Spring Valley Farm Soils Map



Soils data provided by USDA and NRCS.



State: **Washington**
County: **Walla Walla**
Location: **10-8N-36E**
Township: **Waitsburg**
Acres: **508.5**
Date: **6/13/2025**

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: WA671, Soil Area Version: 9

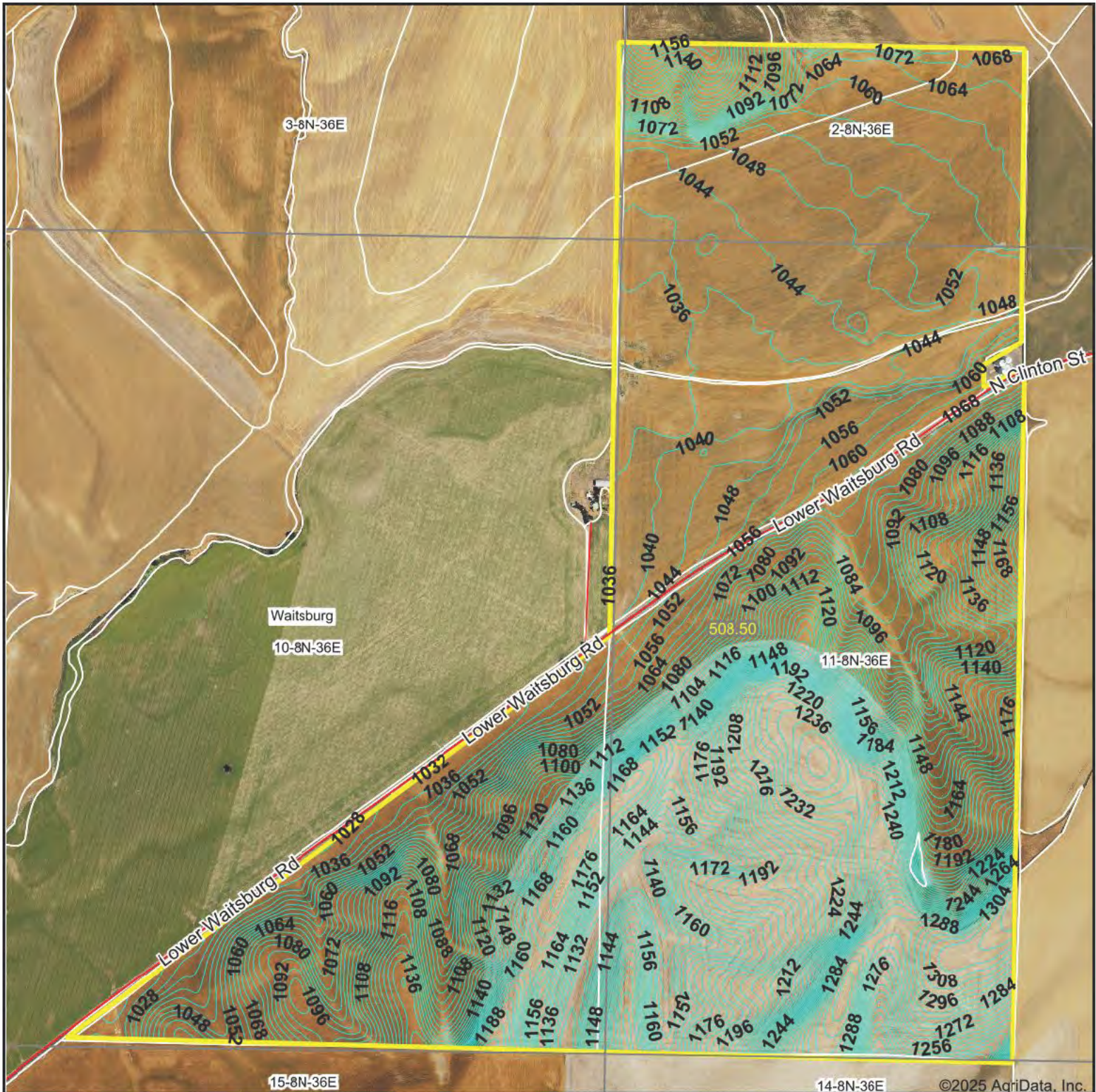
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Asparagus Irrigated Crates	Barley Bu	Corn Irrigated Bu	Dry peas Lbs	Grass legume hay Tons	Grass legume hay Irrigated Tons	Green peas Bu	Spring canola Lbs	Spring canola Irrigated Lbs
WaD	Walla Walla silt loam, 8 to 30 percent slopes	283.79	55.8%		Ive	Vle	2	6		50							2
WaB	Walla Walla silt loam, 0 to 8 percent slopes	131.07	25.8%		Ile	Ille	2	6		70		1800			70		2
OnA	Onyx silt loam, 0 to 3 percent slopes	49.44	9.7%		Illw	Illw	3	7	250	55	125		3	7		2250	
WaE	Walla Walla silt loam, 30 to 45 percent slopes	38.30	7.5%		Vle		2	6		50							2
RID2	Ritzville silt loam, 8 to 30 percent slopes, eroded	5.90	1.2%		Ive	Vle				25							
Weighted Average					3.54	*-	2.1	6	24.3	55.4	12.2	464	0.3	0.7	18	218.8	19

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Spring Valley Farm Topography Contours



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,019.6

Max: 1,325.3

Range: 305.7

Average: 1,115.5

Standard Deviation: 73.72 ft

0ft 1011ft 2022ft



6/13/2025

10-8N-36E
Walla Walla County
Washington

Boundary Center: 46° 11' 19.04, -118° 17' 7.08

Maps Provided By:

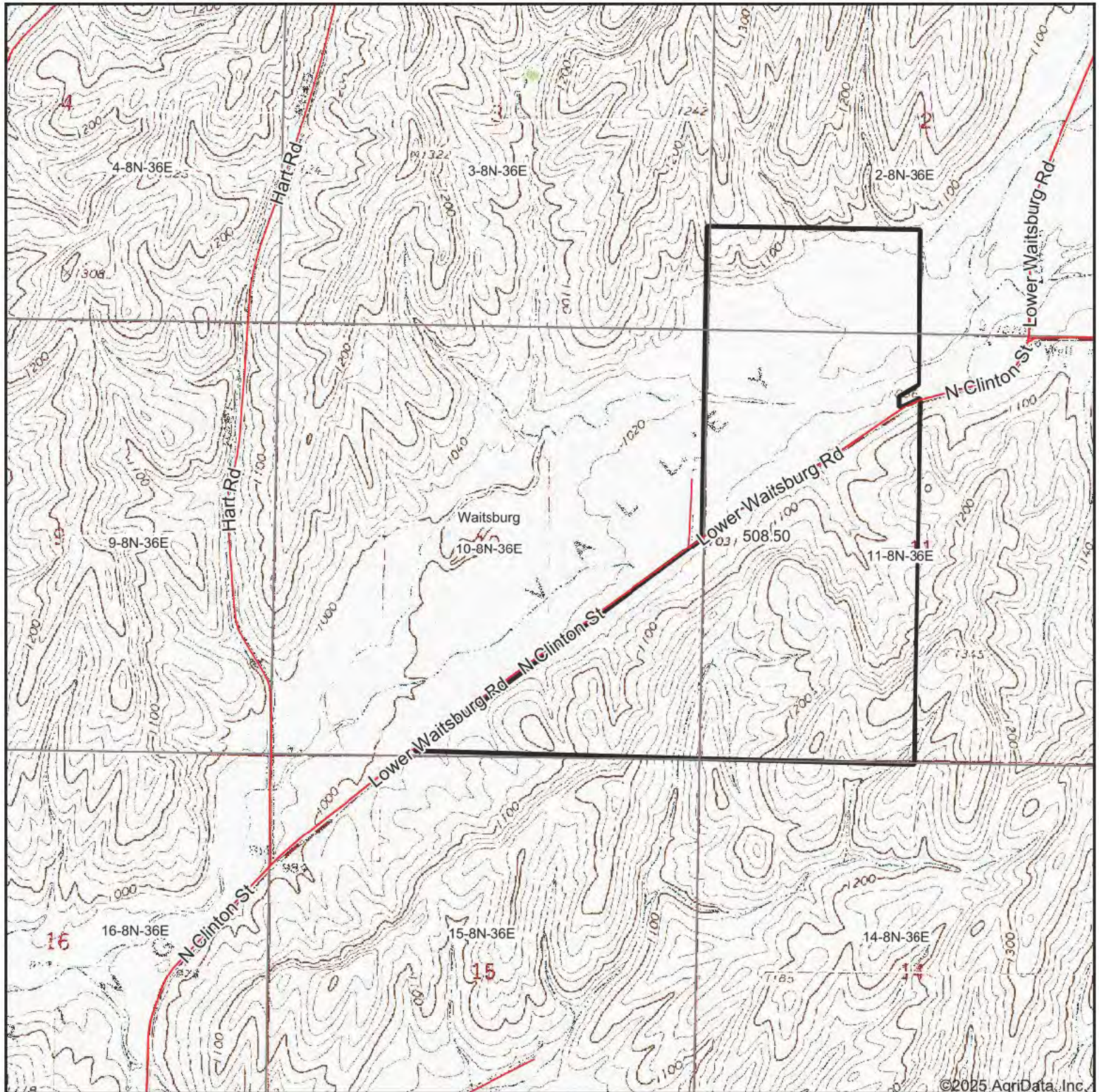


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Field borders provided by Farm Service Agency as of 5/21/2008.

Spring Valley Farm Topography Map



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Map Center: 46° 11' 12.06, -118° 17' 27.9

0ft 1916ft 3832ft

10-8N-36E
Walla Walla County
Washington

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

RUSLE2 Precipitation Walla Walla County

Spring Valley Farm

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

