

WALLA WALLA AVA

DOUBLE CANYON IRRIGATED FARM

ORCHARD DEVELOPMENT POTENTIAL

UMATILLA COUNTY
OREGON

37 +/- ACRES

OFFERED AT \$625,000

About AgriBusiness Trading Group

Agribusiness Trading Group, Inc. specializes in representing clients throughout the process of sales, mergers and acquisitions of real estate and businesses in the farm, wine, ranch and produce industries. The types of opportunities we focus on are large and often times complex deals that require a knowledgeable and competent team of professionals well-rehearsed in the proper handling of the details involved in transactions of this caliber.

For clients seeking to transition their asset to a new owner, our team has the ability to assist in proper succession planning by performing the initial due diligence that a potential acquisition client will perform and then suggest valuation and marketing strategies to maximize your asset's value. For clients seeking strategic acquisition or merger opportunities to further their interests, our team will perform an in-depth interview and fact finding process to fully understand your requirements and desires so as to ensure only appropriate opportunities are presented for your review.

Unparalleled customer service, extreme integrity, unmatched professionalism, deep market knowledge and our obsession to always put your needs before our own, set us apart from our competition. We truly care about you and the commitment and sacrifices you have made to the agricultural lifestyle. We take the representation of you and your needs very seriously and bring an entrepreneurial spirit and attention to detail into every transaction we are involved with. This allows us to interpret any road blocks that may be encountered in a transaction a bit differently and find solutions that may not be readily apparent. This translates into a smooth and efficient asset transfer that will happen in a timely manner, garner you the best value and burden you with the least amount of stress and anxiety.

We value your time and pride ourselves on doing what we say we are going to do when we say we will do it. Our team has the experience and resources available to make the transition of your current asset or the acquisition of your new asset, a smooth and efficient one and we sincerely look forward to building a lasting relationship with you.

Agribusiness Trading Group Inc. is based in the Pacific Northwest, holds real estate licenses in WA, OR, ID and MT and has worked with clients throughout the United States and Canada. In our never-ending quest to better serve the needs of our clients, we have strengthened our team by partnering with **Peoples Company** and president Steve Bruere. Through this partnership we can now offer appraisal, land management and auction services along with an additional 16 states of licensure across the nation. We are continually building upon our commitment to assist you in meeting your goals in every way possible. Please let us know what we can do for you!

ADAM C WOIBLET

President & Designated Broker
Agribusiness Trading Group Inc.

Asset Description Overview



LOCATION

- This asset lies approximately three miles Northwest of Milton Freewater, OR near the intersection of Edwards Rd and Lower Dry Creek Rd in Umatilla County.
- This property lies within the Walla Walla Valley American Viticultural Area.

ACCESS

- Access to the property is served via county, graveled and paved roads. Interior orchard roads are gravel and dirt and the property includes an access easement across adjacent property to the county roads.

TOTAL ACRES

- Per the Umatilla County Assessor, the property consists of two tax parcels #129651 and #136038 totaling 37.01 acres. These two parcels are tied together with a covenant not to sell separately which, in effect, creates one parcel totaling 37.01 acres.
- Umatilla County property taxes for 2019 are \$586.25.

Asset Description Overview Continued

ZONING

- Zoning is Exclusive Farm Use, 160 acre minimum.

SOILS

- Soils on the property consist of Ellisforde Silt Loam across approximately 11 acres with one to twenty percent slopes and Umapine Silt Loam across approximately 26 acres with zero to three percent slopes. Attached, please find the full soil map.

WATER RIGHTS AND IRRIGATION EQUIPMENT INFORMATION

- Irrigation water rights, to be included in the sale, consist of a minimum of three acre feet per acre, per year of alluvial aquifer ground water rights accessed via wells and pumps that are located on adjacent property owned by the Seller of this asset.
- The Seller has agreed to execute a shared water facilities use and maintenance agreement with a potential Buyer giving access to the adjacent irrigation equipment, mainlines and wells for water requirements.
- The irrigation equipment located on and included in the sale of the property, consists of mainlines and valves.
- Final water rights to be transferred and any shared access agreements will need to be fully investigated and deemed acceptable by a potential Buyer.

FROST PREVENTION

- There is one propane engine powered wind machine included in the sale and located within the boundary of the property. This wind machine can be used, as necessary, for frost control. Many of the neighboring orchard and vineyard properties also have wind machines that potentially provide a secondary benefit to this property.

ADDITIONAL DETAILS

- All acres are contiguous. Overview site map attached.
- Elevation ranges from approximately 850 feet at the high point to a low of 815 feet.
- Per the NRCS, precipitation on this property is 12 to 14 inches per year. Precipitation map attached.

Asset Description Overview Continued

CURRENT AND POTENTIAL USES

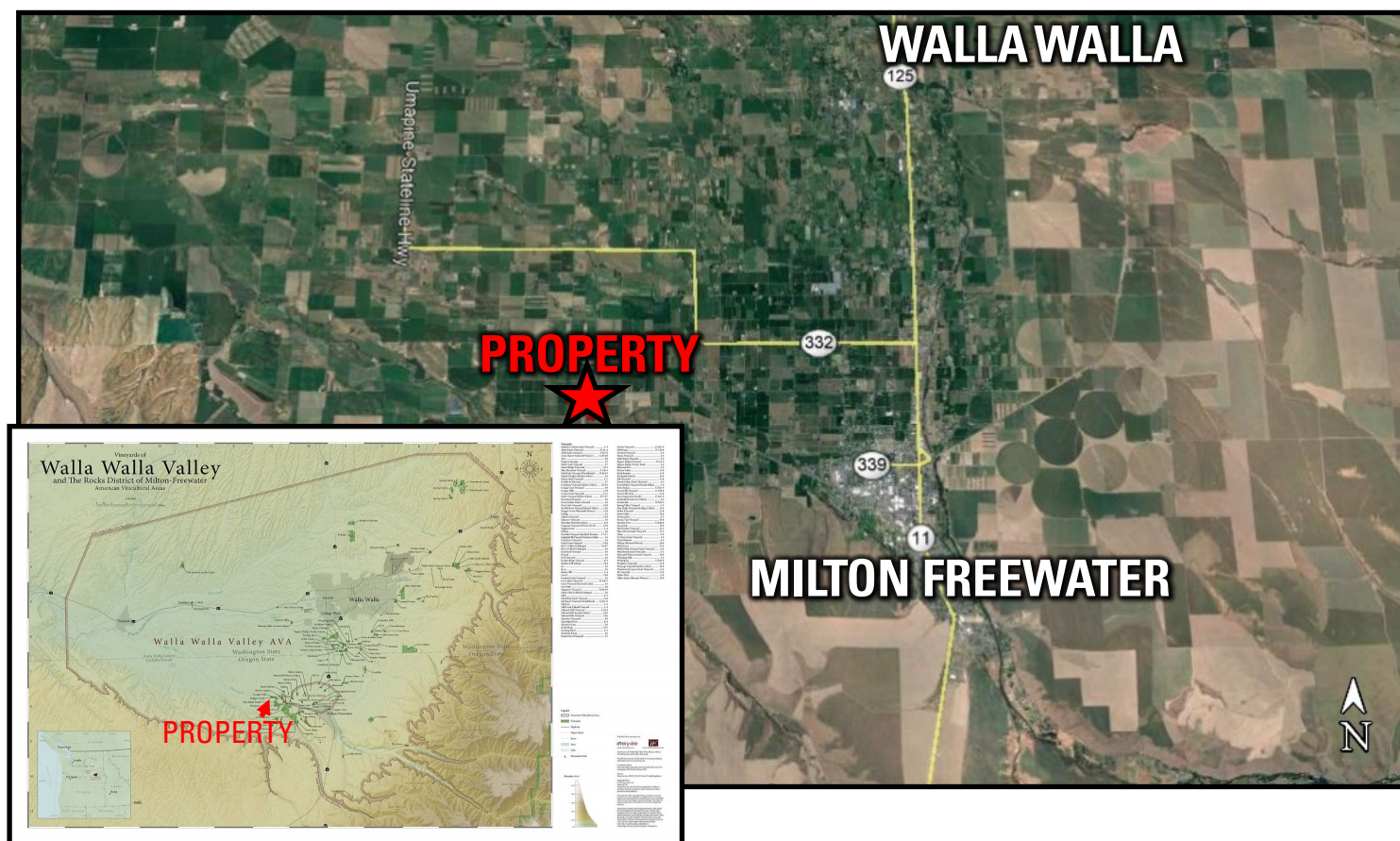
- After recent removal of an apple orchard, the property is now bare ground, ripped, planted to a cover crop and ready for new permanent crop development.
- Lying within the boundaries of the Walla Walla Valley AVA and in close proximity to many highly recognizable vineyards, this property has strong potential for premium vineyard development.

STRUCTURES

- Structures located on the property and included in the sale, consist of an approximately 2500 square foot, concrete floored shop building that has historically been used to maintain and house farm machinery for the operation.



Regional View of Property



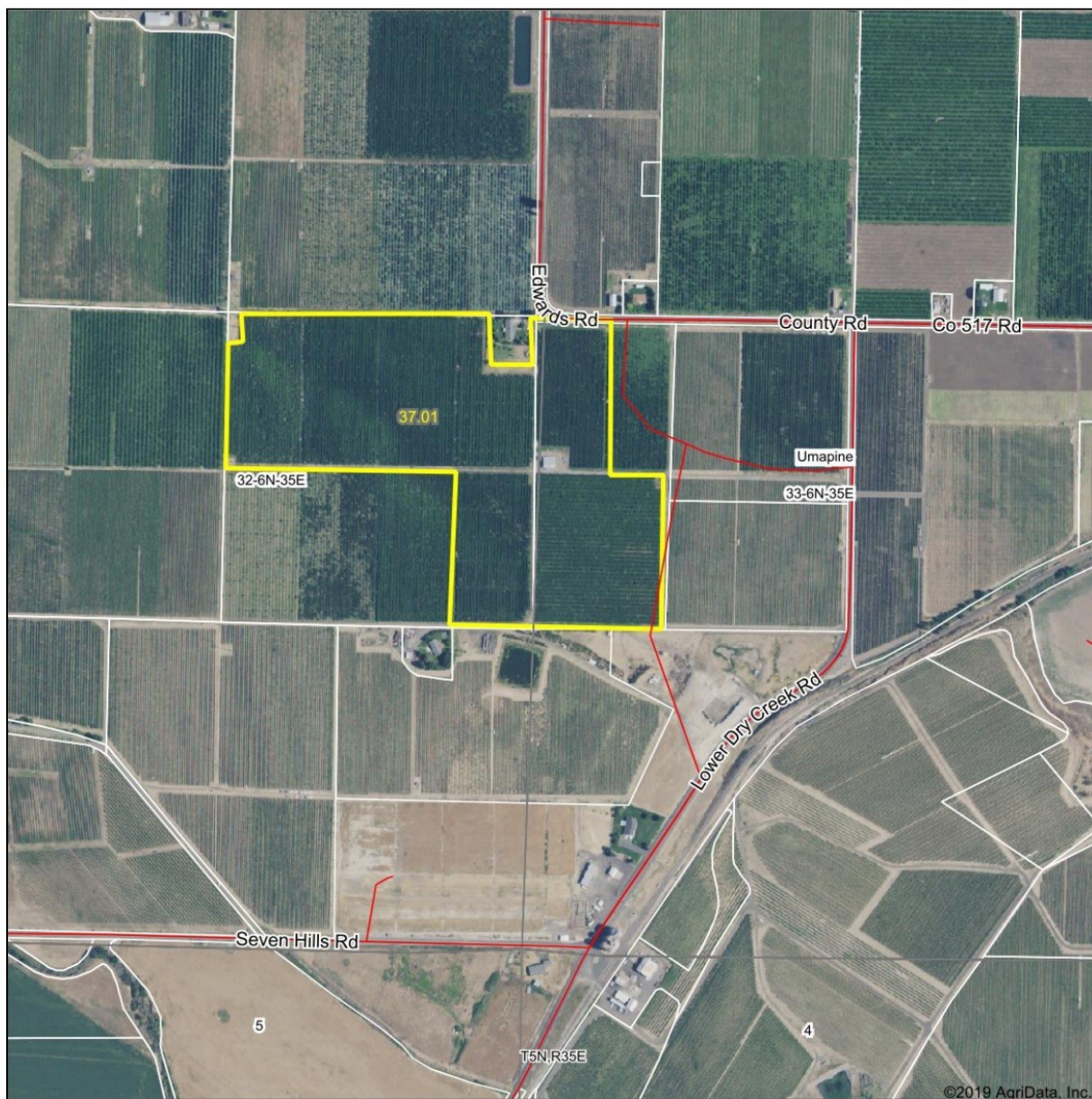
This property lies within the Walla Walla Valley American Viticultural Area, one of the highly sought after AVA's in the Pacific Northwest. This area is very popular for vineyard operations but also suitable for other permanent crops such as orchards and berries.

About the Walla Walla Valley American Viticultural Area (AVA)

- In the Walla Walla AVA, nearly 3,000 acres of prime vineyards and more than 100 remarkable wineries are represented.
- In 1984 the federal government designated the Walla Walla Valley as an American Viticultural Area (AVA).
- The wine region is entirely included within the larger Columbia Valley AVA. After the Yakima Valley AVA, the Walla Walla AVA has the second highest concentration of vineyards and wineries in Washington State.
- The Walla Walla Valley overtly straddles state lines: two-thirds of the AVA is in Washington and one-third is in Oregon.
- The elevations across the appellation range between 400 feet and 2,000 feet above sea level.
- Annual rainfall figures triple from a sparse seven inches at the western end of the valley to 22+ inches along the foothills of the Blue Mountains to the east.
- The soils of the Walla Walla Valley consist largely of wind-deposited loess, which provides good drainage for vines.
- The 200-day-long growing season is characterized by hot days and cool nights.

FSA Map of Property

FSA Map



Map Center: 45° 57' 6.71, -118° 27' 17.26

0ft 663ft 1325ft

33-6N-35E
Umatilla County
Oregon

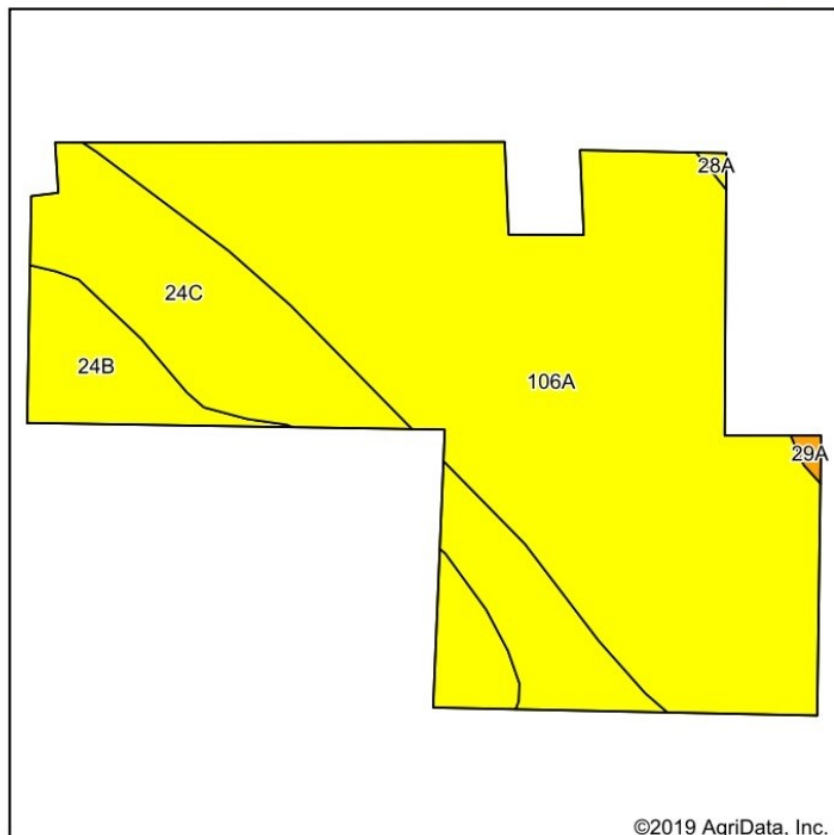


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

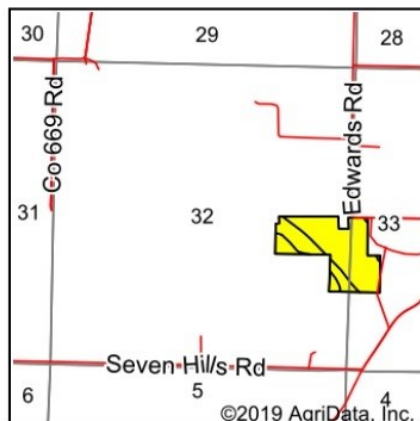
Soils Map of Property

Soils Map



Soils data provided by USDA and NRCS.

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State: **Oregon**
County: **Umatilla**
Location: **33-6N-35E**
Township: **Umapine**
Acres: **37.01**
Date: **2/13/2020**



Maps Provided By:
surety
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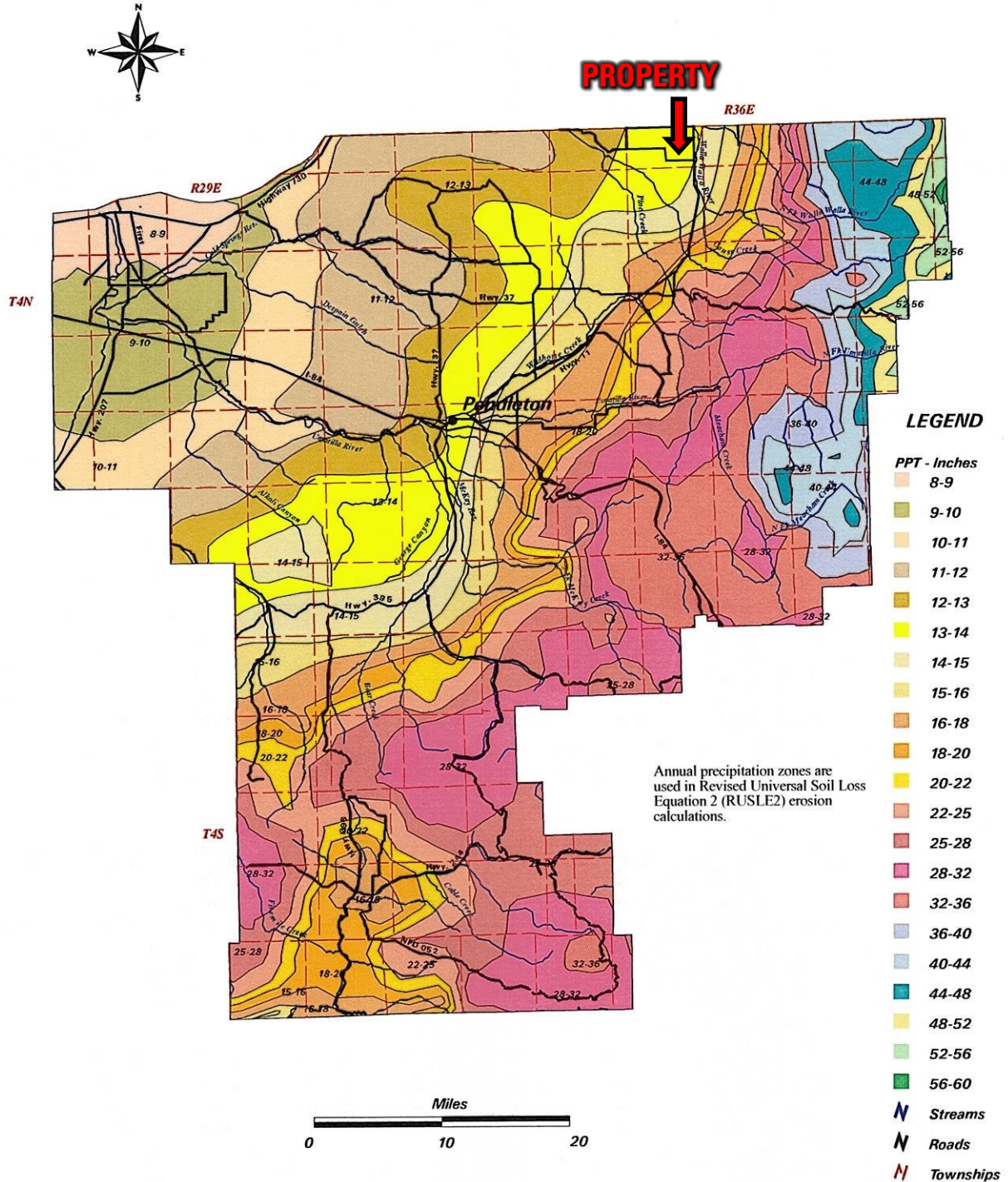
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
24B	Ellisforde silt loam, 1 to 7 percent slopes	3.3	9.0%
24C	Ellisforde silt loam, 7 to 20 percent slopes	8.1	22.0%
28A	Freewater gravelly silt loam, 0 to 3 percent slopes	0.0	0.1%
29A	Freewater very cobbly loam, 0 to 3 percent slopes	0.2	0.6%
106A	Umapine silt loam, reclaimed, 0 to 3 percent slopes	25.2	68.3%
Totals for Area of Interest		36.9	100.0%

Precipitation Map of Property

ANNUAL PRECIPITATION RANGES

Umatilla County, Oregon



Property Pictures



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