

DRYLAND WHEAT & CRP FARM

WALLA WALLA COUNTY, WA
888.64 +/- ACRES

ASKING PRICE \$1,100,000



AGTRADEGROUP.COM

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ASSET DESCRIPTION

Here is a rare opportunity to buy a working, Pacific Northwest grain farm! This dryland wheat and CRP farm lies approximately 7 miles Northwest of Walla Walla, Washington, in South-Central Washington State. The physical address of the farm is on Sudbury Road, Walla Walla, WA 99362.

This asset consists of two tax parcels, and per the Walla Walla County Assessor, there are 888.64 +/- total deeded acres with the Walla Walla County Farm Service Agency showing 874.12 +/- acres as tillable cropland. Currently, approximately 676.82 +/- acres of the tillable ground is cropped in dryland wheat using a summer fallow rotation, meaning a crop is grown every other year on these acres. The FSA shows a PLC yield of 58 bushels per acre for wheat, and actual APH production records show an average annual yield, since 2012, of 73 bushels per acre for winter wheat crops. The farm is currently leased to a nearby, neighboring farmer under a 1/3 – 2/3 crop share lease. Of the total tillable cropland acres, there are 197.3 +/- acres under a current CRP contract through September 30, 2020 with an annual payment of \$11,130.00. The CRP acres have successfully been rebid into the program with the Seller still awaiting a farm plan from the NRCS to finalize the new contract.

Elevation of the property runs from approximately 710 feet to 1,100 feet, and annual rainfall for this area averages thirteen to fourteen inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Ritzville Silt Loam with 8% to 45% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per Walla Walla County Assessor Planning Department, the zoning of the property is Primary AG with a 40-acre minimum parcel size. There are no structures included with the sale; however, a home could be built atop one of the many ridges subject to Walla Walla County approval. The property offers panoramic views of the surrounding area and the Blue Mountains to the east and wildlife abounds on the property, including deer and different species of game birds.

The property is accessed via paved and gravel, county maintained roads.





LOCATION

- This asset is located on Sudbury Road, Walla Walla, WA 99362, just a 15 minute drive northwest of town.

ACCESS

- The property is accessed via, county maintained, paved and gravel roads.

TOTAL ACRES & TAXES

- Per the Walla Walla County Assessor, there are 888.64 total deeded acres included in the asset.
 - The property consists of two tax parcels: Property ID's #35-08-29-11-0001, #35-08-32-11-0003.
 - Per the Walla Walla County Assessor, the total property taxes for 2020 are \$4,424.99.

ZONING

- Per Walla Walla County Assessor Planning Department, the zoning of the property is Primary AG with a 40-acre minimum parcel size.

WATER RIGHTS

- There are no water rights included in this sale.

STRUCTURES

- There are no structures included in this sale.

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REGION



This farm is located in Walla Walla, WA, and strategically positioned in the Pacific Northwest near the Washington and Oregon borders. The Walla Walla Valley has been a regional agricultural hub for more than a century. In 2019, the average yield of wheat, across Washington State, was 64 bushels an acre with 2.2 million acres harvested here producing 142.7 million bushels of wheat. Washington State has ranked fourth in the nation's top wheat-producing states.

The elevations across the Walla Walla Valley start at 400 feet and soar to 2,000 + feet above sea level. Similarly, 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 mostly of wind-deposited loess, which provides good drainage for crops. The long growing season is characterized by hot days and cool nights.

The combination of elevation, precipitation and well-drained, rich soils make a prime location for a premier dry land wheat farm.



CLIMATE

The climate of the Walla Walla Valley is ideal for dry land grain production and is known for producing high-quality wheat that primarily goes to the export markets. With over 180,000 acres of small grain fields, the fertile land of the valley is a top, Washington producer of wheat. Other crops grown in the valley include grapes, asparagus, onions, apples, berries, and pumpkins as examples of just a few of the various crops grown here.

Walla Walla Valley, on average, enjoys 188 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights. Within the Valley, high temperatures during the summer growing season typically average between 80 to 89 degrees. July is the hottest month, typically posting an average high temperature of 89 degrees, which ranks it as warmer than most places in Washington State. The coolest month is January, with an average low of 29 degrees.

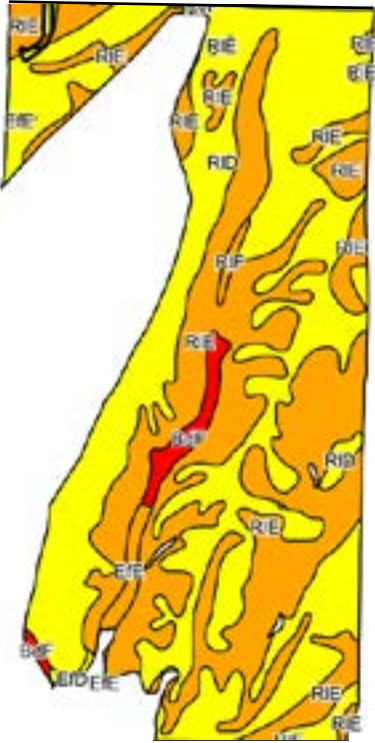
To the east, the Blue Mountains stretch over 15,000 square miles and were named for the spectacular colors depicted when viewing the mountain range from a distance. Trophy hunters come from all around the world to hunt for elk and deer in the local Blue Mountains.



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SOILS



Written by: Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age mega floods (the largest flows of water ever to occur on Earth!) from glacier-impounded Lake Missoula in western Montana. The lake filled with glacial meltwater and sediment, then giant floods broke out through the ice dam dozens of times between about 20,000 and 14,000 years ago. The floods roared from western Montana and northern Idaho through the Spokane Valley and flowed southwest through today's Tri Cities and from there down the Columbia River canyon past today's Portland, Oregon to the sea. Erosion caused by the floods formed the 'moonscapes' of the famous 'Channeled Scab-land' of central Washington, such as the Grand Coulee and Dry Falls cataract, where the floods eroded into the hard black lava bedrock of the entire region.

And as the floodwaters carried into south central Washington, they deposited millions, perhaps billions, of tons of gravel, sand and silt in the low lying areas, and billions more tons of sediment were laid down by the same floods in Oregon's Umatilla Basin and again in the Willamette Valley before the floods blasted into the Pacific Ocean.

These sediments from the floods, along with huge areas of sediment that were reworked by wind in the current 'interglacial' period (last 14,000 years or so), form the basis for the tremendous agricultural soils throughout eastern Washington and northeastern Oregon, both in the dryland and irrigated areas.

Along the path of today's Columbia River and other areas, the mega floods were raging fast and deep and so the sediments deposited there were coarse gravels and sands.

In the axial or tributary valleys to the Columbia River like the Walla Walla and Yakima valleys, quieter, slower moving waters, still more than 800 feet deep, backed up into the valleys from the flooding along the Columbia and laid down layers of sediment from the quieting and eddying floodwaters. These deposits, locally called 'slackwater sediments' were tens or even hundreds of feet deep, forming a thick valley fill of silts and finer sands. Since the end of the last glacial epoch about 14,000 years ago, the modern rivers like the Yakima and Walla Walla have flowed across and eroded deeply down into these deposits so that their remnants form low lying, nearly flat topped terraces in these valleys.

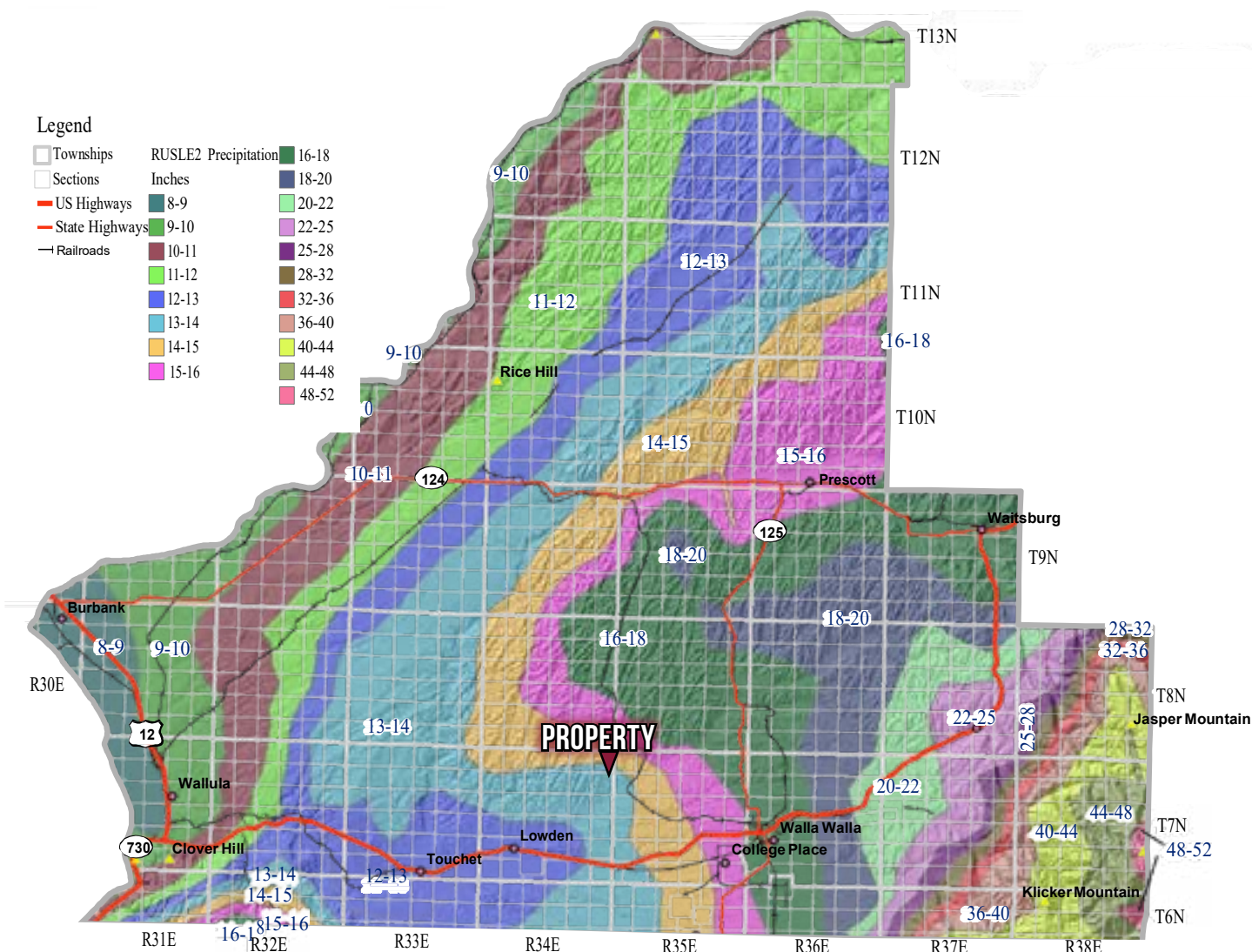
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
RID	Ritzville silt loam, 8 to 30 percent slopes	464.49	52.2%		Ive	Vle
RIE	Ritzville silt loam, 30 to 45 percent slopes	393.62	44.2%		Vle	Vle
BdF	Basalt rockland-Walla Walla complex, 30 to 60 percent slopes	16.31	1.8%		Vlls	
EfE	Ellisforde silt loam, 30 to 45 percent slopes	9.99	1.1%		Vle	Vlle
RIF	Ritzville silt loam, 45 to 60 percent slopes	3.42	0.4%		Vlle	
Efd	Ellisforde silt loam, 15 to 30 percent slopes	2.04	0.2%		Ive	Vle
RvF	Ritzville very fine sandy loam, volcanic-ash variant, 30 to 60 percent slopes	0.44	0.0%		Vlle	
OnA	Onyx silt loam, 0 to 3 percent slopes	0.20	0.0%		Iiw	Iiw

PRECIPITATION

Walla Walla, Washington receives an average of 105 days of precipitation per year totaling an area average of 19 inches of rain per year. Of these precipitation amounts, the Walla Walla Valley floor located at the base of the Blue Mountains averages 9 inches of snow per year.

This farm asset receives an average of 13-14 inches of precipitation per year, per the USDA Natural Resources Conservation Service.

This is a dry land farm asset with no water rights on the farm or included in the sale.



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