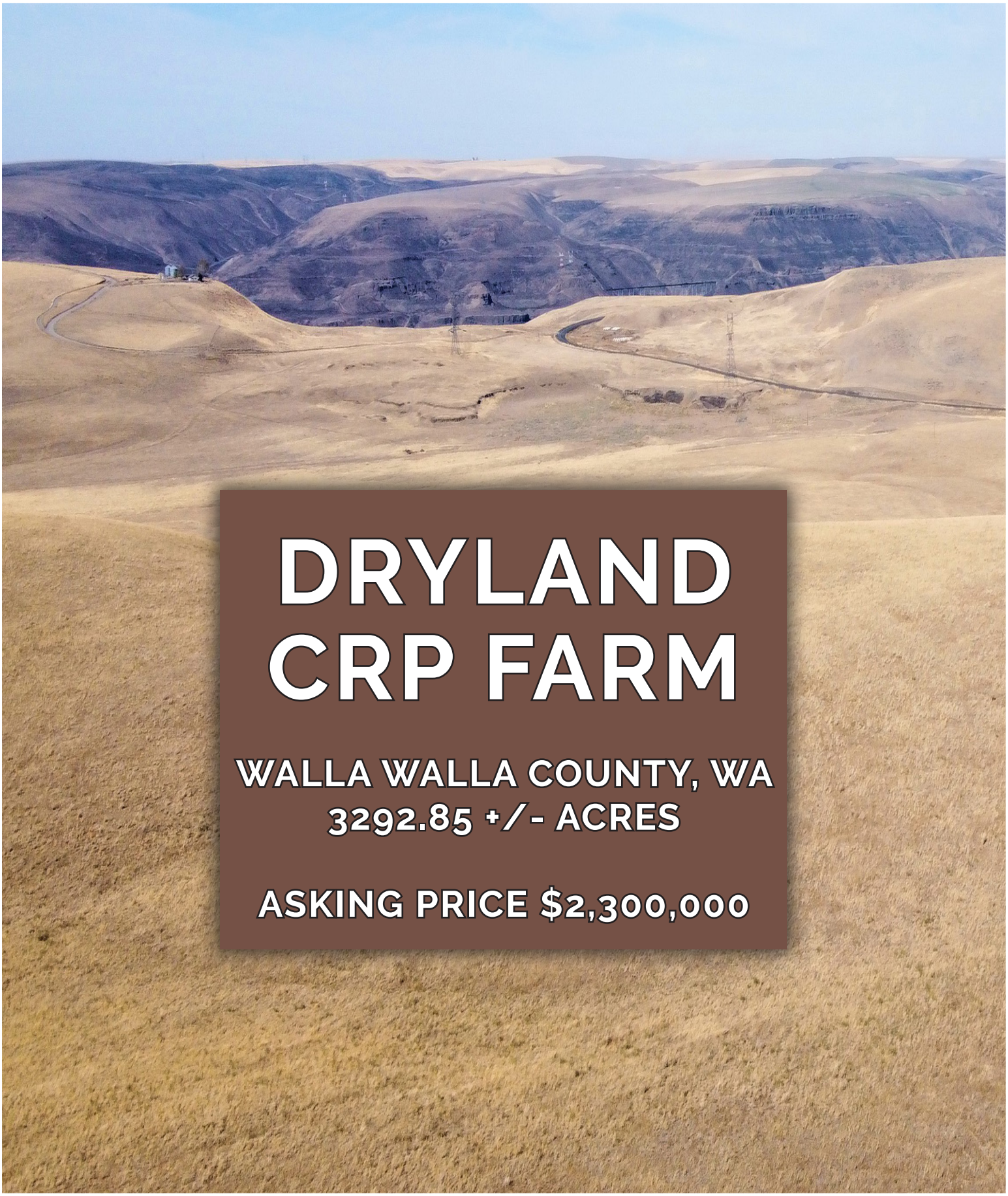

DRYLAND CRP FARM

WALLA WALLA COUNTY, WA
3292.85 +/- ACRES

ASKING PRICE $2,300,000

AGRIBUSINESS TRADING GROUP
AGTRADEGROUP.COM

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ASSET DESCRIPTION

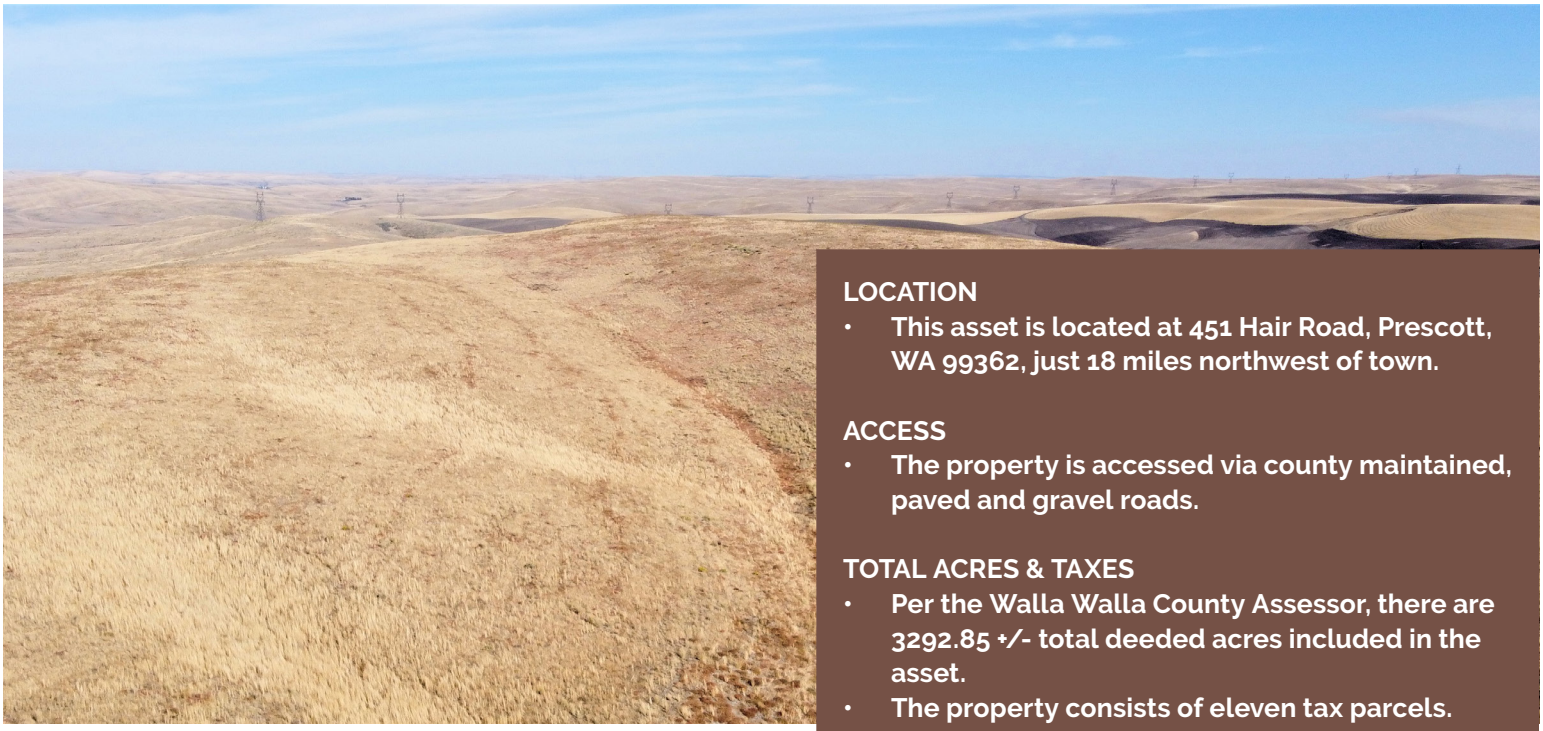
We have available for acquisition a large, dryland CRP farm with two years left on the current CRP contract. This family-owned, dryland CRP farm lies approximately 18 miles Northwest of Prescott, Washington, in South-Central Washington State. The physical address of the farm is 451 Hair Road, Prescott, WA 99348.

This asset consists of eleven tax parcels, and per the Walla Walla County Assessor, there are 3292.85 +/- total deeded acres. The Walla Walla County Farm Service Agency shows 2806.93 acres as tillable cropland with all 2806.93 of those acres under current CRP contracts through September 30, 2022, with an annual payment of $170,767.00.

Elevation of the property runs from approximately 1000 feet to 1500 feet, and annual rainfall for this area averages ten to eleven 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 30% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per the Walla Walla County Planning Department, the zoning of the property is Primary AG with a 40-acre minimum parcel size. There is an old farmstead, including a house and miscellaneous outbuildings, on the property included with the sale; however, the current house may not be considered livable without upgrades. A new home could be built atop one of the many ridges or on the current homestead site, subject to Walla Walla County's 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 at 451 Hair Road, Prescott, WA 99362, just 18 miles 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 3292.85 +/- total deeded acres included in the asset.
- The property consists of eleven tax parcels. Property ID's:
  1. 34-12-11-34-0002
  2. 34-12-14-21-0001
  3. 34-12-13-33-0002
  4. 34-12-24-42-0003
  5. 34-12-25-21-0002
  6. 34-12-26-11-0001
  7. 34-12-23-11-0001
  8. 34-12-22-11-0001
  9. 34-12-21-43-0002
  10. 34-12-15-11-0001
  11. 34-12-28-31-0002
- Per the Walla Walla County Assessor, the total property taxes for 2020 are $8,751.69.

ZONING

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

WATER RIGHTS

- There are no irrigation water rights included in this sale.
- The domestic well located at the homestead site is in unknown condition.

STRUCTURES

- There is an old farmstead located on the property with a house and miscellaneous outbuildings. All structures are in as-is condition and not guaranteed to be usable.

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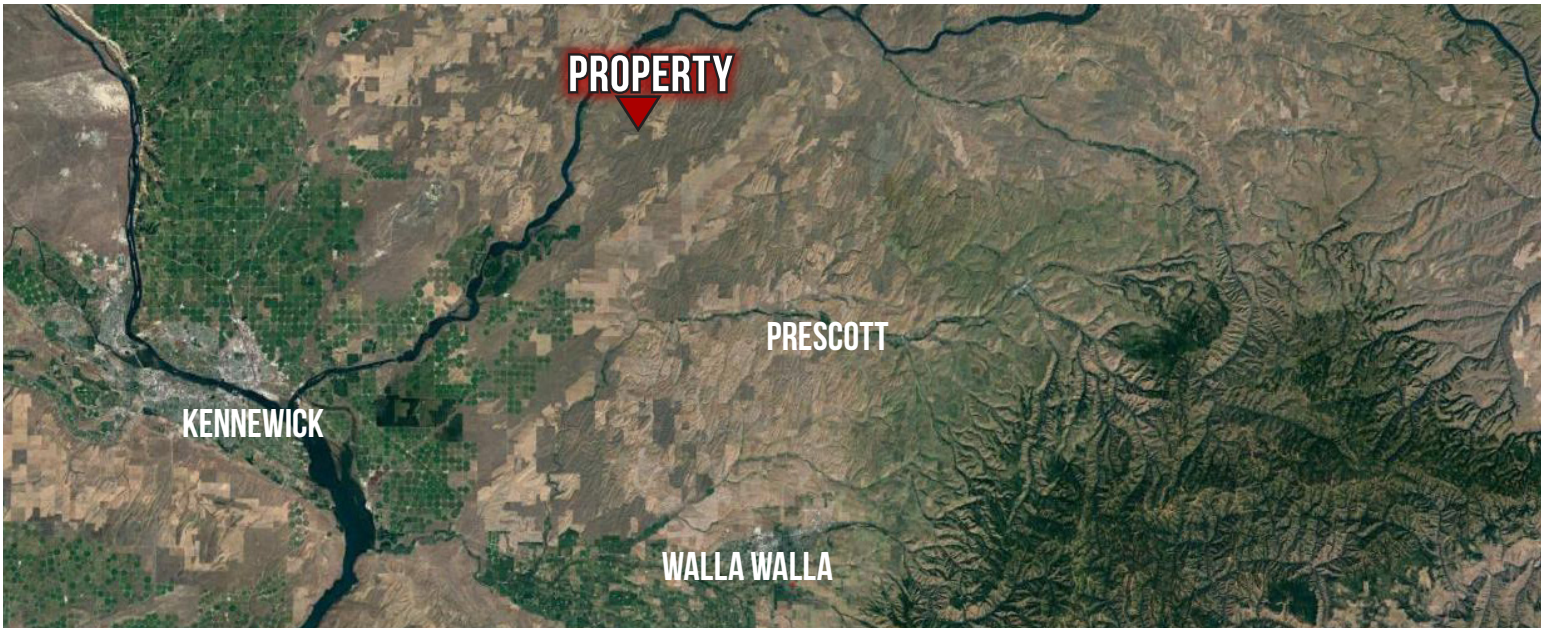
REGION



This farm is located near Prescott, WA, and is strategically positioned in the heart of Pacific Northwest wheat country. 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. 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 area's combination of elevation, precipitation, and well-drained, rich soils makes a prime location for a premier dryland wheat farm or CRP farm.

The adjacent areas and valleys surrounding this farm are known to hold and produce large herds of mule deer. Due to many years of CRP grasses being grown on this farm and many surrounding farms, hunters flock to this area in the fall of each year for the chance to find a trophy buck. In addition, the deep cover in the draws affords excellent habitat for pheasants, quail, and partridges.

CLIMATE

The climate of the Walla Walla Valley is ideal for dryland 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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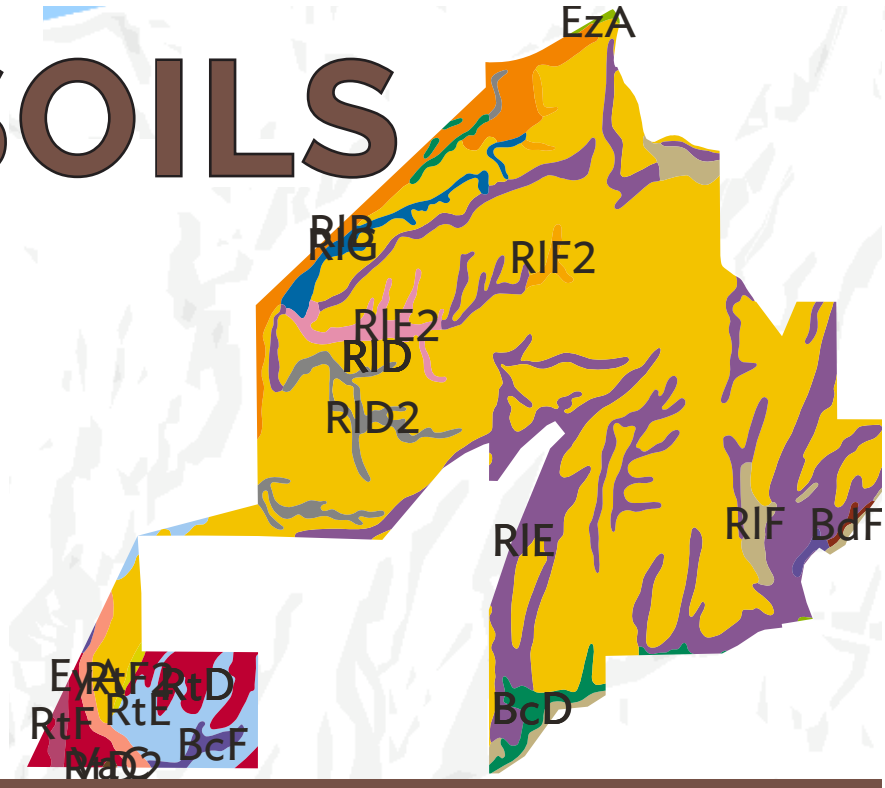
SOILS



SOIL CODE	SOIL DESCRIPTION
RID	Ritzville silt loam, 8 to 30 percent slopes
RIE	Ritzville silt loam, 30 to 45 percent slopes
RIB	Ritzville silt loam, 0 to 8 percent slopes
RtE	Ritzville very fine sandy loam, 30 to 45 percent slopes
RtD	Ritzville very fine sandy loam, 8 to 30 percent slopes
RIF	Ritzville silt loam, 45 to 60 percent slopes
RID2	Ritzville silt loam, 8 to 30 percent slopes, eroded
BcD	Basalt rockland, undulating to hilly
RIE2	Ritzville silt loam, 30 to 45 percent slopes, eroded
RIG	Ritzville silt loam, 60 percent and steeper slopes
EyA	Esquatzel very fine sandy loam, 0 to 3 percent slopes
BcF	Basalt rockland, steep
RIF2	Ritzville silt loam, 45 to 60 percent slopes, eroded
RtF	Ritzville very fine sandy loam, 45 to 60 percent slopes
RtF2	Ritzville very fine sandy loam, 30 to 60 percent slopes, eroded
BdF	Basalt rockland-Walla Walla complex, 30 to 60 percent slopes
EzA	Esquatzel silt loam, 0 to 3 percent slopes
VaC	Walvan, undulating to hilly
RtD2	Ritzville very fine sandy loam, 8 to 30 percent slopes, eroded

Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age megafloods (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 megafloods were raging fast and deep and so the sediments deposited there were coarse gravels and sands.

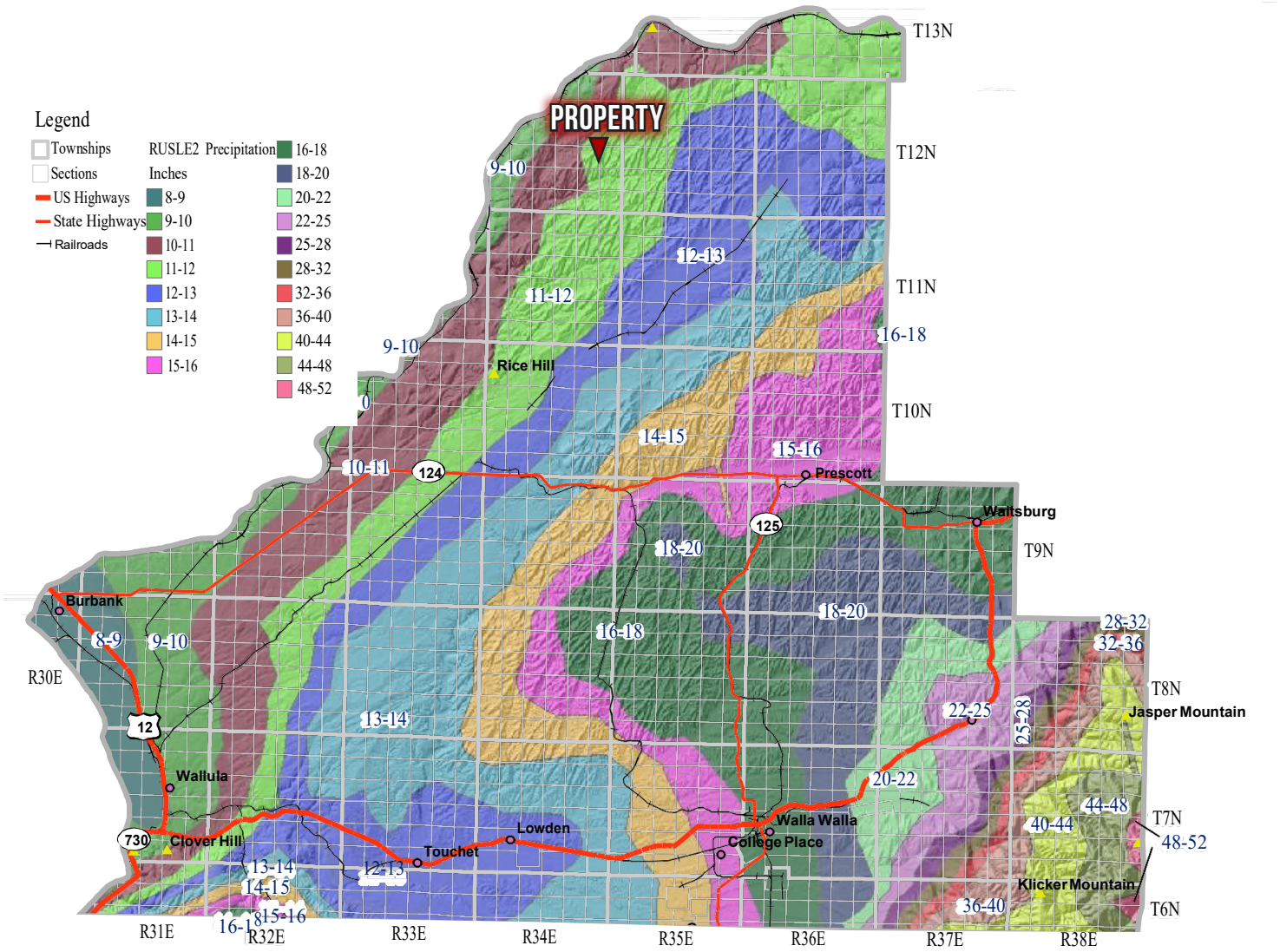
In the axial or tributary valleys to the Columbia River like the Walla Walla and Yakima valleys, quieter, slower-moving waters, still more than 800 feet deep, backed up into the valleys from the flooding along the Columbia and laid down layers of sediment from the quieting and eddying floodwaters. These 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, 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.

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 10-11 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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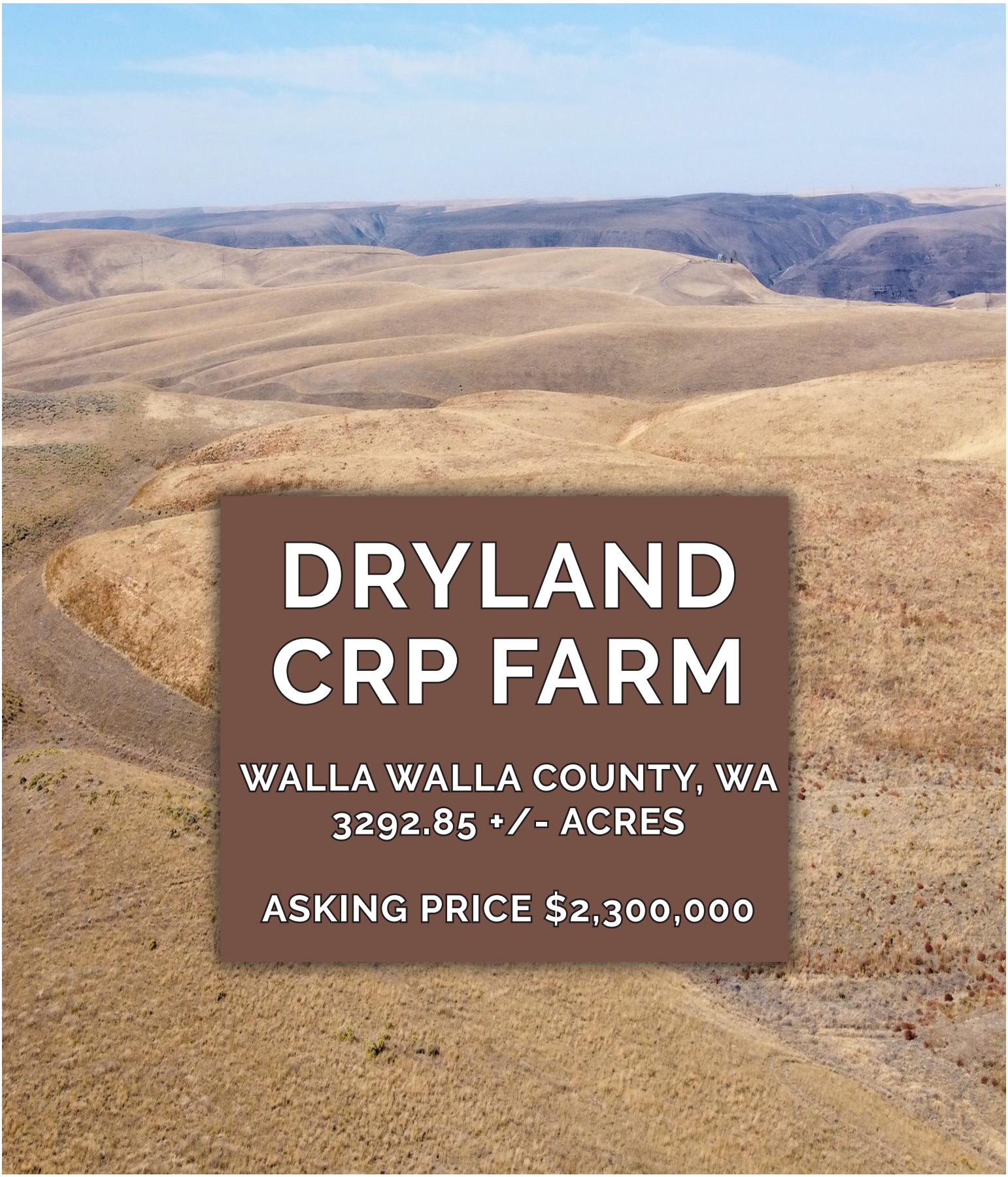

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