

HIGH YIELD OREGON WHEAT FARM

2,128 +/- ACRES AVAILABLE

EASTERN OREGON | ATHENA, OR | UMATILLA COUNTY | ASKING PRICE: \$7,800,000



ADAM C. WOIBLET

DESIGNATED BROKER

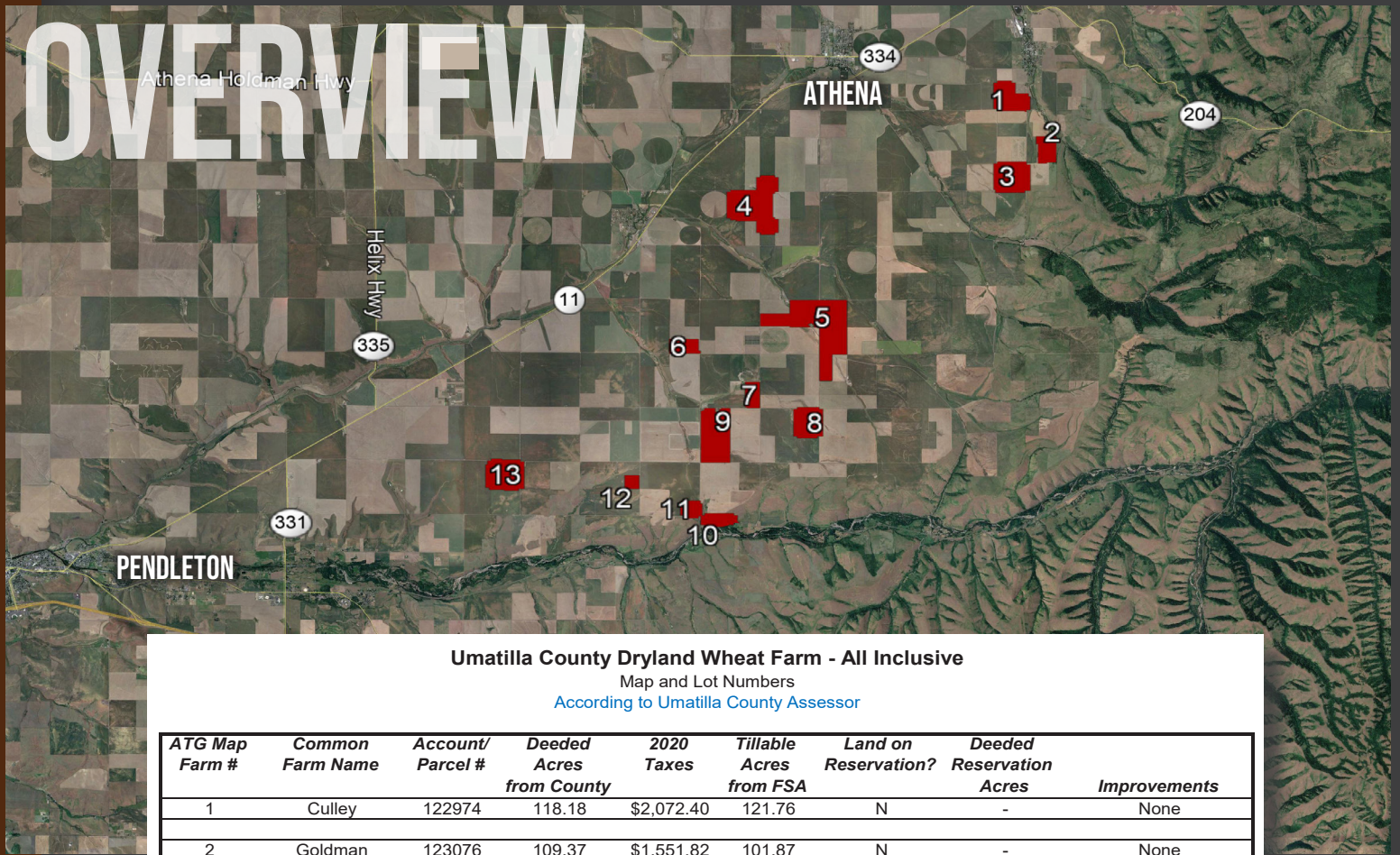
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OVERVIEW



Umatilla County Dryland Wheat Farm - All Inclusive

Map and Lot Numbers

According to Umatilla County Assessor

ATG Map Farm #	Common Farm Name	Account/ Parcel #	Deeded Acres from County	2020 Taxes	Tillable Acres from FSA	Land on Reservation?	Deeded Reservation Acres	Improvements
1	Culley	122974	118.18	\$2,072.40	121.76	N	-	None
2	Goldman	123076	109.37	\$1,551.82	101.87	N	-	None
3	Barnes	122980	155.46	\$3,032.34	155.03	N	-	House & Outbuildings
4	Rainville	116484	49.42	\$606.76	212.77	Y	49.42	None
	Rainville	100184	158.18	\$2,019.32		Y	158.18	None
	Rainville 40	117140	41.31	\$480.63	39.66	Y	41.31	None
	Ingalls	116482	40.00	\$495.88	40.45	Y	40.00	None
			288.91	\$3,602.59	292.88		288.91	
5	Duffy	116735	66.91	\$828.77	67.56	Y	66.91	None
	Cox	149180	109.37	\$1,355.88		Y	109.37	None
	Cox	116727	36.46	\$452.02	148.54	Y	36.46	None
	Coppock	116617	125.92	\$1,286.62	120.71	Y	125.92	None
	Coppock Home	166128	103.72	\$1,282.32	108.57	Y	103.72	None
			141952	\$2,532.15	145.83	Y	144.32	None
			586.70	\$7,737.76	591.21		586.70	
6	McBride	100412	80.00	\$1,021.25	82.50	Y	80.00	None
7	Betty Belle	100494	37.50	\$477.84	78.85	Y	37.50	None
	Betty Belle	145138	39.09	\$498.22		Y	39.09	None
			76.59	\$976.06	78.85		76.59	
8	Corner	100504	116.82	\$1,487.77	112.08	Y	116.82	None
9	Jim 80	100517	77.73	\$992.30	77.72	Y	77.73	None
	Northwest Home	166133	75.62	\$965.33	78.14	Y	75.62	None
	NE & SE Homes	154230	158.48	\$3,016.52	163.20	Y	158.48	None
			311.83	\$4,974.15	319.06		311.83	
10	Tulakin	106761	51.24	\$44.12	8.40	Y	51.24	None
11	Eva	116107	37.62	\$741.47	29.85	Y	37.62	None
12	Bill's 40	116093	39.09	\$457.20	42.10	Y	39.09	None
13	Darr	116064	156.27	\$2,159.76	162.02	Y	156.27	None
Totals			2,128.08	\$29,858.69	2097.61		1745.07	

OVERVIEW

We have available for acquisition a large, high yielding dryland wheat farm. This exclusive opportunity lies near the town of Athena, in North-East Oregon. The area's combination of ideal elevation, high precipitation, gentle slopes, and rich soil makes a prime location for a premier dryland wheat farm.

This collective farm consists of 24 tax parcels making up 13 separate, but closely situated, high-quality farms that are being sold as a single asset only. Per the Umatilla County Assessor, there are 2128.08 +/- total deeded acres included in this farm and per the Farm Service Agency, 2097.61 of those deeded acres are shown as tillable cropland. 21 of the total 24 parcels lie within the boundaries of the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) with those 21 parcels totaling 1745.07 +/- deeded acres. All acres located on the tribal ground are owned fee simple and able to be transferred via traditional deed to a new owner.

Elevation of the property primarily lies in the 1500 foot to 2100 foot zone and annual rainfall for this area averages 22+ inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Athena Silt Loam with 1% to 7% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per the CTUIR and the Umatilla County Planning Department, the zoning of the property is Ag-1 with a 159-acre minimum parcel size for parcels located on tribal lands and EFU, 160-acre minimum parcel size for parcels outside tribal boundaries. There is a single farmstead, including a home and miscellaneous outbuildings included with the sale. The physical address of the home is 77703 Degraw Rd, Weston, OR 97886 and the Umatilla County Assessor reports that the 1,447 square-foot home was built in 1926 and has 5 bedrooms and 1 bathroom. There is also a 1,696 square-foot machine shed on the site that was constructed in 1953.

This farm asset currently has a long term tenant in place and is being sold subject to a crop share lease. The historical farm operation has consisted of a summer fallow and annual crop program with a small grain rotation. The high precipitation and quality soil in the area supports a high percentage planted crop rotation under typical farming conditions. Historical yields have primarily been 90 – 100+ bushels per acre for fall wheat crops across the multiple farms.

The property offers panoramic views of the surrounding area and the Blue Mountains to the east, and wildlife abounds on the property, including deer, occasional elk, and multiple species of game birds.

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



DETAILS

LOCATION

- This multi-location, collective farm asset is located near Athena, OR, just 18 miles northeast of Pendleton, OR.

ACCESS

- The individual farms are all accessed via county Maintained, paved, and gravel roads. s multi-location, collective farm asset is located near Athena, OR, just 18 miles northeast of Pendleton, OR.

ACREAGE BREAKDOWN AND DESCRIPTION

- Per the Umatilla County Assessor, there are 2128.08 +/- total deeded acres included in the asset.
- The property consists of 24 tax parcels. See page opposite for a full list of tax parcels and associated information.
- Per the Farm Service Agency, there are 2097.61 +/- total tillable cropland acres included in the asset.
- Per the Umatilla County Assessor, the total property taxes for 2020 are \$29,858.69.

ZONING

- 21 parcels lying within the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) boundaries are zoned AG-1 - Exclusive Farm Use with a 159-acre minimum parcel size. All zoning laws for property located within the boundaries of the tribe are regulated under tribal rules.
- The 3 parcels lying outside tribal lands but within Umatilla County are zoned Exclusive Farm Use, 160-acre minimum parcel size, and are regulated per Umatilla County land use and planning rules.

WATER RIGHTS

- There are no irrigation water rights included in this sale.
- The homestead on Farm #3 is served by a domestic well and septic system.

STRUCTURES

- There is a single farmstead, including a home and miscellaneous outbuildings located on Farm #3 and included with the sale. The physical address of the home is 77703 Degraw Rd, Weston, OR 97886.

CURRENT FARM OPERATION AND YIELDS

- The farm has historically been farmed under low percentage summer fallow and annual crop rotation using typical farming practices for the area.
- Primary crops have been fall and spring wheat varieties.
- Fall wheat yields primarily average 90 – 100+ bushels per acre across the multiple farms contained in the asset.

FARM LEASE INFORMATION

- The farm is being sold subject to a farm tenant lease consisting of a 60%/40% wheat crop-share rent arrangement with the landowner receiving 40% of the wheat crop each year, and paying no input costs for the crop. The landowner is also responsible for paying all property taxes and crop insurance, storage, and marketing costs associated with their percentage of the crop.
- The current lease is effective through September of 2025.



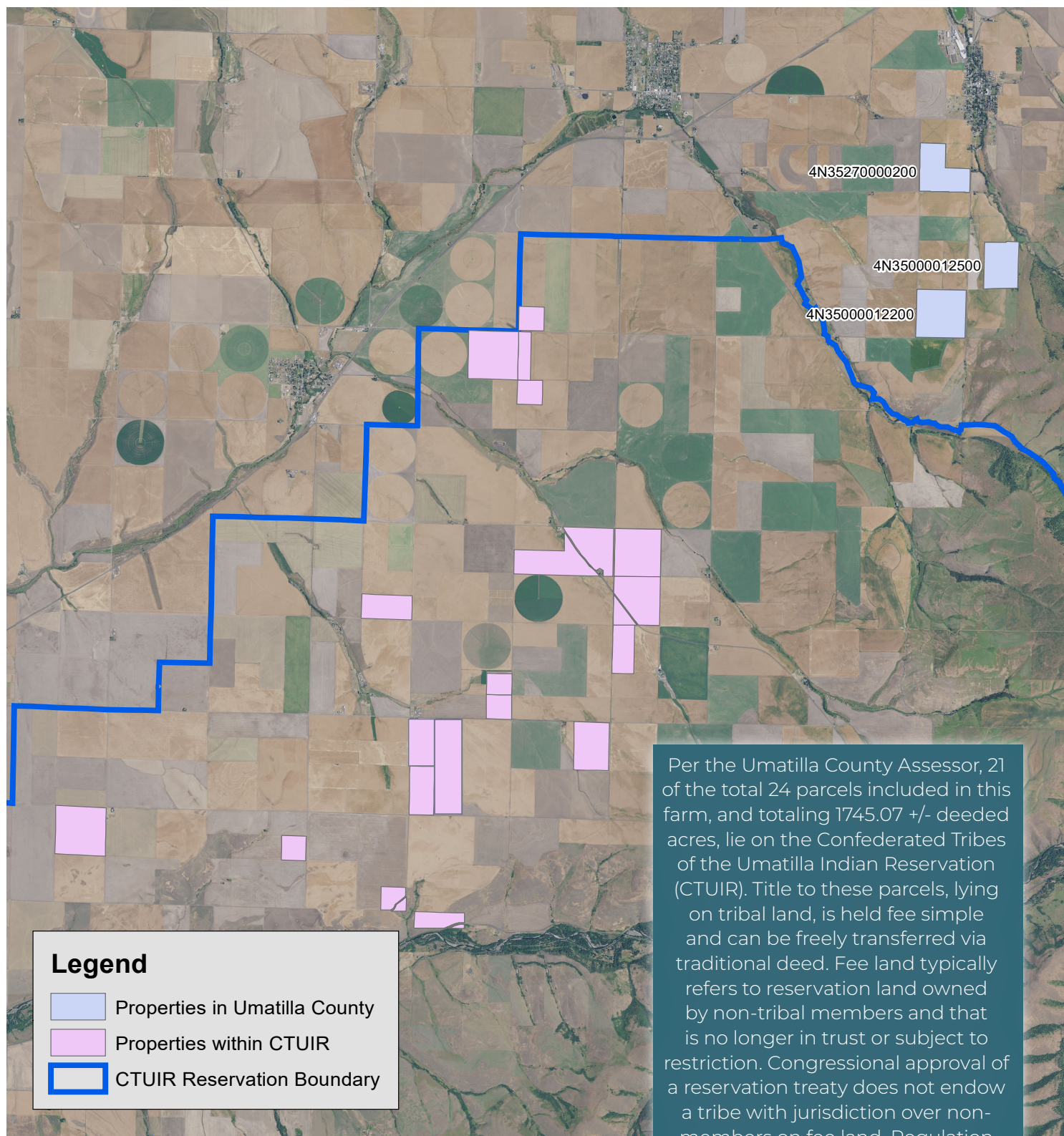
REGION

This farm is located near Athena, OR, and is strategically positioned in the heart of Pacific Northwest wheat country. The Columbia Plateau produces the vast majority of Oregon's grain and as a result, produces the second-highest agricultural sales per year for any ecoregion in Oregon. In 2019, the average yield of wheat across Oregon State was 68 bushels an acre with 730,000 acres harvested here, producing 49.6 million bushels. Oregon State has ranked tenth in the nation's top wheat-producing states.

The Columbia Plateau extends south from Washington to cover most of Eastern Oregon. The area was formed by ancient lava flows and features a landscape of deep, wide valleys and rugged mountains. The elevations across Eastern Oregon start at 100 feet and soar to 3,000 + feet above sea level. Similarly, annual rainfall figures triple from a sparse eight inches at the western end of the region to 25+ inches along the foothills of the Blue Mountains to the east. This collection of farms has an annual rainfall of approximately 22+ inches. The long growing season is characterized by hot days and cool nights.

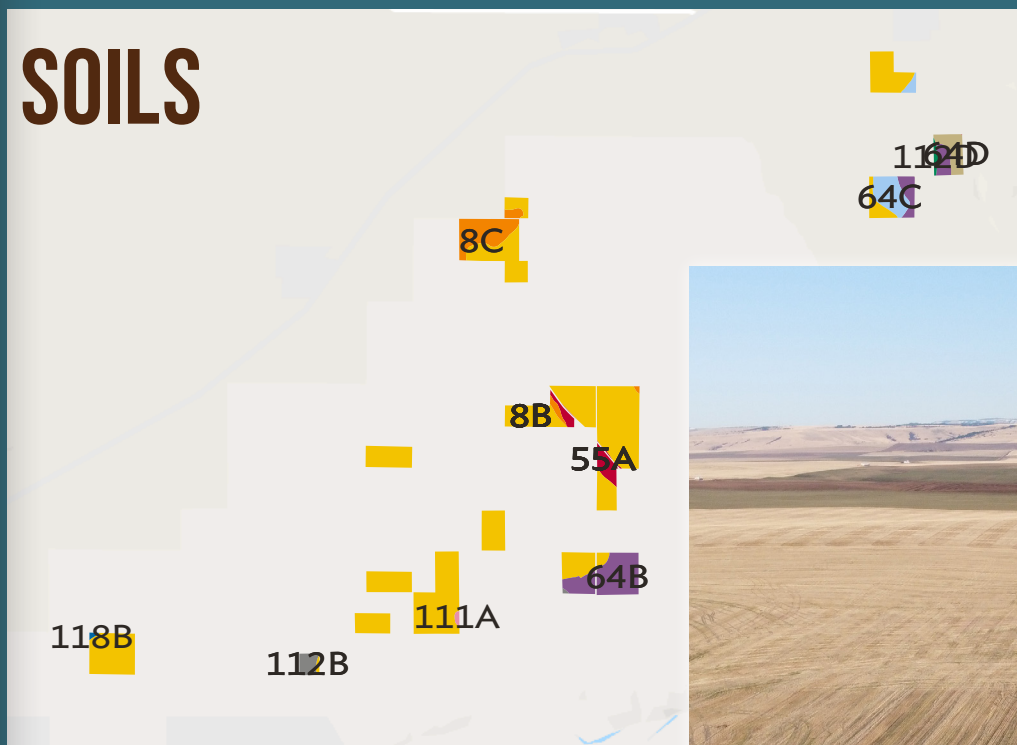
The adjacent mountains and valleys surrounding this farm are known to hold and produce large herds of mule deer and elk. Hunters flock to this area in the fall of each year for the chance to find trophy animals. In addition, the deep cover in the draws affords excellent habitat for game birds including pheasants, quail, and partridges.

UMATILLA RESERVATION BOUNDARY MAP



Per the Umatilla County Assessor, 21 of the total 24 parcels included in this farm, and totaling 1745.07 +/- deeded acres, lie on the Confederated Tribes of the Umatilla Indian Reservation (CTUIR). Title to these parcels, lying on tribal land, is held fee simple and can be freely transferred via traditional deed. Fee land typically refers to reservation land owned by non-tribal members and that is no longer in trust or subject to restriction. Congressional approval of a reservation treaty does not endow a tribe with jurisdiction over non-members on fee land. Regulation of non-member activities on an Indian reservation occurs only when activities directly affect a tribe's political integrity, economic security, health, or welfare.

SOILS



Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Oregon 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. 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.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
8B	Athena silt loam, 1 to 7 percent slopes	1,582.54	70.3%	2	42.1
64B	Palouse silt loam, 1 to 7 percent slopes	248.45	11.0%	2	48.1
8C	Athena silt loam, 7 to 12 percent slopes	153.08	6.8%	3	41.1
64C	Palouse silt loam, 7 to 12 percent slopes	98.15	4.4%	3	47.0
55A	Mondovi silt loam, 0 to 3 percent slopes	58.36	2.6%	2	37.8
64D	Palouse silt loam, 12 to 20 percent slopes	56.82	2.5%	4	44.2
112B	Waha silty clay loam, 1 to 12 percent slopes	34.25	1.5%	4	39.7
112D	Waha silty clay loam, 12 to 25 percent slopes	9.94	0.4%	4	34.2
111A	Vitrandspts, 0 to 5 percent slopes	4.47	0.2%	3	24.2
118B	Walla Walla silt loam, hardpan substratum, 1 to 7 percent slopes	3.48	0.2%	2	29.7

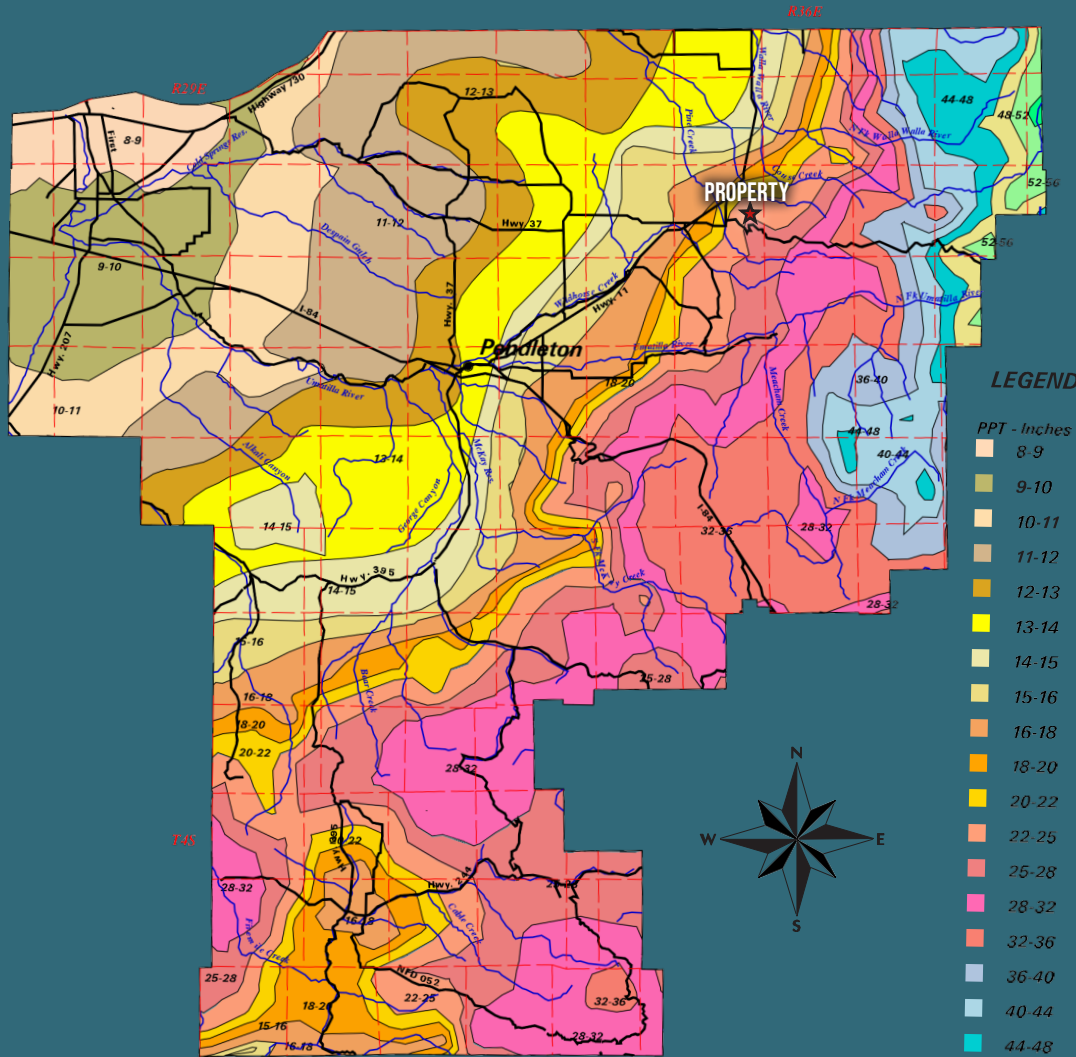
CLIMATE & PRECIPITATION



The Athena, Oregon area receives an average of 111 days of precipitation per year, with an average of 19 inches of rain per year across the tightly spaced precipitation bands running east to west. Of these precipitation amounts, an average of 21 inches fall as snow per year in this area of the Columbia River Plateau located at the base of the Blue Mountains.

Across this collection of farms, an average of 22+ inches of precipitation per year falls, 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.

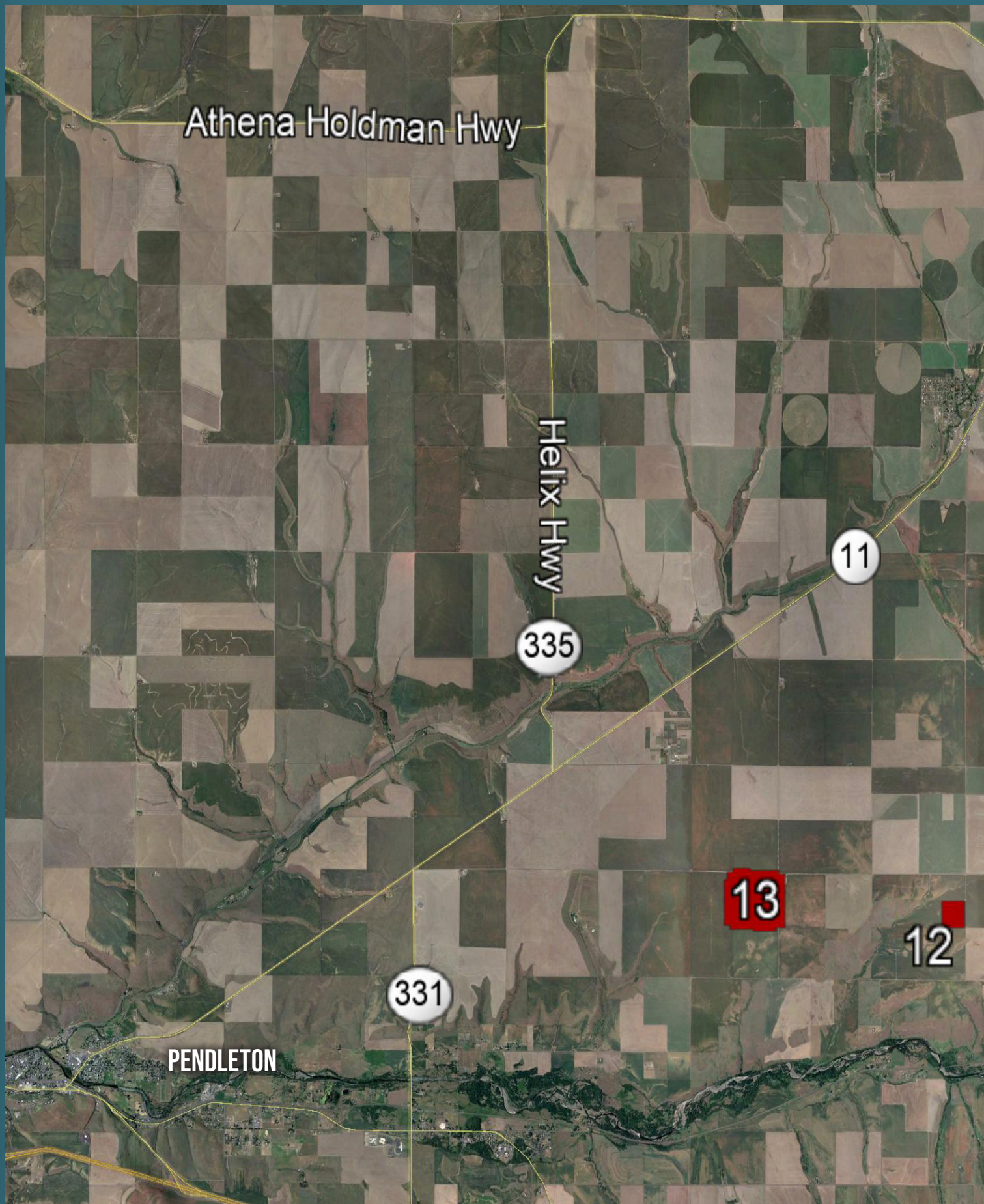


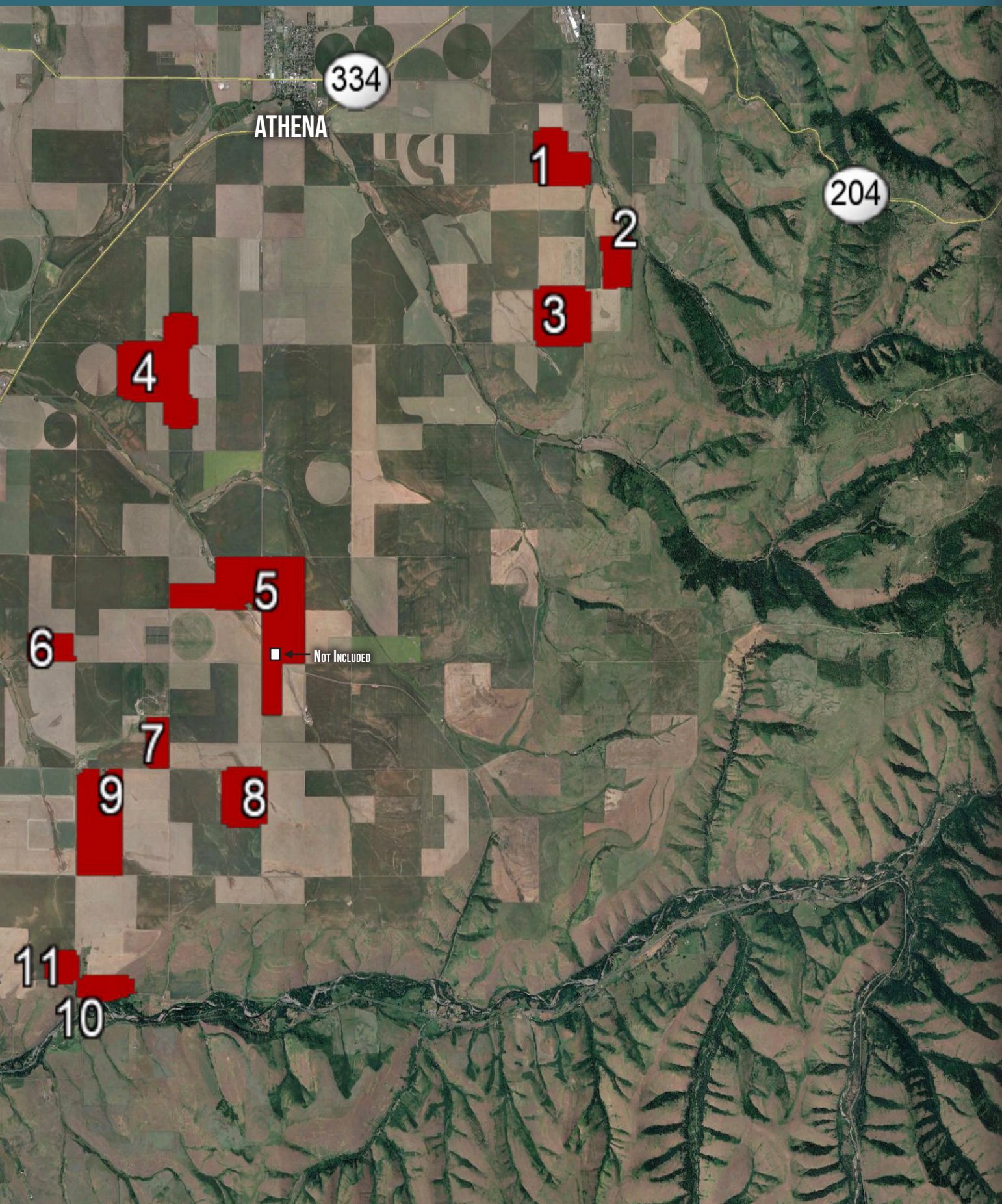
UMATILLA COUNTY PRECIPITATION MAP

The climate of Eastern Oregon is ideal for dryland grain production and is known for producing high-quality wheat that primarily goes to the export markets. The land's little-dissected, smoothly rolling surfaces provide the perfect environment for Oregon's large dryland farming operations along with livestock grazing. The region's top agricultural products include wheat, cattle, dairy products, onions, alfalfa, and grapes for wine, but these are just a few of the various crops grown here.

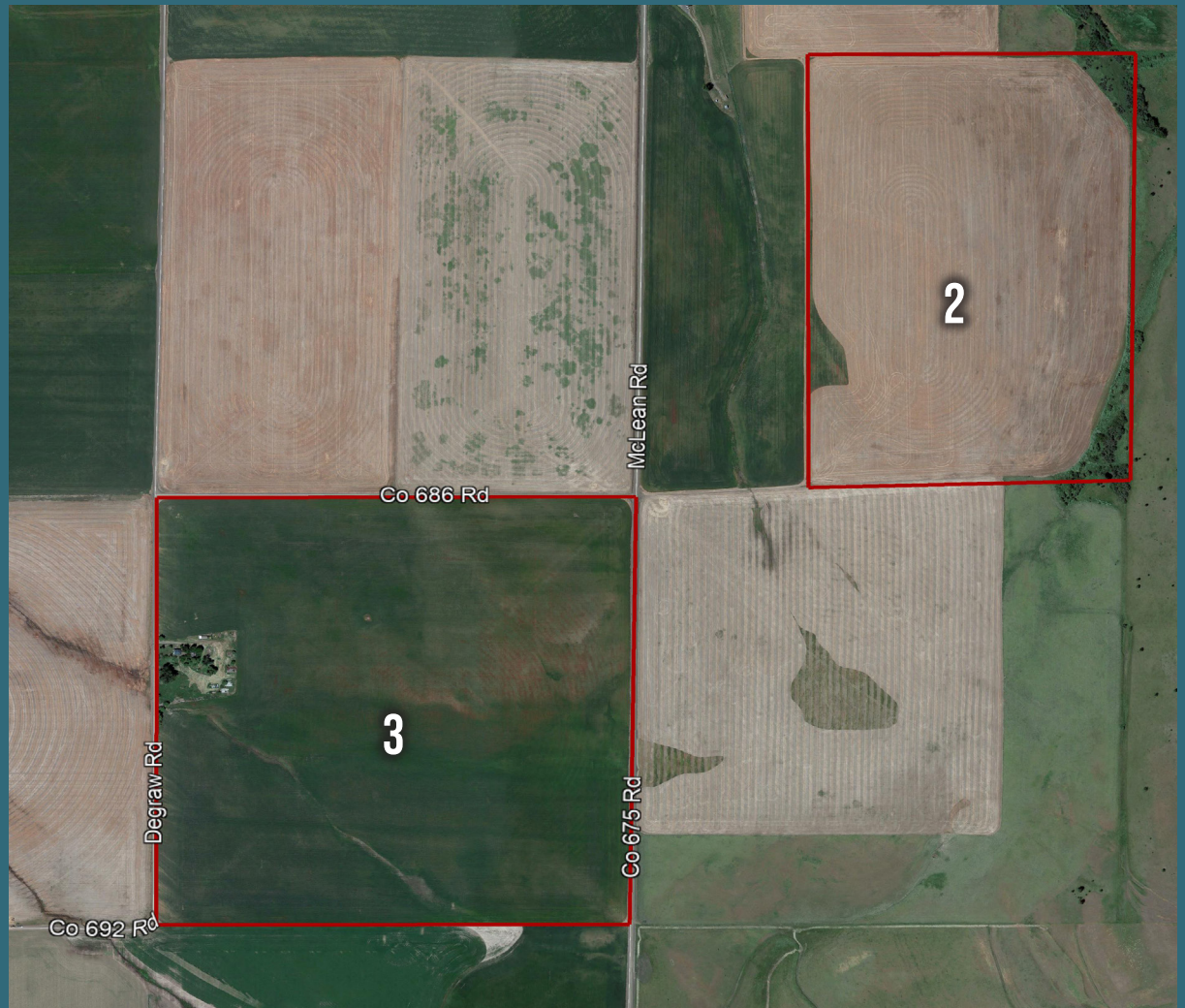
Eastern Oregon, on average, enjoys 190 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights. Within the region, high temperatures during the summer growing season typically average between 80 to 89 degrees. July is the hottest month, typically posting an average high temperature of 89 degrees, which ranks it as warmer than most places in the Pacific Northwest. The coolest month is December, with an average low of 26 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.





NORTHEAST CORNER



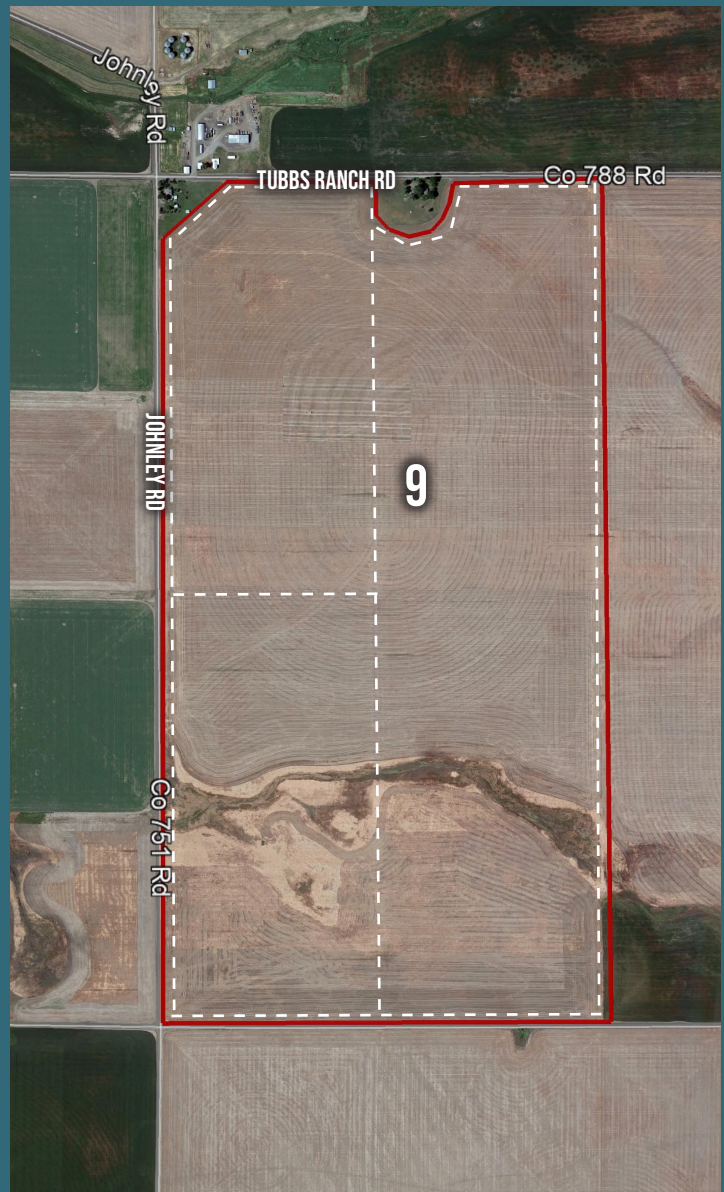
NORTH CENTRAL



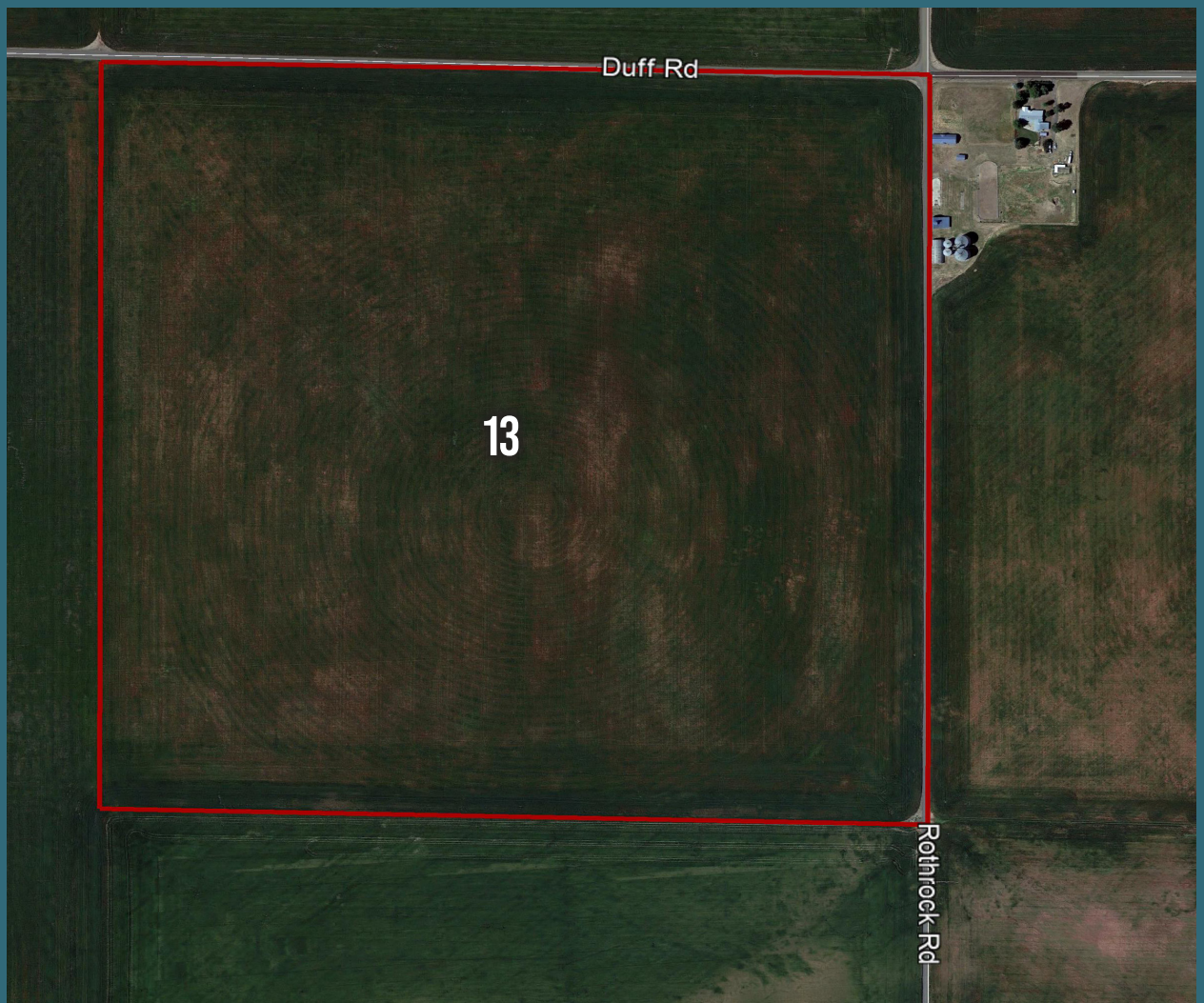
CENTRAL



SOUTH CENTRAL



EAST CORNER

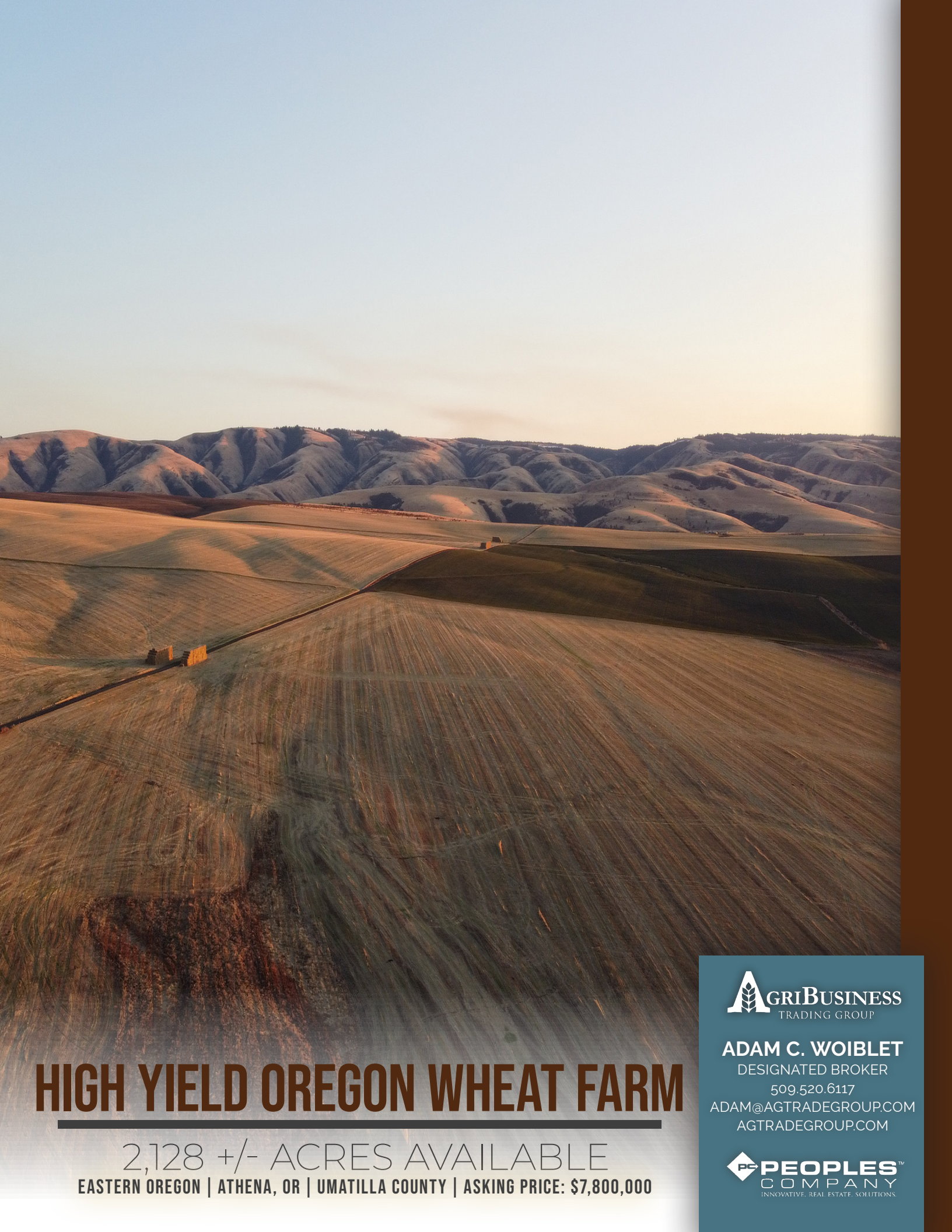


TERMS OF SALE

TERMS OF SALE

- This asset is available for acquisition exclusively through Agribusiness Trading Group, Inc.
- The final sale of this asset is subject to a right of first refusal by the farm tenant.
- The sale and acquisition of this asset is subject to the terms of a current, in force, farm lease.





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