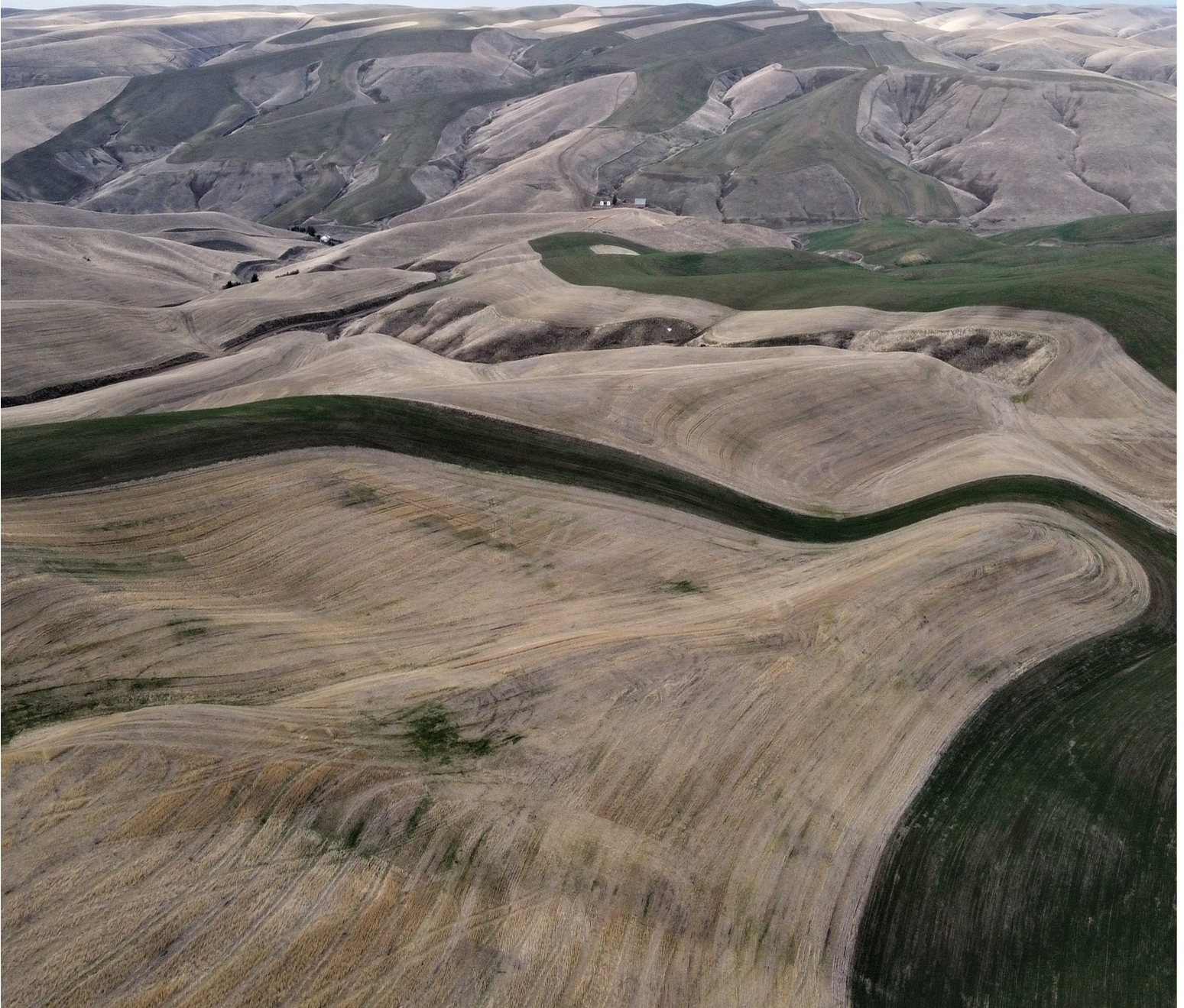


WHITMAN COUNTY DRYLAND WHEAT & CRP FARM

1,023 +/- ACRES
ASKING PRICE \$1,700,000



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ASSET DESCRIPTION

Here is a rare opportunity to buy a working, Pacific Northwest grain farm in the one of the top wheat producing counties in the country! This rolling, dryland wheat and CRP farm lies approximately 10 miles South of LaCrosse, WA, in southeast Washington State. The physical location of the farm is on Little Goose Dam Road near Hay, WA.

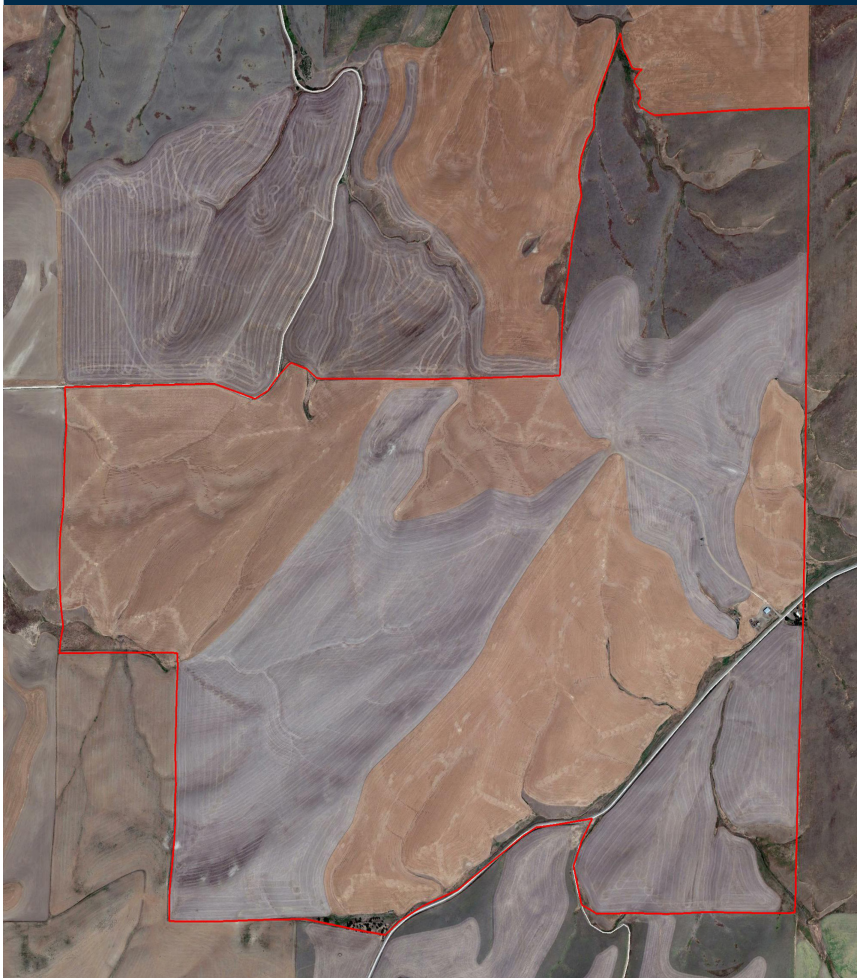
This asset consists of five tax parcels, and per the Whitman County Assessor, there are 1023.00 +/- total deeded acres included in the sale. The Whitman County Farm Service Agency shows total farmland as 1053.7 acres with 1015.0 acres as cropland. Currently, there are two CRP contracts in force, through September 30, 2021, that cover 112.88 tillable acres with an annual payment of \$8,622.00. Applications for new 10 year CRP contracts covering these same acres are in progress. This leaves 902.1 acres of cropland currently in summer fallow rotation, wheat production.

The farm is currently leased to a local farmer under a 1/3 – 2/3 crop share lease through harvest 2023. Under this lease, the Landlord receives 1/3 of the crop when delivered to the elevator, pays 20% of the fertilizer used in growing the crop and pays all of the real estate taxes on the property each year. The crop rotation consists of

dryland wheat production using a summer fallow rotation, meaning a crop is grown every other year on each acre by having approximately 50% of the farm in production on any given year. The FSA shows a PLC yield of 71 bushels per acre for wheat with a base acreage of 765.5. Actual APH production records show an average annual yield, since 2011, of 82.4 bushels per acre for winter wheat crops.

Elevation of the property runs from approximately 1,300 feet to 1,600 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 Walla Walla silt loam with 7% to 40% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per Whitman County Planning Department, the zoning of the property is Agricultural District. There are no significant structures included with the sale; however, a home could be built atop one of the many ridges subject to Whitman County approval. The property is accessed via paved and gravel, county-maintained roads.





LOCATION

- This asset is located in Whitman County on Little Goose Dam Rd near Hay, WA, just a 20-minute drive south of LaCrosse, WA.

ACCESS

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

TOTAL ACRES & TAXES

- Per the Whitman County Assessor, there are 1023.00 total deeded acres included in the asset.
- The property consists of five tax parcels: Property ID's #2000-0391-4337-900, #2000-0391-4329-000, #2000-0391-4324-902, #2000-0391-4283-000, #2000-0391-3051-902.
- Per the Whitman County Assessor, the total property taxes for 2020 are \$7,877.36.
- Per the Whitman County FSA there are 1053.7 farmland acres and 1015.0 cropland acres.

FARM LEASE

- The farm is currently leased through year 2023 under a 1/3 – 2/3 crop share.

YIELD INFO

- Ten year APH average for winter wheat is 82.4 bushels per acre.

ZONING

- Per Whitman County Planning Department, the zoning of the property is Agricultural District.

WATER RIGHTS

- There are no water rights included in this sale.

STRUCTURES

- There are no significant structures included in this sale.

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REGION



This farm is located near LaCrosse, WA, and strategically positioned in the heart of the Palouse region of southeast Washington State. Characterized by its soft, fertile ground and rolling hills, the Palouse is a prime producer of wheat, barley and lentils. Bordered by the Snake River to the south and the mountains of Idaho to the east, the Palouse is in Washington State's heartland. Whitman County, where this asset is located, continually ranks as the highest dryland wheat producing county in the United States.

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.

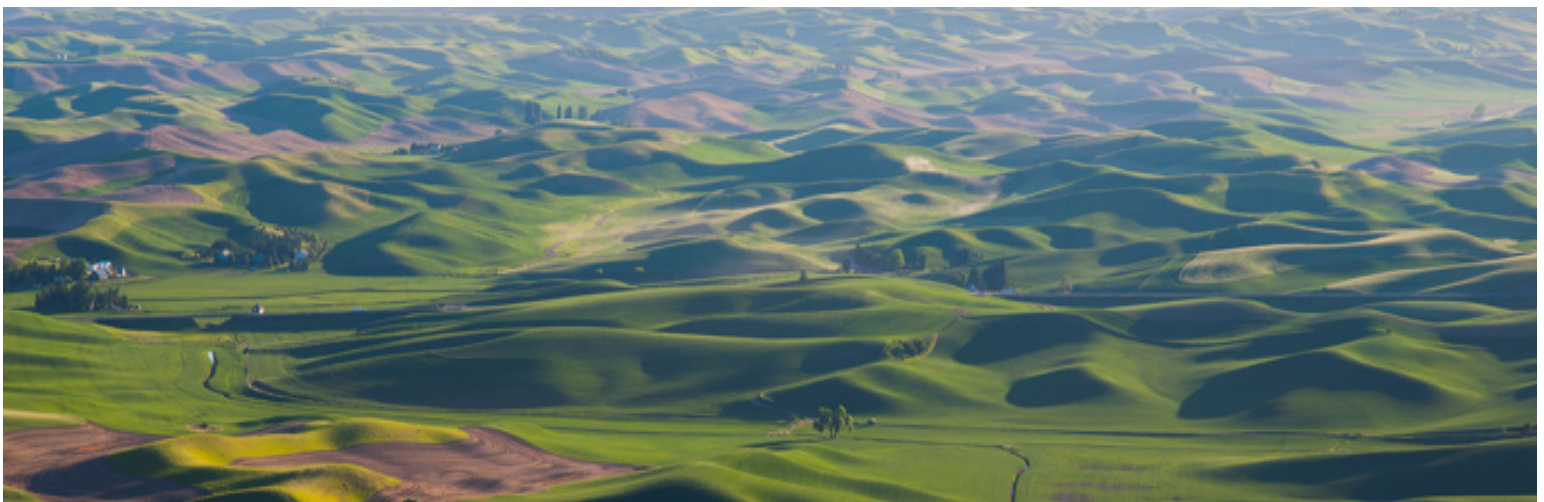
The premium wheat growing elevations across the region range from 1,200 feet to 3,000 + feet above sea level. Similarly, annual rainfall figures triple from eleven inches at the western end of Whitman County to 32 inches along the Washington-Idaho border to the east.

The combination of elevation, precipitation and fertile soils, make the Palouse a prime location for a premier dry land wheat farm.

CLIMATE

The climate of the Palouse is ideal for dry land grain production and this area is known for producing high-quality wheat that primarily goes to the export markets. According to the 2017 Census of Agriculture there are over 520,000 acres of small grain fields in Whitman County, making the region one of the top Washington wheat producers. Other crops grown in the region include chickpeas, barley, lentils and forage as examples of just a few of the various crops grown here.

The LaCrosse area, on average, enjoys 172 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 70 to 89 degrees. July is the hottest month, typically posting an average high temperature of 88 degrees, which ranks it as warmer than most places in Washington State. The coolest month is December, with an average low of 26 degrees.

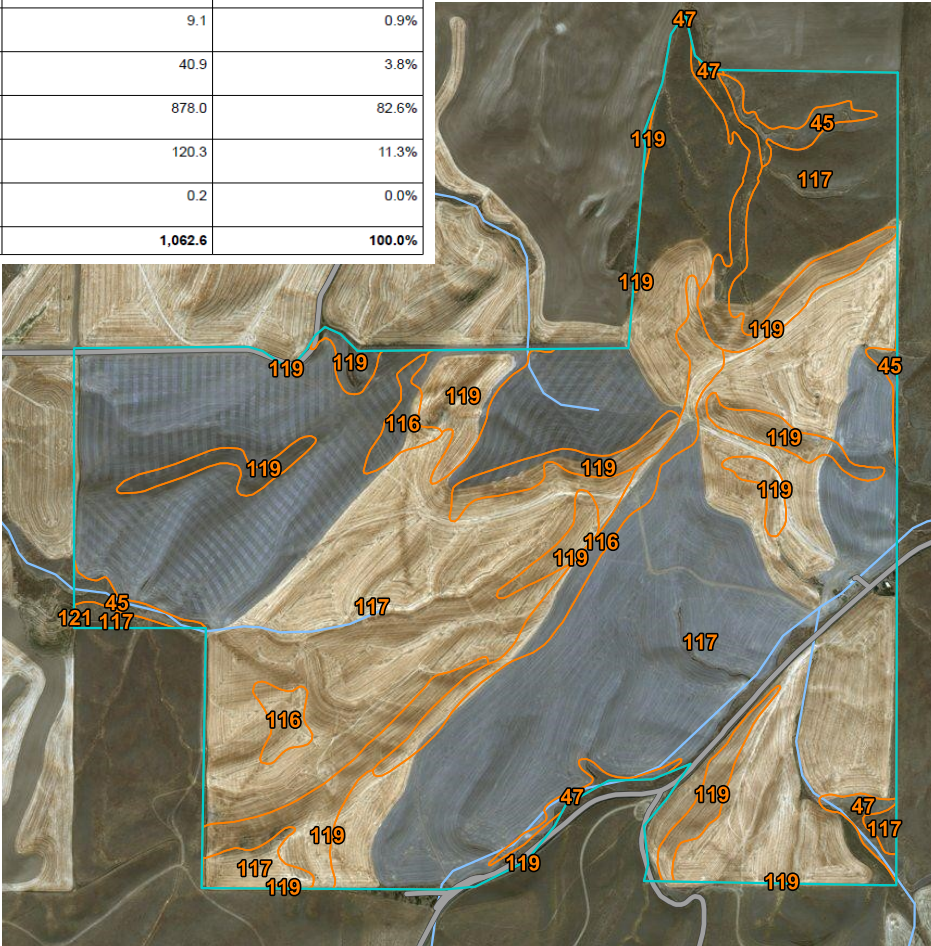


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SOILS

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
45	Kuhl-Alpowa complex, 30 to 65 percent slopes	14.2	1.3%
47	Kuhl-Asotin complex, 7 to 30 percent slopes	9.1	0.9%
116	Walla Walla silt loam, 3 to 7 percent slopes	40.9	3.8%
117	Walla Walla silt loam, 7 to 25 percent slopes	878.0	82.6%
119	Walla Walla silt loam, 25 to 40 percent slopes	120.3	11.3%
121	Walla Walla silt loam, 40 to 55 percent slopes	0.2	0.0%
Totals for Area of Interest		1,062.6	100.0%



Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age megaflows (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 leading to giant floods that then 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.

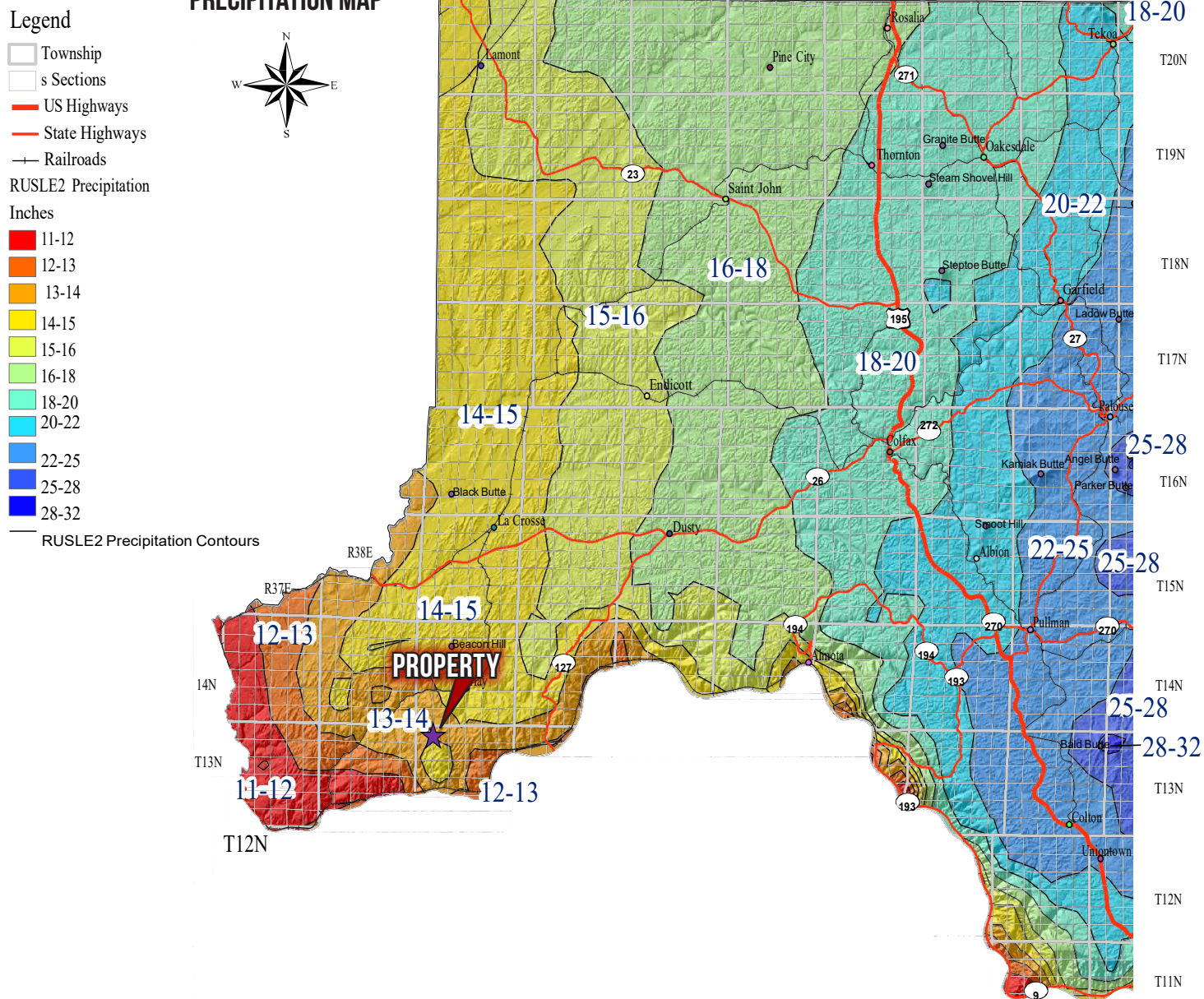
PRECIPITATION

LaCrosse, WA receives an average of 113 days of precipitation per year totaling an area average of 17 inches of rain per year. From these precipitation amounts, the region averages 18 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.

There are no irrigation water rights on the farm or included in the sale.

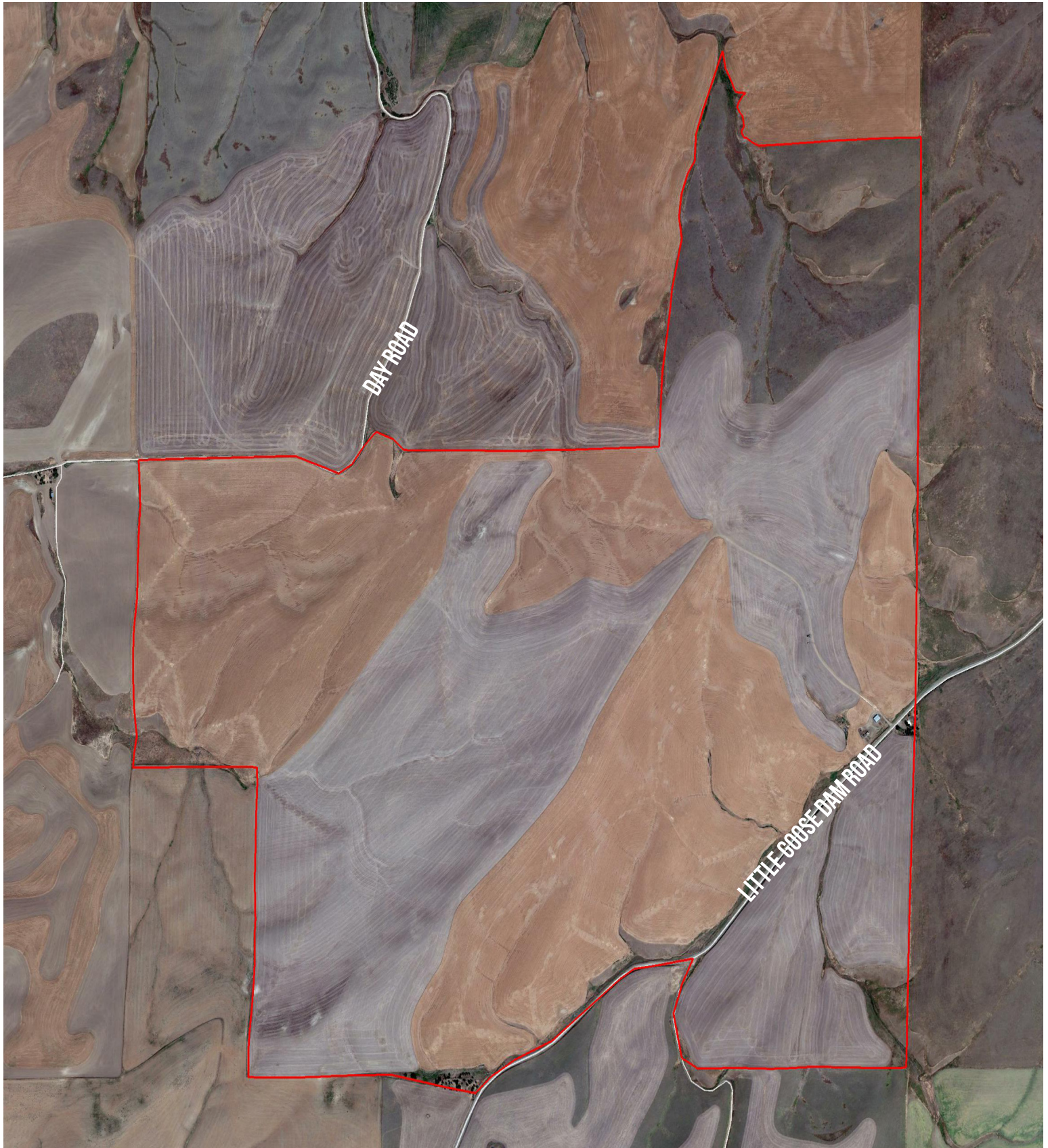
WHITMAN COUNTY PRECIPITATION MAP



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