

# EXCLUSIVE OFF-MARKET OPPORTUNITY

## ASKING PRICE \$550,000

*Here is an exclusive, off-market opportunity to own a grain farm in Adams County, Washington. Per the Adams County Assessor, there are 320 +/- deeded acres included in this farm and per the Farm Service Agency there are 324.2 +/- tillable acres. The farm is cropped in dryland wheat using a summer fallow rotation, meaning a crop is grown every other year on these acres. APH records show an average annual yield, since 2003, of 62 bushels per acre for winter wheat crops and a T-yield of 47 bushels per acre.*

*The farm is currently leased to a neighboring farmer under a 1/3 – 2/3 crop share lease through 2028. The landowner is responsible for all property taxes and pays 1/3 of all fertilizer costs as well. The total property taxes for 2022, per the Adams County Assessor, are \$994.26.*

- 320 +/- DEEDED ACRES
- CURRENTLY CROPPED IN A DRYLAND WHEAT/SUMMER FALLOW ROTATION
- LEASED THROUGH CROP YEAR 2028 UNDER A 1/3 – 2/3 CROP SHARE LEASE
- ANNUAL RAINFALL FOR THIS AREA AVERAGES 10-11 INCHES PER YEAR, PER THE USDA NRCS
- PER THE ADAMS COUNTY BUILDING AND PLANNING DEPARTMENT, THE PROPERTY IS IN A PRIME AGRICULTURAL DISTRICT WITH A MINIMUM LOT SIZE OF 60 ACRES
- THERE ARE NO IRRIGATION WATER RIGHTS LOCATED ON THE PROPERTY OR INCLUDED IN THE SALE
- THERE ARE NO STRUCTURES INCLUDED WITH THE SALE





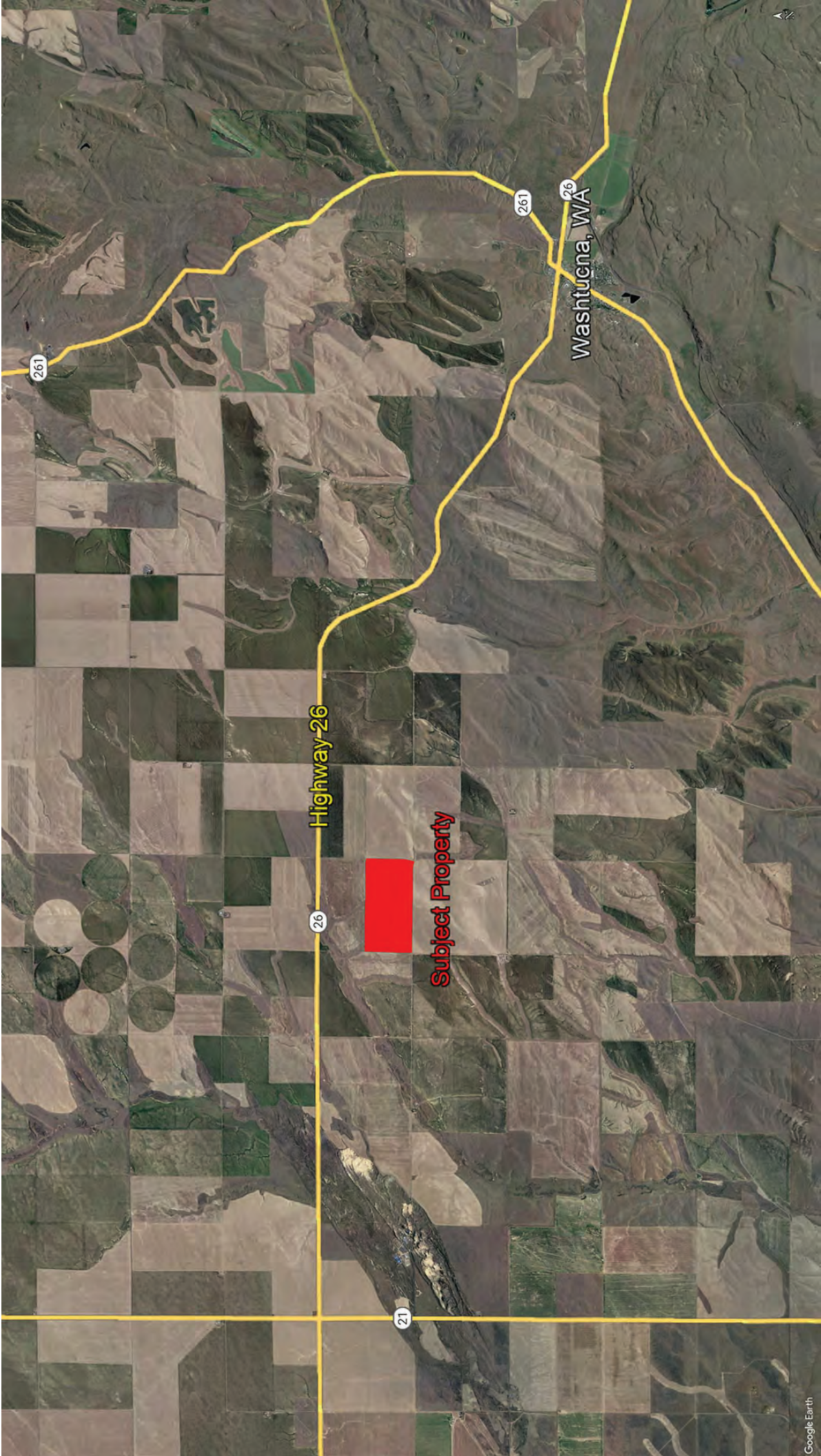


Highway 26

Theil Road

Hampton Road





Highway-26

Washtucna, WA

Subject Property

Exhibit A

**Washtucna Dryland Farm**  
Map and Lot Numbers  
According to the Adams County Assessor

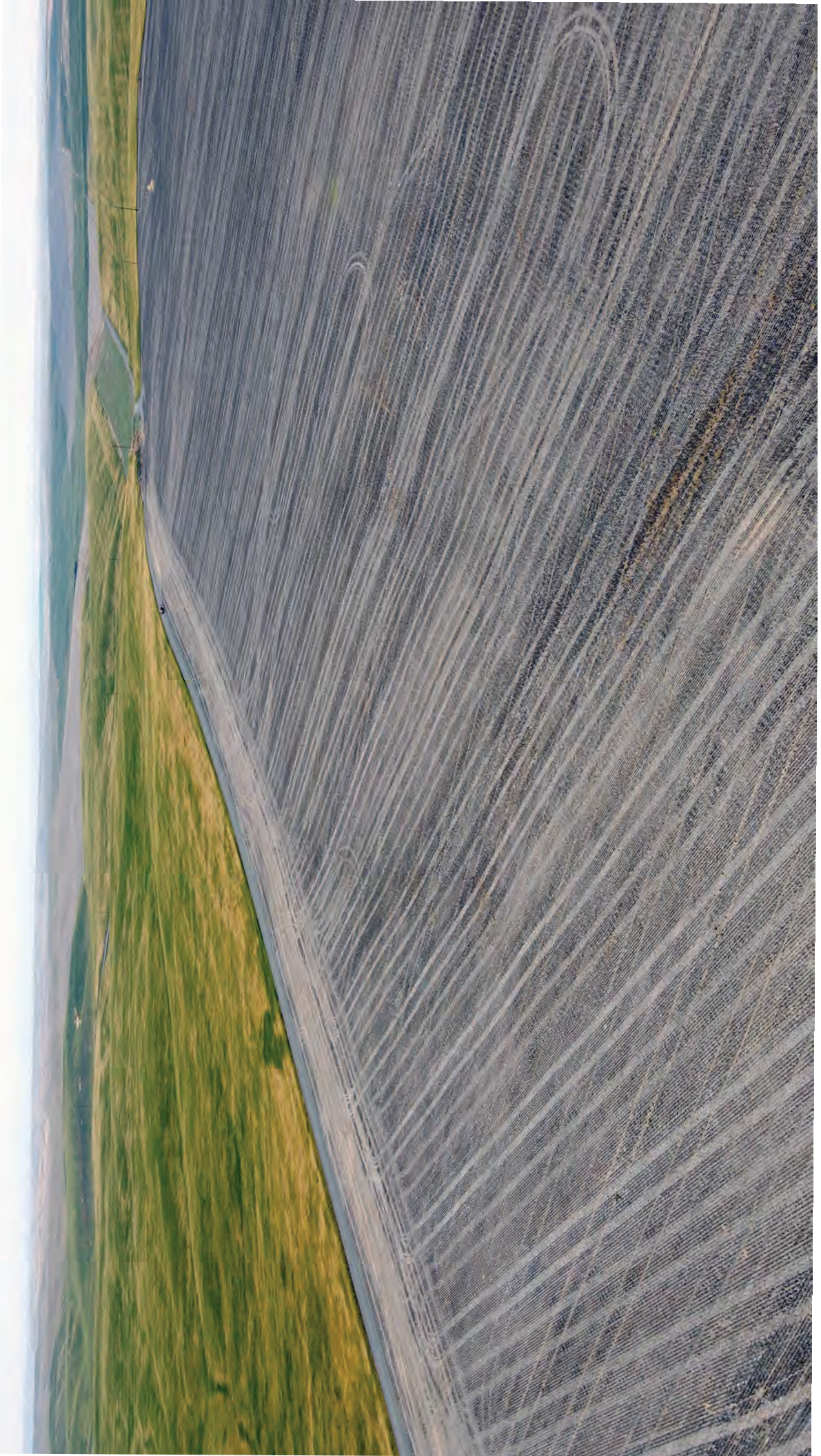
<i>Parcel #</i>	<i>Legal Owner Name</i>	<i>Tillable Acres</i>	<i>Deeded Acres</i>	<i>2022 Taxes</i>
2535170300001	Lawton, Ryan F	320.00	320.00	\$994.26
<b>Total</b>			320.00	\$994.26

This Information Deemed Reliable But Not Guaranteed

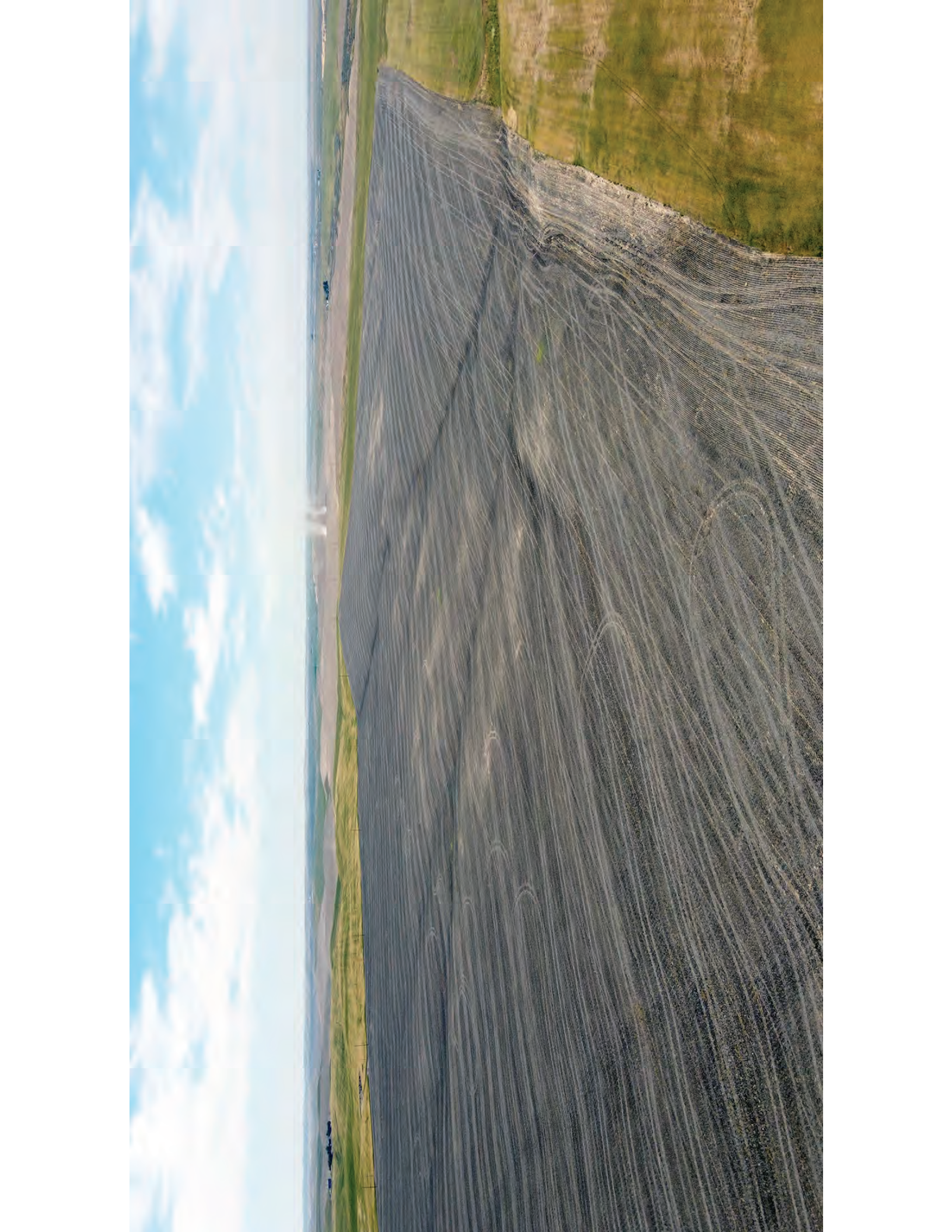














**Actual Production History (APH) Database**

Multiple Peril Crop Insurance

Created By: WA5002C  
Created: 07/26/2022



Insured Name: RYAN LAWTON  
Crop Year: 2022

Agency Code: 46-5013  
Agency Name: NORTHWEST FARM CREDIT SERVICES - RITZVILLE

Policy #: WA-942-6507856-22

<b>Crop Plan</b>	WHEAT YP	<b>Unit #</b>	0003-0001
<b>County</b>	001 - Adams		
<b>Type</b>	W		
<b>Practice</b>	SUMRFALLOW		
<b>Options</b>	BUQLTAWOYAYC	<b>YC Opt Out</b>	<input type="checkbox"/>
	<b>Yield Limit</b>	14-Default Yield Limitation For Trended	
<b>Farm Name</b>	SANDHILLS		
<b>Other Ident</b>			
<b>TWP-RGE Section</b>	015N-035E-25	<b>FSA Farm #   FSA Tract #</b>	Fid#
<b>Crop Year of History</b>	<b>Total Production</b>	<b>Acres</b>	<b>Yields &amp; Rec. Type Desc.</b>
2018	47,440.0	483.60	9A
2019	39,862.0	480.60	3A
2020	38,187.0	457.60	79 A
2021L	18,332.0	443.60	36A M
<b>Yield Total</b>			75
<b># of Trees/Vines</b>	<b>Processor #/Name</b>	<b>Adj. Yield</b>	<b>Apprv Yld</b>
		75	75
<b>Multi crop year reporting reason</b>			
<b>Tenant/Landlord Insuring Other's Share</b>	<b>Name of Other Person(s) Sharing</b>		
Lawrence Lawton, Margaret Ott, Sitton Farms Inc			
<b>Insured's Share</b>	0.0557	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insurability</b>			
<b>Other</b>			
<b>Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Crop Plan</b>	WHEAT YP	<b>Unit #</b>	0006-0001
<b>County</b>	001 - Adams		
<b>Type</b>	W		
<b>Practice</b>	SUMRFALLOW		
<b>Options</b>	BUQLTAWOYAYC	<b>YC Opt Out</b>	<input type="checkbox"/>
	<b>Yield Limit</b>	14-Default Yield Limitation For Trended	
<b>Farm Name</b>	SANDHILLS		
<b>Other Ident</b>			
<b>TWP-RGE Section</b>	015N-035E-17	<b>FSA Farm #   FSA Tract #</b>	Fid#
<b>Crop Year of History</b>	<b>Total Production</b>	<b>Acres</b>	<b>Yields &amp; Rec. Type Desc.</b>
2003	16,973.0	321.10	53A
2005	17,407.0	325.10	54A
2007	19,794.0	325.10	61A
2009	17,216.0	321.50	54A
2011	23,022.0	321.50	72A
2013	18,695.0	325.50	57A
#2015	12,108.0	324.30	37A
2017	26,824.0	324.30	83A
2019	26,013.0	324.30	80A A
2021L	13,581.0	324.30	42A M
<b>Yield Total</b>			59
<b># of Trees/Vines</b>	<b>Processor #/Name</b>	<b>Adj. Yield</b>	<b>Apprv Yld</b>
		59	62
<b>Multi crop year reporting reason</b>			
<b>Tenant/Landlord Insuring Other's Share</b>	<b>Name of Other Person(s) Sharing</b>		
	SITTON FARMS INC		
<b>Insured's Share</b>	0.3333	<input type="checkbox"/>	<input type="checkbox"/>
<b>Insurability</b>			
<b>Other</b>			
<b>Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

New Producer  Added Land/New Crop/PTM

New Producer  Added Land/New Crop/PTM

# - Year designated for exclusion with selection of YE option I - Has inspection L - Year has loss data R - Year has an APH review V - Verified fresh production  
\*average yield without trend applied for rating purposes

2022.02.APHD.M END: 04/12/2022

documents@naucountry.com Fax to: 763-233-4400

Additional Line #'s for Unit. Lowest Line # displayed.



Soil Map—Adams County, Washington





## MAP LEGEND

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County, Washington  
 Survey Area Data: Version 22, Aug 23, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2020—Jul 25, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

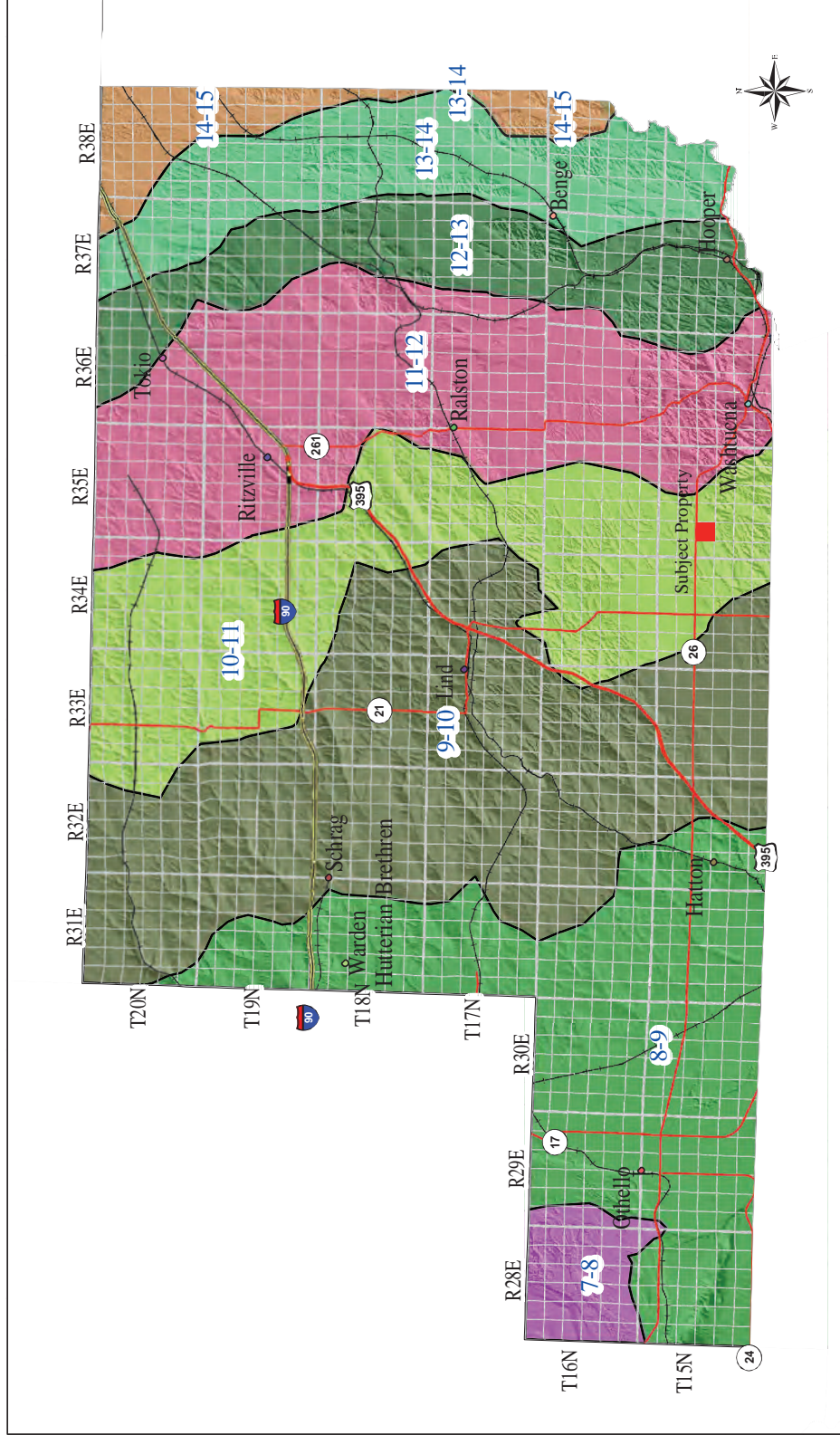


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
RAD2	Ritzcal silt loam, 15 to 30 percent slopes, eroded	2.0	0.6%
REB	Ritzville silt loam, 1 to 5 percent slopes	165.3	52.2%
RED	Ritzville silt loam, 5 to 30 percent slopes	149.3	47.1%
<b>Totals for Area of Interest</b>		<b>316.7</b>	<b>100.0%</b>



# RUSLE2 Precipitation Adams County



### Legend

- State Highways
- US Highways
- Interstate Highways
- Railroads

### RUSLE2 Precipitation

- 7-8
- 8-9
- 9-10
- 10-11
- 11-12
- 12-13
- 13-14
- 14-15

1:380 160



USA Forest Resources Conservation Service  
Washington State Office, Spokane  
August 2006



PRISM data. Prepared by:  
National Water and Climate Center





# ADAMS COUNTY WASHINGTON



## TAXSIFTER

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[PAYMENT CART\(0\)](#)

VERONICA RODRIGUEZ  
Adams County Assessor 210 W Broadway Ave Ritzville, WA 99169

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 2535170300001 Owner Name: LAWTON, RYAN F  
 DOR Code: 83 - Resource - Agriculture Current Use Address1:  
 Situs: Address2: 705 E LOUISE DR  
 Map Number: 1535-17-00-000000-000-00000 City, State: PALM SPRINGS CA  
 Status: Zip: 92262  
 Description: S1/2 SEC 17, TWP 15, RGE 35 LESS RD  
 Comment: COMBINED WITH PARCEL # 2535170300004 ON 11/29/2007

#### 2022 Market Value

#### 2022 Taxable Value

#### 2022 Assessment Data

Land:	\$163,800	Land:	\$92,500	District:	5 - RURAL WASHTUCNA
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	Yes
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$163,800	Total	\$92,500	Total Acres:	320.00000

### Ownership

Owner's Name	Ownership %	Owner Type
LAWTON, RYAN F	100%	Owner

### Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/25/16	OT-314364	5	31832	LAWTON, RICHARD A	LAWTON, RYAN F	\$0
05/20/02	265106-	1	20312	ROGERS, BARBARA A LAWTON	LAWTON, RICHARD A	\$25,920

### Building Permits

No Building Permits Available

### Historical Valuation Info

Year	Billed Owner	Land	Impr	PermCrop Value	Total	Exempt	Taxable
2022	LAWTON, RYAN F	\$163,800	\$0	\$0	\$163,800	\$0	\$92,500
2021	LAWTON, RYAN F	\$163,800	\$0	\$0	\$163,800	\$0	\$92,500
2020	LAWTON, RYAN F	\$163,800	\$0	\$0	\$163,800	\$0	\$92,500
2019	LAWTON, RYAN F	\$163,800	\$0	\$0	\$163,800	\$0	\$92,500
2018	LAWTON, RYAN F	\$163,800	\$0	\$0	\$163,800	\$0	\$92,500

[View Taxes](#)

### Parcel Comments





# ADAMS COUNTY WASHINGTON



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[PAYMENT CART\(0\)](#)

KAYLA MEISE  
Adams County Treasurer 210 W. Broadway Ritzville, WA 99169

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

### Parcel

Parcel#: 2535170300001      Owner Name: LAWTON, RYAN F  
 DOR Code: 83 - Resource - Agriculture Current Use      Address1:  
 Situs:      Address2: 705 E LOUISE DR  
 Map Number: 1535-17-00-000000-000-00000      City, State: PALM SPRINGS CA  
 Status:      Zip: 92262  
 Description: S1/2 SEC 17, TWP 15, RGE 35 LESS RD  
 Comment:

### Current Tax Year Details

Type	Taxpayer	Statement #	Gross Tax	Tax Exempt	Net Tax	Asmts	Total Tax
Real Property	LAWTON, RYAN F	<a href="#">20222535170300001</a>	\$1,647.94	\$717.33	\$930.61	\$63.65	\$994.26

### Balances Due

Type	Taxpayer	Statement #	Tax Amount	Fees	Interest Due	Balance(s) Due*	<input type="checkbox"/>
Real Property	LAWTON, RYAN F	<a href="#">20222535170300001</a>	\$497.13	\$0.00	\$0.00	\$497.13	<input type="checkbox"/>

[Add Selected to Cart](#)

\* Please expect a delay of 3-5 business days for your payment to post. Note: The receipt date will reflect the day the payment was initiated.

### 5 Year Tax History

Type:	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">20222535170300001</a>	\$930.61	\$63.65	\$0.00	\$497.13
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2022-306718	04/07/2022	\$497.13	\$0.00	\$497.13
Type:	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">20212535170300001</a>	\$1,074.09	\$63.65	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2021-283583	04/07/2021	\$568.87	\$0.00	\$568.87
	2021-296950	09/20/2021	\$568.87	\$0.00	\$568.87
Type:	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">20202535170300001</a>	\$1,024.68	\$54.40	\$0.00	\$0.00
	Receipt Number	Receipt Date	Taxes/Fees	Interest Paid	Total Paid
	2020-258782	04/13/2020	\$1,079.08	\$0.00	\$1,079.08
Type:	Statement Number	Taxes	Assessments	Fees	Balance Due
Real Property	<a href="#">20192535170300001</a>	\$1,001.29	\$54.40	\$0.00	\$0.00