



# REQUEST FOR LEASE BIDS

**BIDS DUE BY FRIDAY SEPTEMBER 5, 2025 AT 3:00 PM (PT)**



*Umatilla County, Oregon*

**3,118 ACRES M/L**

**OFFERED IN MULTIPLE PARCELS**

**FEEDLOT, VINEYARD, AND IRRIGATED FARMLAND**



**CONTACT |**

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# Executive Summary

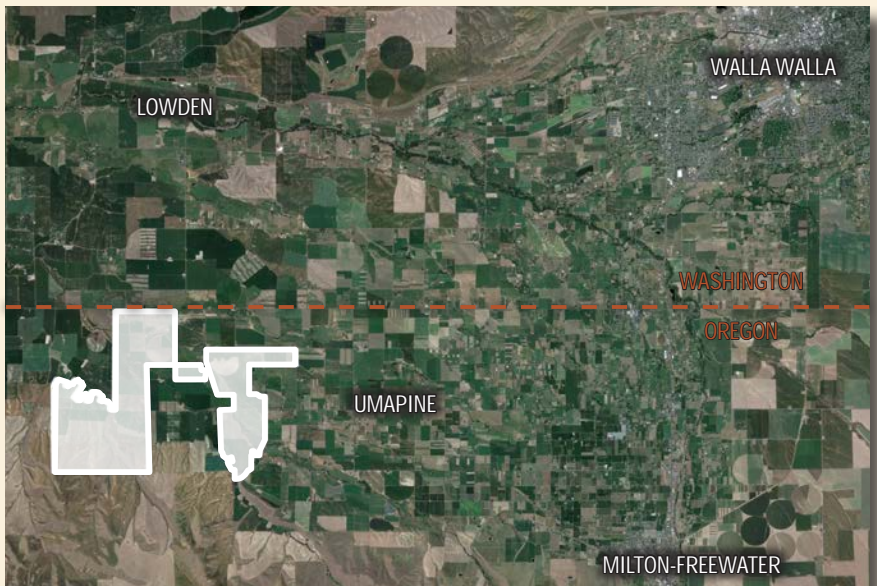
## REQUEST FOR LEASE BIDS

Peoples Company is seeking lease proposals from qualified, high-caliber operators interested in building a long-lasting relationship with ownership on the Carbondale Farm. Final bids are to be submitted by Friday, September 5, 2025 at 3:00 PM (PT) and leases will be executed on or before September 30th, 2025. Management will consider proposals on the individual parcels ranging from the feedlot operation, vineyard, irrigated farmland and the grazing land, however; a preference will be given to those lease proposals on the entire operation. Sub leasing will be allowed, if desired by a whole farm tenant.

Carbondale Farms (“The Farm”) is comprised of 3,118 contiguous acres located in Umatilla County, Oregon directly adjacent to the Washington-Oregon state line, located 15 miles southwest of Walla Walla, Washington. The Farm is an integrated organic operation encompassing over 3,080.36 FSA cropland acres along with a small vineyard and CAFO feedlot permitted for 8,000 head. Integrated crop and animal operations create a unique structure for the Farm to produce multiple crops from each acre annually while building fertility and soil health required for successful organic production. There are extensive water rights on the property including ground water rights and surface water from the Hudson Bay District Improvement Company. The current water rights provide for 2,545 acres of primary irrigation combined with 4,675 acres of supplemental irrigation. Nearly the entire irrigation infrastructure has been rebuilt, refurbished, or replaced over the past four years including the installation of 25 new pivots across the Farm. This substantial capital investment delivers reliable water across the Farm. The elevation of the Farm ranges from a low of 520 feet on the floor of the local valleys to a high of just over 950 feet in the foothills to the south. Carbondale is located in the Walla Walla River Valley agricultural

region, an extension of the Columbia River Basin to the eastern part of Washington and Oregon. Development of irrigation through the Valley has transformed pasture and sagebrush prairie into productive farmland where you can successfully grow potatoes, onions, a variety of vegetables for processing, watermelon, tree fruit, alfalfa, and other high value crops.

This leasing opportunity offers a unique opportunity to add scale and diversity to your current farming operation.



**FARM TOUR** | Please contact the agent to schedule a time for an individual farm tour.

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For more information please visit [PeoplesCompany.com/Premium/CarbondaleLeasing](https://PeoplesCompany.com/Premium/CarbondaleLeasing)

## DATA ROOM

For additional information on this property visit the data room at [PeoplesCompany.com/Premium/CarbondaleLeasing](https://PeoplesCompany.com/Premium/CarbondaleLeasing).



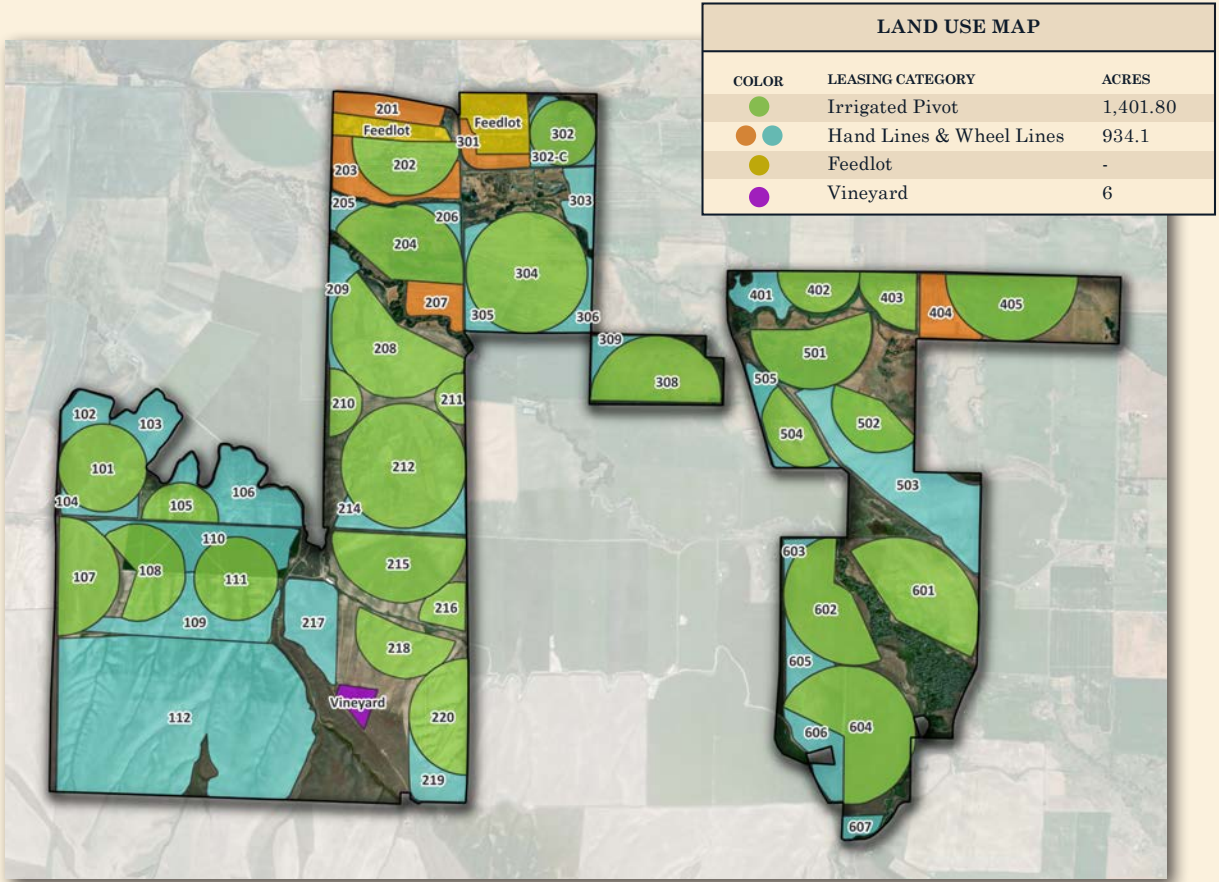
# Umatilla County, Oregon

3,118 ACRES M/L

## OFFERED IN MULTIPLE PARCELS

FEEDLOT, VINEYARD, AND IRRIGATED FARMLAND

Bid proposals will be considered on the feedlot, vineyard and irrigated land separately or any combination of the three. If the parcels are leased separately, management will work with ownership and the new tenants to establish a water delivery plan for each tenant. Sub tenants will be allowed and can be utilized to further tract the land including the potential to separate out the handline and wheel lines for grazing or sub lease out smaller portions of the irrigated land. Please contact the agent for access to the data room and further information.



### IRRIGATION

The irrigated land offers a unique opportunity to add approximately 2,335.90 acres to your current farming operation with significant crop optionality opportunities. The fertile soils, plentiful water and moderate climate create an ideal agronomic platform. The farm has recently been used to produce a variety of organic crops including high protein spring wheat, corn, edible beans and forages. The irrigation system has been significantly improved over recent years with the installation of new Zimmatic pivots in 2020 and 2021. The balance of the irrigated land for lease is irrigated through hand lines and wheel lines which may be well suited for subleasing to smaller operators or livestock operations for grazing.

### FEEDLOT

The feedlot currently has space for 4,500 head of cattle with CAFO permitting for 8,000 head. This presents a unique opportunity to lease an existing permitted site that can be ready for animals. The feedlot is well suited for existing dairies and feedlots looking to relocate or expand their current operations.

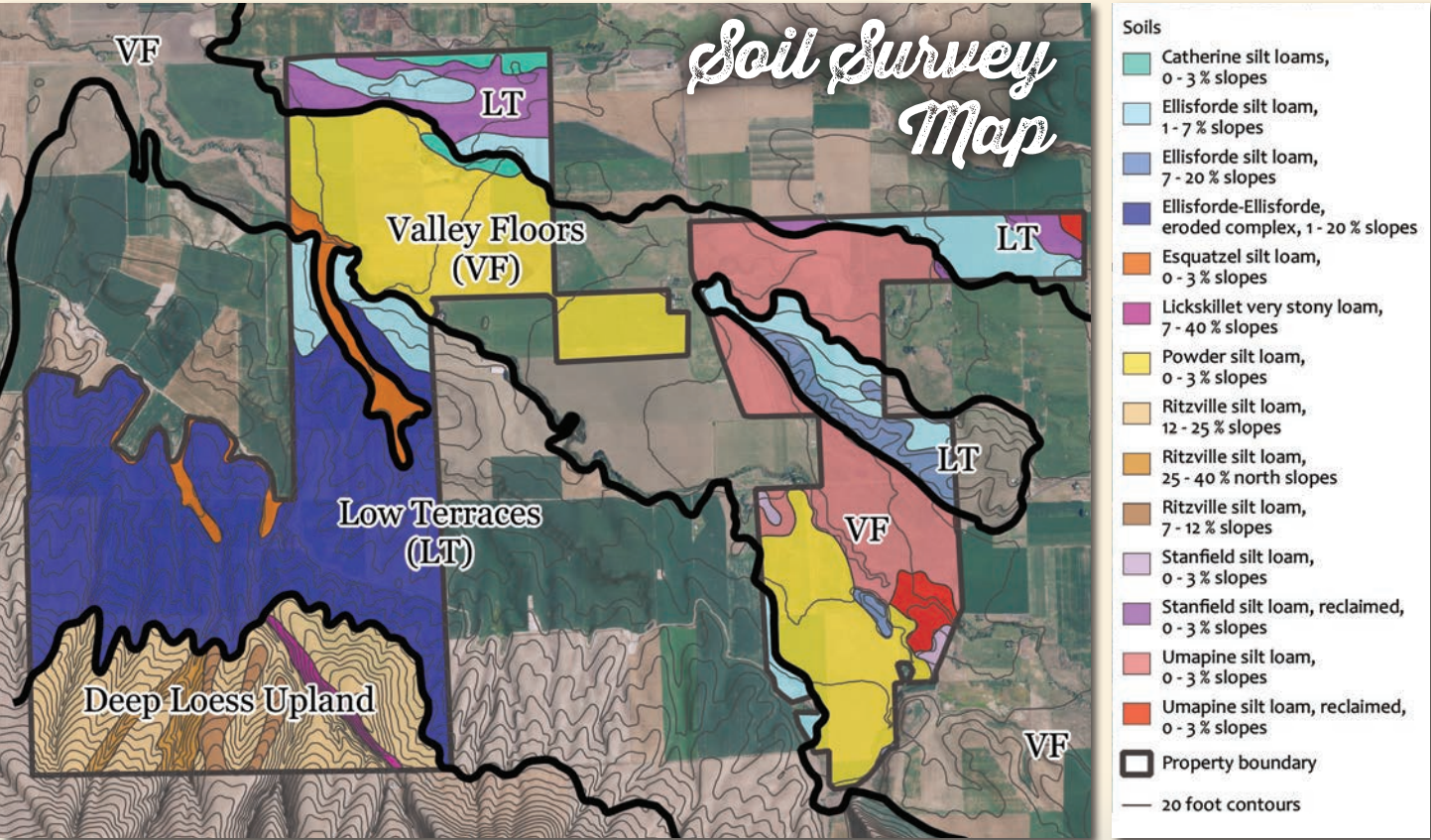
*Further information on the CAFO permit can be found in the data room.*

### VINEYARD

The Carbondale Vineyard is a small vineyard with great potential for expansion just south of the Washington-Oregon state line in the Walla Walla Valley AVA. The vineyard is planted at the top of a foothill at 950 feet in elevation providing great air drainage and an exquisite view of the valley. The vineyard has historically grown two grape varietals including Cabernet Sauvignon and Cabernet Franc.

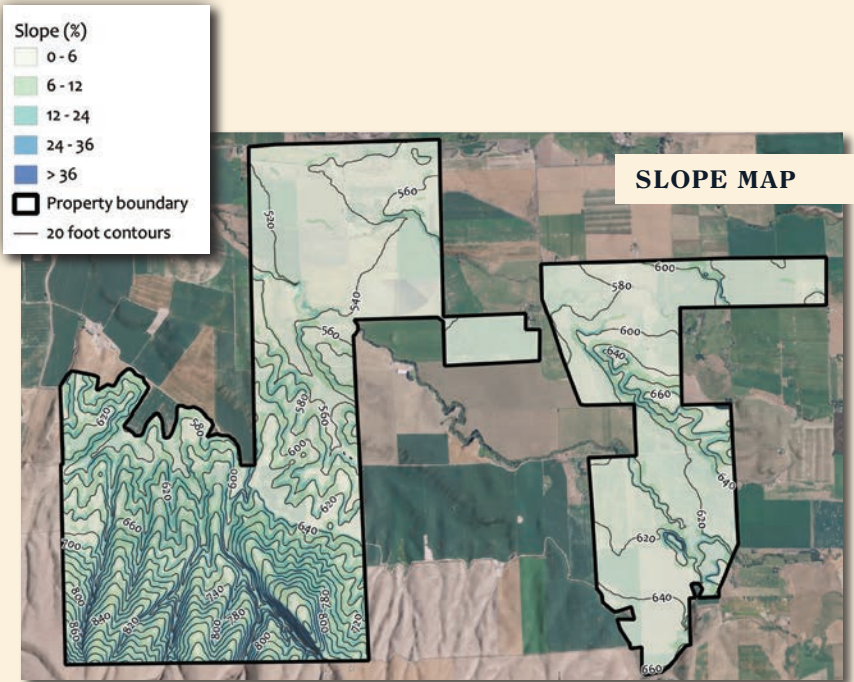
# High Quality Soils

All of the soils on Carbondale Farms have a dominant texture of silt loam or very fine sandy loam in the rooting zone. This is hugely important because silt loam has the highest available water holding capacity of any soil texture class at 2.0 inches to 2.5 inches of plant-available water per foot of soil. Additionally, all of the soils on the property are developed from fresh mineral parent materials that have weathered only slightly in a semi-arid grassland ecosystem with limited leaching, which means that inorganic nutrients are in abundant supply, the root environment is rich in available calcium, and the content of humus and of organic nitrogen is low to moderate: all features that are outstanding for the production of permanent crops under drip irrigation, because plant health is promoted by high availability of inorganic elements but vigor of the crops and ripening of fruit can be controlled by carefully tailored applications of nitrogen and water throughout the growing season. Approximately 80% of the soil types on the Farm are well drained and have no water tables, salt, or alkali. Only the Umapine series soils on valley floors (about 14% of the total property) are saturated with water within about 40 inches of the surface at some time of the year in most years; the upper 40 inches of soil is strongly alkaline or very strongly alkaline; and the exchangeable sodium percentage exceeds 15% in the upper 20 inches. According to the county soil survey, some areas of the Umapine soil region have been reclaimed. The Stanfield series soils, which make up a scant 5% of the total property, are only moderately well drained under irrigation.



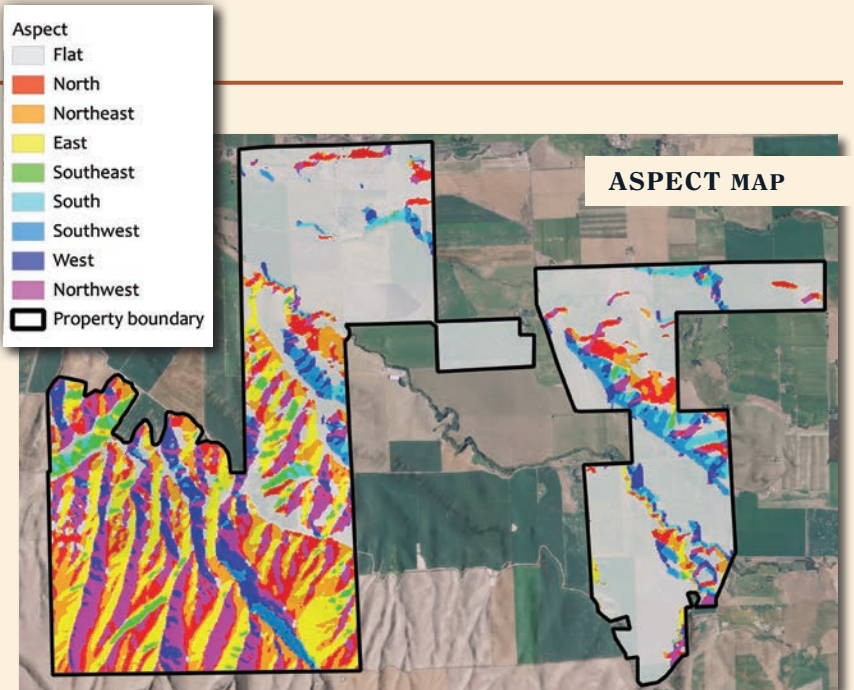
SLOPE

Over three quarters (77%) of the acres across the Farm is highly farmable and consists of gentle to moderate slopes of less than 12%. Another almost 20% of the property has very farmable slopes between twelve and 24%; and a negligible 4.5% of the Farm has slopes steeper than 24%. The low terrace landform area has a dominance of northwest-, southeast-, and east-facing slopes because the natural drainage channels are oriented SSW-NNE. The deep loess upland landform has a similar preponderance of northwest- and east-facing slopes again because the smaller valleys that are cut into the loess (and underlying basalt) have an SSW-NNE orientation. The smoothest and flattest landform clearly is the valley floor. This is followed by the low terrace landscape where the terrace treads (tops) have dominant slopes of less than 12%, and thus are suitable for hand line, wheel line, and in some cases center-pivot irrigation. The deep loess upland landscape has much steeper slopes and the traditional use has been wheat-fallow rotation.



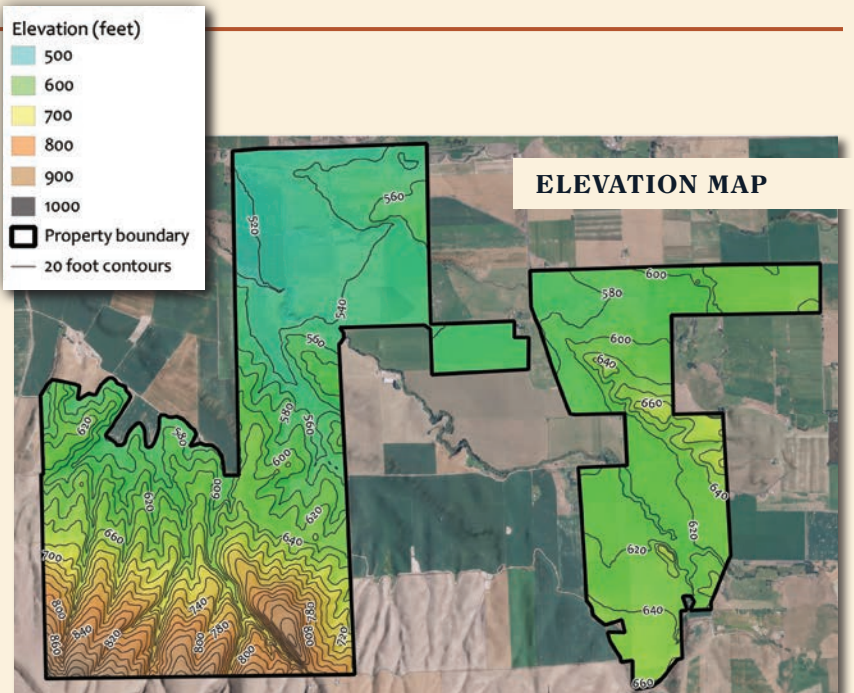
ASPECT

Nearly half (48.4%) of the Farm is essentially flat, defined as having slopes of less than 4%. These flat areas are dominantly on the valley floor landform. The low terrace landform area has a dominance of northwest-, southeast-, and east-facing slopes due to the natural drainage channels being oriented SSW-NNE. The deep loess upland landform has a similar preponderance of northwest-, and east-facing slopes again due to the smaller valleys that are cut into the loess (and underlying basalt) have a SSW-NNE orientation.



ELEVATION

This map depicts a perspective view of the property in three dimensions looking toward the south which highlights bottomlands through the center with low rolling hills both to the north and the south of the bottomlands and the property finally rising into steeper hills on the southwest. Elevation contours on the map shows that the property ranges from a low of about 520 feet on the floor of local valley ways to a high of just over 950 feet in the foothills to the south.



# Production System

Carbondale Farms has been operated as an integrated organic operation with coordinated scale to maximize performance outcomes. The integrated livestock operation, moderate climate, and plentiful water provide an ideal agronomic platform for an organic operation. The cattle feedlot provides a direct value-added buyer for the forage feedstocks produced from the organic cropland operations. This integration facilitates the production of two cash crops on all row crop acres each year. The cattle feedlot provides the primary organic fertility source for the cropland operations. Strategically developed crop rotations including legume crops to fix nitrogen extend the value and impact of the cattle organic fertility source. This dynamic simultaneously increases annual revenue from each acre while building critical organic soil quality and fertility.

The Farm has a competitive advantage due to its proximity to large West Coast markets with rapidly expanding organic food consumption patterns. The Farm has numerous well established marketing relationships with organic food companies who are willing to pay premium prices for sustainably produced products.

The Farm has recently been used to produce a variety of organic crops, including high protein spring wheat, corn, edible beans, and forage which are protected by strong federal crop insurance guarantees as shown below.

CROP HISTORY					
CROP	2021 ACRES	2022 ACRES	2023 ACRES	2024 ACRES	2025 ACRES
Alfalfa	247.79	334.83			
Beans	413.28	239.93			
Corn	272.72	396.42	925.76		
Grapes	6.47	6.47	6.47	6.47	6.47
Hemp	22.03				
Idle/Fallow/Grass	429.54	393.13	62.04	509.23	864.33
Wheat - Hard Red Spring	1083.28	681.94	1827.96		
Wheat - Soft White Spring	347.12	695.75			
Wheat - Soft White Winter		73.76			
Organic Wheat - Hard Red Winter				885.2	
Organic Wheat - Hard Red Spring					625
Organic Wheat - Hard White Spring				471.8	949
Organic Corn				949.5	216
Potatoes					161.4
	2822.23	2822.23	2822.23	2822.23	2822.23

FSA PROGRAM INFORMATION			
CROP	BASE ACRES	WEIGHTED AVG PLC YIELD	CROP ELECTION
Wheat	1223.13	61	ARC COUNTY
Corn	160.25	159	ARC COUNTY
Soybeans	32.98	29	ARC COUNTY
Barley	107.74	46	ARC COUNTY
Mustard	18.1	672	ARC COUNTY
Oats	1.4	50	ARC COUNTY
	1,543.6		

*\*This crop insurance information was obtained from a third party crop insurance agent. Please consult with your crop insurance advisor to evaluate crop insurance levels on this Farm based on potential Buyer(s) farming operation.*

2025 CROP INSURANCE						
CROP	CONVENTIONAL IRR T-YIELD	PRICE	REV GUARANTEE (85%)	ORGANIC IRR T-YIELD	PRICE	REV GUARANTEE (85%)
Barley (Spring)	89 bu	\$4.48	\$338.69	62 bu	\$9.57	\$504.34
Barley (Winter)	93 bu	\$4.13	\$326.27	65 bu	\$8.82	\$486.86
Canola (Spring Oleic)	1,696 lbs	\$0.21	\$301.29	1,674 lbs	\$0.21	\$297.39
Corn	243 bu	\$4.70	\$970.79	243 bu	\$7.68	\$1,586.30
Dry Beans (Dark Red Kidney)	2,970 lbs	\$0.48	\$1,211.76	2,673 lbs	\$0.96	\$2,181.17
Dry Peas (Spring Green/Yellow)	2,200 lbs	\$0.17	\$317.90	1,430 lbs	\$0.25	\$303.88
Grapes (Red Zinfandel)	3.1 tons	\$1,810.00	\$4,769.35	2.1 tons	\$1,810.00	\$3,230.85
Hemp	2,841 lbs	\$0.14	\$338.08	2,014lbs	\$0.14	\$239.67
Mint (Peppermint)	117 lbs	\$21.00	\$2,088.45	99 lbs	\$23.10	\$1,943.87
Oats	78 bu	\$3.51	\$232.71	78 bu	\$6.70	\$444.21
Potatoes (Group A)	588 CWT	\$10.00	\$4,998.00	382 CWT	\$19.20	\$6,234.24
Soybeans	47 bu	\$10.54	\$421.07	31 bu	\$20.67	\$544.65
Wheat (Spring)	78 bu	\$6.49	\$430.29	59 bu	\$12.95	\$649.44
Wheat (Winter)	113 bu	\$7.09	\$680.99	85 bu	\$14.15	\$1,202.75

REGIONAL CLIMATE

The Farm is situated within the Columbia Plateau region of Oregon. The Columbia plateau encompasses a majority of Umatilla County and the surrounding area. This is Oregon’s principal wheat production area. Irrigation along the Columbia River has transformed what was once sagebrush and desert into some of the nation’s most productive farmland where you can find potatoes, onions, a variety of vegetables for processing, watermelon, tree fruit, and alfalfa.

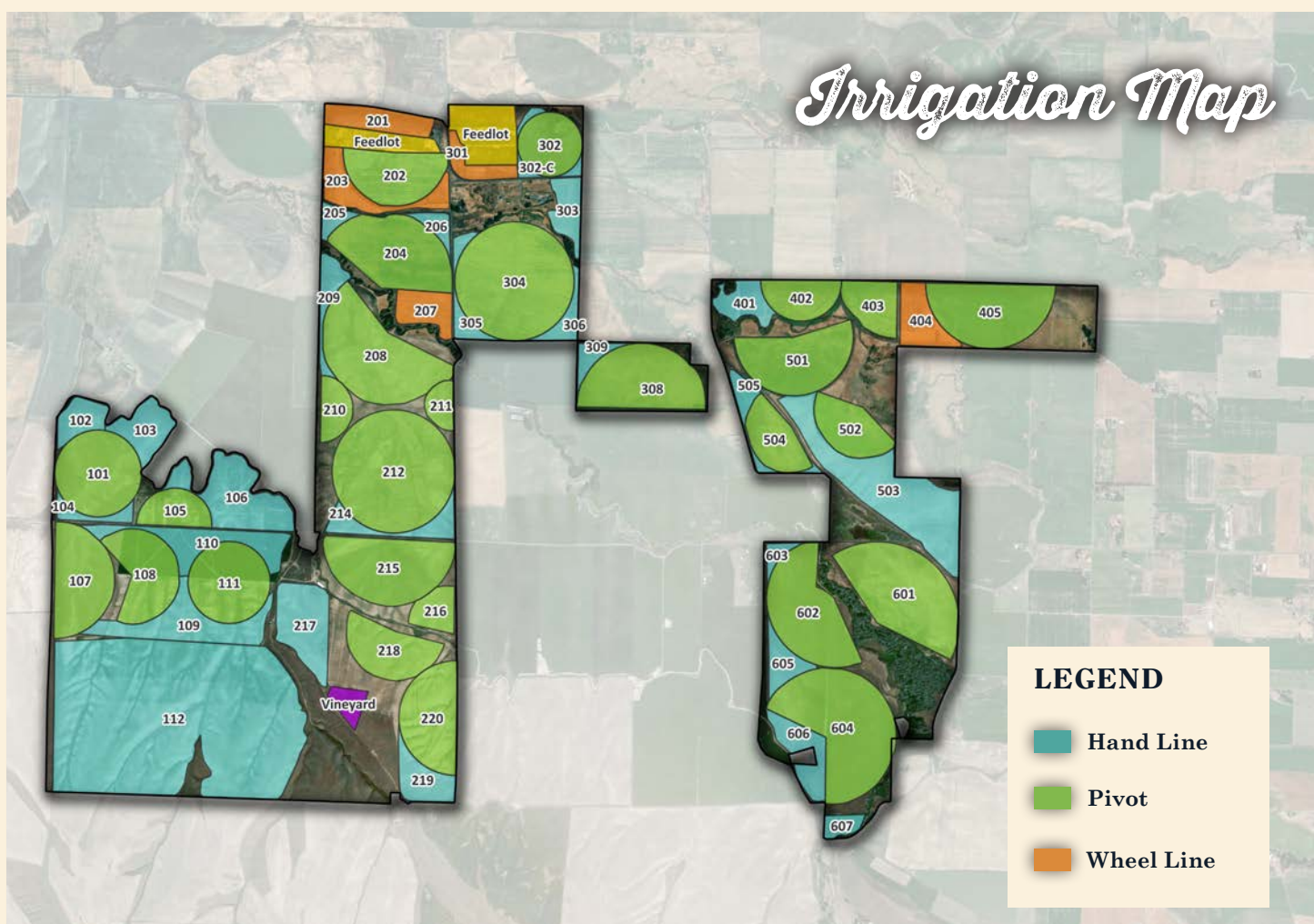
The region is known for very low relative humidity and the long, full sunshine days during the growing season. It averages an annual rainfall of 15.15 inches. The table below shows a 30-year average precipitation, temperature, and growing degree units by month.

CLIMATE				
MONTH	AVERAGE RAINFALL (INCHES)	AVERAGE HIGH TEMP	AVERAGE LOWTEMP	GDU
January	1.72	41.5	28.8	0.00
February	1.38	46.9	30.5	0.00
March	1.60	56	34.9	91.25
April	1.47	63.4	39.7	203.79
May	1.62	72.1	46.2	336.10
June	1.16	79	52	471.46
July	0.34	89.2	57.6	663.08
August	0.37	88.5	56.9	652.44
September	0.57	79	49.5	441.04
October	1.21	64.6	40.5	222.04
November	1.77	49.8	33.5	0.00
December	1.94	40.9	28.6	0.00



# Farm Infrastructure

Carbondale Farms has surface or ground water rights covering all cropland acres. The majority of acres are covered by both surface and ground water rights. The local geology supports lower depth basalt wells on the southern portion of the property. The northern portion of the property is serviced by alluvial sand and gravel wells. There are 16 wells currently on the asset supporting 13 separate groundwater rights that provide for 1,207 acres of primary irrigation and 4,606 acres of supplemental irrigation including all overlapping supplemental rights. The 19 surface water rights sourcing water from Pine Creek, Dry Creek, and Swartz Spring Creek. These surface water rights provide for 1,127 acres of primary irrigation and 69 acres of supplemental irrigation. There are 1,183 acres that receive water from the Hudson Bay District Improvement Company (HBDIC) primary water rights. HBDIC is a managed water district with source water from the Little Walla Walla and Walla Walla Rivers. Carbondale Farms has one of the largest acreage shares of any landowner with HBDIC rights. There is an annual assessment for HBDIC water with an annual fee typically between \$30,000-\$35,000. The water rights have priority years ranging from 1861 to 2001. The water rights coverage provides substantial low cost primary surface water across the majority of the Farm with abundant supplemental groundwater rights to ensure full season irrigation.



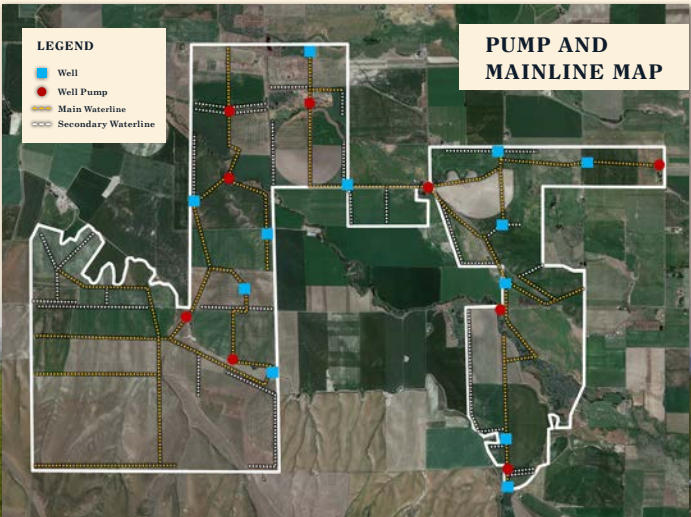
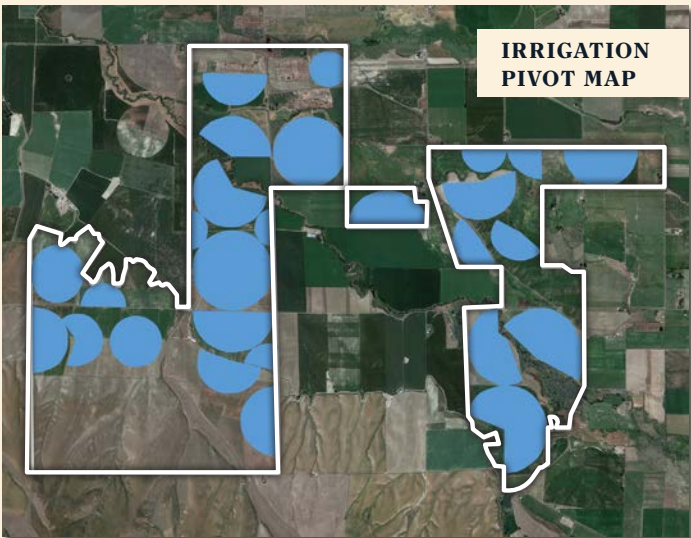
IRRIGATION

Irrigation water is delivered through a combination of pivot, wheel line, and hand line systems. All components of the irrigation system have been upgraded, replaced, or refurbished over the past four years. Twenty-five new Zimmatic pivots were installed in 2020 and 2021 covering approximately 1,430 acres. The new pivots are equipped with control panels and telemetry systems facilitating fully automated as well as remote control of the system. Two additional corner pivots utilizing used spans were installed in 2021 with control panels and telemetry integrated into the automated system.

The surface water and well pumping infrastructure has also been nearly entirely rebuilt over the past four years. The pumps have been pulled from each of the currently producing wells with all components either refurbished or replaced depending upon the condition of each component. The motors have also been refurbished or replaced. There are three wells with active transfer permits with Oregon Water Resources Division enabling redrilling. Each of these three wells have suffered age-related damage and require a new well. Replacing these wells will provide an additional estimated 3,000 gal/min to the Carbondale Farms’ irrigation infrastructure that has had no issues supplying adequate water for recent crop plans. Active quotes are available for these redrill projects. Additionally, all surface water pumps and pumping stations have been refurbished or replaced over the past four years. Several of the pump stations have been rebuilt and all pumps and motors have been refurbished or replaced. This includes new electrical panels and infrastructure.

The mainline water distribution system has also been rebuilt, replaced, and expanded over the past four years. The pump and mainline map below provides a schematic of the current water distribution system. Steel mainline has been replaced with PVC with engineering analysis for sizing to maintain flow rates and pressure. Thousands of feet of additional mainline has been added with risers on sixty foot spacing to maximize efficiency for irrigated hand and wheel line acres across the Farm. Additional booster pumps have been installed within the water distribution system to maintain flow rate and pressure control.

Carbondale Farms has a unique redundancy of water sources including four surface water sources, high-capacity basalt wells, and strong alluvial wells. The water distribution and delivery infrastructure has been entirely re-engineered, rebuilt, refurbished and had new infrastructure installed over the past four years.



PIVOT SUMMARY						
PIVOTTRACT	BRAND	MODEL	TOWERS	LENGTH	ENDGUN	YEAR
101	Zimmatic	9500P w/ 8500 Spans	6	899	Yes	2020
105	Zimmatic	9500P w/ 8500 Spans	5	785	Yes	2020
107	Zimmatic	9500P w/ 8500 Spans	9	1,199	Yes	2020
108	Zimmatic	9500P w/ 8500 Spans	8	940	Yes	2020
111	Zimmatic	9500P w/ 8500 Spans	6	816	Yes	2020
202	Zimmatic	9500P w/ 8500 Spans	6	986	Yes	2020
204	Zimmatic	9500P w/ 8500 Spans	8	960	Yes	2020
208	Zimmatic	9500P w/ 8500 Spans	8	1,369	Yes	2020
210	Tumac	N/A	3	600	No	N/A
211	Tumac	N/A	3	480	No	N/A
212	Zimmatic	9500P w/ 8500 Spans	9	1,262	Yes	2020
215	Zimmatic	9500P w/ 8500 Spans	8	1,336	Yes	2020
216	Zimmatic	9500P w/ 8500 Spans	6	977.6	Yes	2020
218	Zimmatic	9500P w/ 8500 Spans	9	989	Yes	2020
220	Zimmatic	9500P w/ 8500 Spans	9	1,308	No	2020
302	Zimmatic	9500P w/ 8500 Spans	6	664	Yes	2020
304	Zimmatic	9500P w/ 8500 Spans	7	1,201	Yes	2020
308	Zimmatic	9500P w/ 8500 Spans	7	1,300	No	2020
402	Zimmatic	9500P w/ 8500 Spans	6	810	Yes	2020
403	Zimmatic	9500P w/ 8500 Spans	5	776	Yes	2020
405	Zimmatic	9500P w/ 8500 Spans	7	1,299	Yes	2020
501	Zimmatic	9500P w/ 8500 Spans	7	1,332	Yes	2020
502	Zimmatic	9500P w/ 8500 Spans	4	978	Yes	2020
504	Zimmatic	9500P w/ 8500 Spans	5	705	Yes	2020
601	Zimmatic	9500P w/ 8500 Spans	9	1,754	Yes	2020
602	Zimmatic	9500P w/ 8500 Spans	8	1,391	Yes	2020
604	Zimmatic	9500P w/ 8500 Spans	8	1,391	Yes	2020



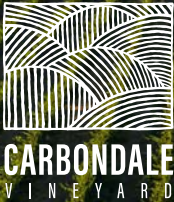
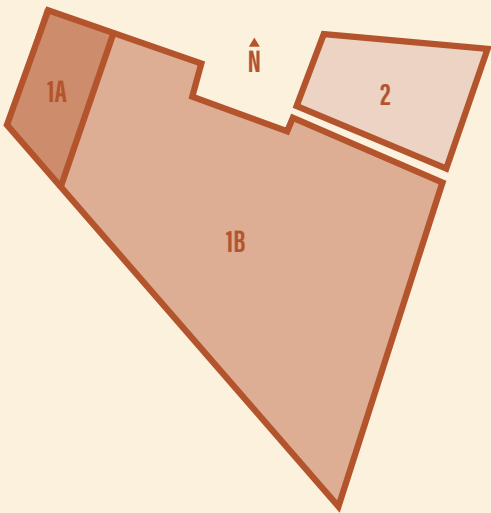
# Vineyard



For additional information on the Carbondale Vineyard operations, visit [CarbondaleVineyard.com](http://CarbondaleVineyard.com).

The Walla Walla Valley AVA is a highly sought-after region known for producing the top varieties of wine including Cabernet Sauvignon, Syrah, Malbec, Grenache, Petit Verdot, Sangiovese, Tempranillo, Viognier, and others. The southwest portion of the Farm currently contains a small vineyard, but there is significant opportunity to expand the vineyard along the lower slopes of the nearly 546-acre northwest-trending escarpment that forms the southern boundary into the Walla Walla Valley. The elevation of the future vineyard ranges from 700 feet to 950 feet along the southern property boundary.

There is an opportunity to increase additional revenue on the Farm by adding vineyard vines on 50-foot contours across the southwest most tract. The soils in this part of the Farm are comprised of a mixture of Ritzville silt loam, Licksillet very stony loam, and Ellisforde-Ellisforde, eroded complex, which would be wind-blown calcareous silt soils, that are both well-drained and low in fertility. Vineyard development would place this portion of the Farm into its highest and best use as well as generate more revenue than traditional crops along with increased appreciation.



BLOCK MAP				
BLOCK	VARIETY	PLANT SPACE	ROW SPACE	PLANTED ACRES
1A	Cabernet Franc	Recently torn out		
1B	Cabernet Sauvignon	6	9	5.52
2	Cabernet Sauvignon	6	9	1.03
				6.55

# Cattle Feedlot

The Farm currently has feedlot space for 4,500 head but the CAFO permits 8,000 head. The permit entails in-depth practices of facilities, such as collecting runoff and storing manure, land-applying nutrients according to crop budgets, and adapting practices based on soil test results to protect water quality. This CAFO permit is very valuable due to the limitation of new permits being issued. There are numerous dairies and feedlots looking to relocate or expand who could greatly benefit from this established permit.

Not only does the cattle operation provide an additional revenue source for the Farm but also provides an outlet for forage produce on the property as well as operational value through a nutrient rich organic fertilizer source.



# Opportunities

Carbondale Farms is well positioned to integrate high value fresh market crops into the rotation. The climate, soils, and reliable water are the key drivers. The Walla Walla River Valley has been developed into more high value row crop production over recent years and the Farm is uniquely suited to expanding that trend. Specific fresh market crops of interest include potatoes, onions, carrots, sweet corn, and peas. The Farm has a history of producing other fresh market crops including squash and pumpkins. The relatively long growing season can support double cropping opportunities like a pea-sweet corn rotation.

The integration of high value crops can continue under organic production practices or be executed under conventional practices rotation through select areas of the Farm. The large-scale development of pivot irrigation across the Farm over the past four years has significantly expanded the acreage well suited for high value crop production. Additionally, Umatilla County provides strong federal crop insurance revenue guarantees for a broad range of crops including higher value fresh market crops.

## Leading Harvest

Peoples Company manages all acres according to the Leading Harvest Sustainability Standard. A rigorous third-party audit is completed annually to ensure managed acres meet the standard.

Leading Harvest is a coalition of environmental organizations and companies that farm, manage, and invest in farmland. The standard provides an avenue to measure sustainability in a way that is meaningful and flexible for all types of soils, crops, and farming practices. Unlike other sustainability standards, Leading Harvest focuses on results, not process. It allows producers and landowners the freedom to innovate and achieve sustainable practices best suited for their crop and region. Leading Harvest is a transparent lens through which the public can be assured their food and fiber are being grown responsibly.

**Carbondale Farms has been operating according to the Leading Harvest Standard for the past four years.**



To learn more about Leading Harvest Sustainability Principles, visit [LeadingHarvest.org](https://LeadingHarvest.org) or scan the QR code below.





Scan the QR code to view this listing online or visit:  
[PeoplesCompany.com/Premium/CarbondaleLeasing](https://PeoplesCompany.com/Premium/CarbondaleLeasing)

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