COLUMBIA RIVER FARM & VINEYARD

SEALED BID OFFERING

ALL BIDS DUE BY TUESDAY, SEPTEMBER 15, 2026 AT 4:00 PM PT

Columbia Basin Irrigated Farmland &
Vineyard With Columbia River Water Rights

971.50 ACRES M/L

BENTON COUNTY, WASHINGTON
OFFERED AS ONE TRACT

AgriBusiness Trading Group – Investment Grade Agricultural Assets
Peoples Company – Integrated Land Solutions
NAA Auctioneer

ADAM WOIBLET WA LIC 25065
509.520.6117 | Adam@AgTradeGroup.com

STEVE BRUERE WA LIC 130577
515.222.1347 | Steve@PeoplesCompany.com

PeoplesCompany.com/Premium/ColumbiaRiverFarm

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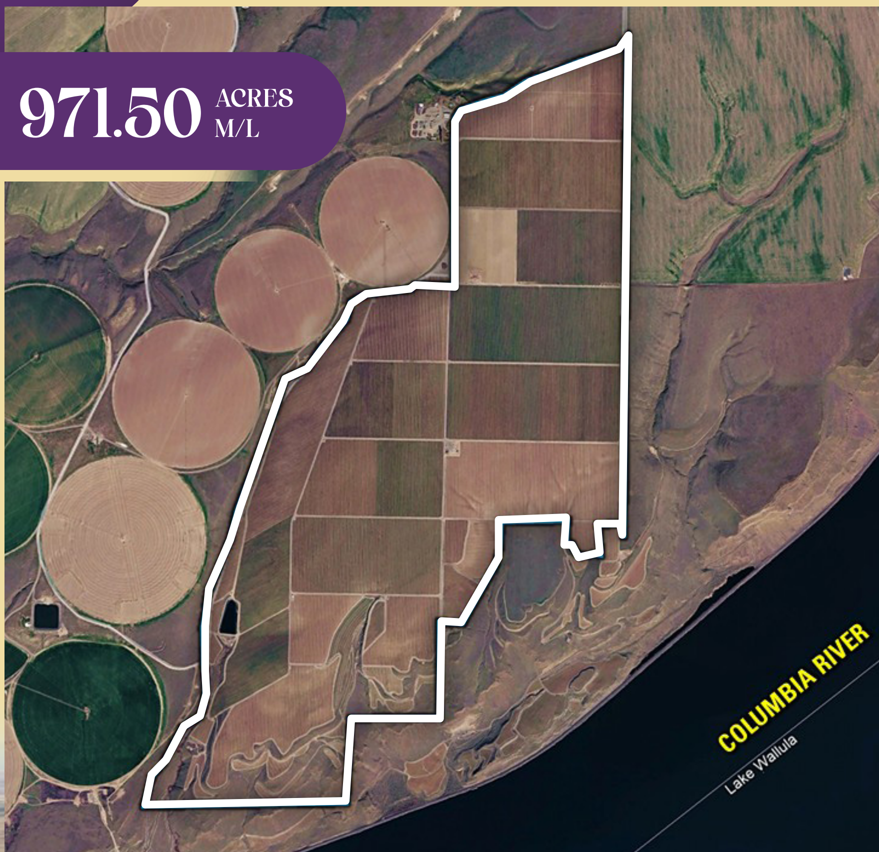
971.50 ACRES M/L



Executive Summary

AgriBusiness Trading Group and Peoples Company are pleased to present an irrigated farmland and vineyard sealed bid opportunity located in the Columbia Basin region of the Pacific Northwest. All bids are due on or before Tuesday, September 15, at 4:00 PM (PT).

The property consists of 971.50 ± deeded acres, including approximately 824.80 ± plantable acres, according to the Seller. Per the Seller, approximately 139.20 ± acres remain planted primarily to Riesling, Pinot Gris, Merlot, and Malbec grape varieties. The remaining plantable acreage consists of vineyard blocks in various stages of dormancy or removal, creating flexibility for future agricultural uses and potential row crop development. There are no structures located on the property. The farm is accessed via county roads and recorded easements. Mineral rights, as owned by the Seller, are included with the sale of the property.

Irrigation water for the entire asset is delivered via a Columbia River pumping station that is jointly owned and maintained with a neighboring landowner. Primary irrigation water is supplied under two appurtenant surface water rights permitting the irrigation of 950 ± acres, with authorized diversion totaling 6.09 cubic feet per second and 1,093.70 acre-feet annually. In addition to the water rights currently associated with the property, additional Columbia River water rights are available separately from third parties in the area and may provide future opportunities to expand the property's irrigated footprint.

Situated within the highly desirable Columbia Basin region, the property benefits from productive soils, a favorable growing climate, and established irrigation infrastructure. The surrounding area supports a wide variety of irrigated crops, including potatoes, onions, sweet corn, alfalfa, wheat, peas, and other specialty crops, making the property well-suited for potential conversion to irrigated row crop production if desired.

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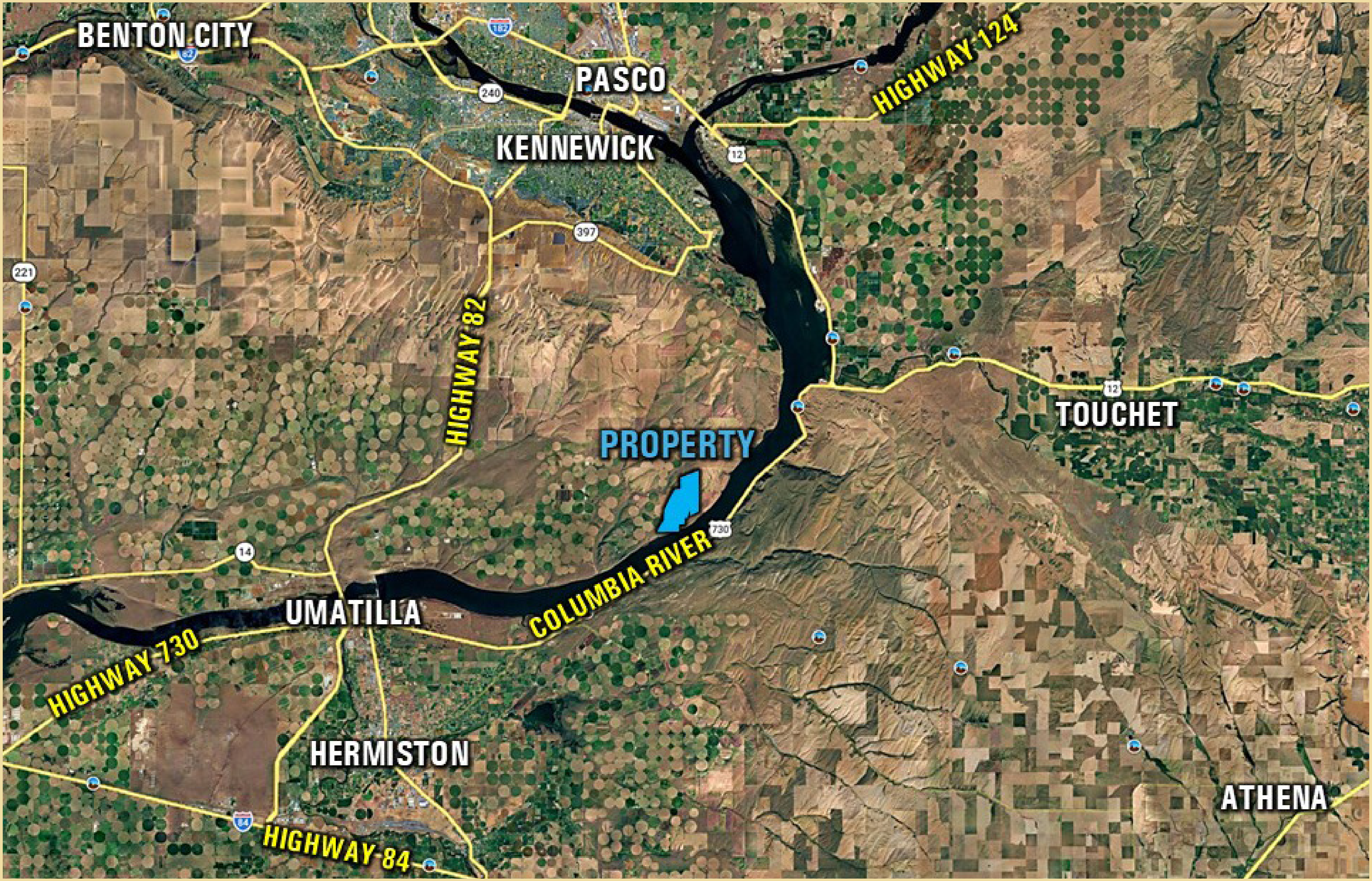

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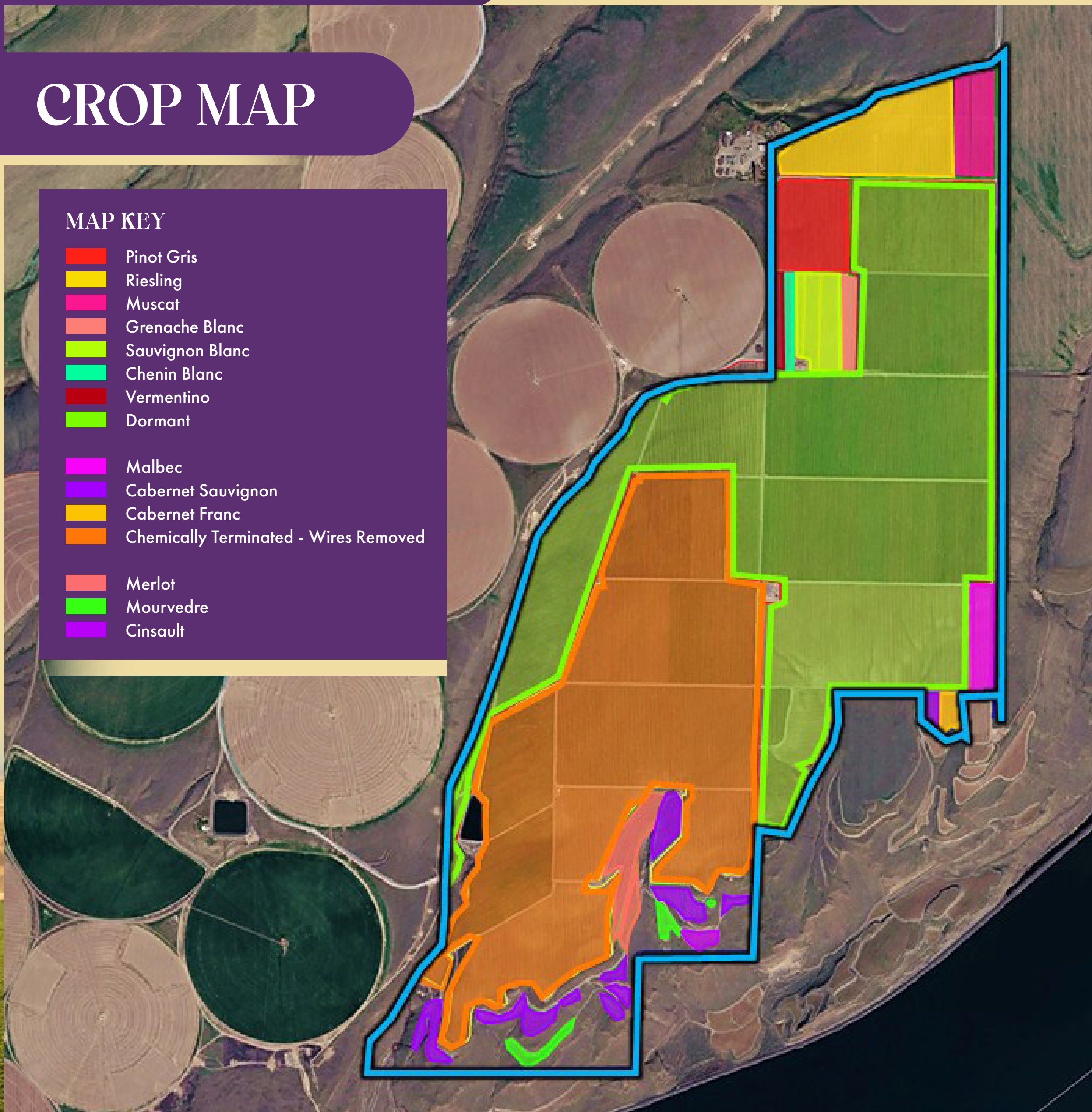
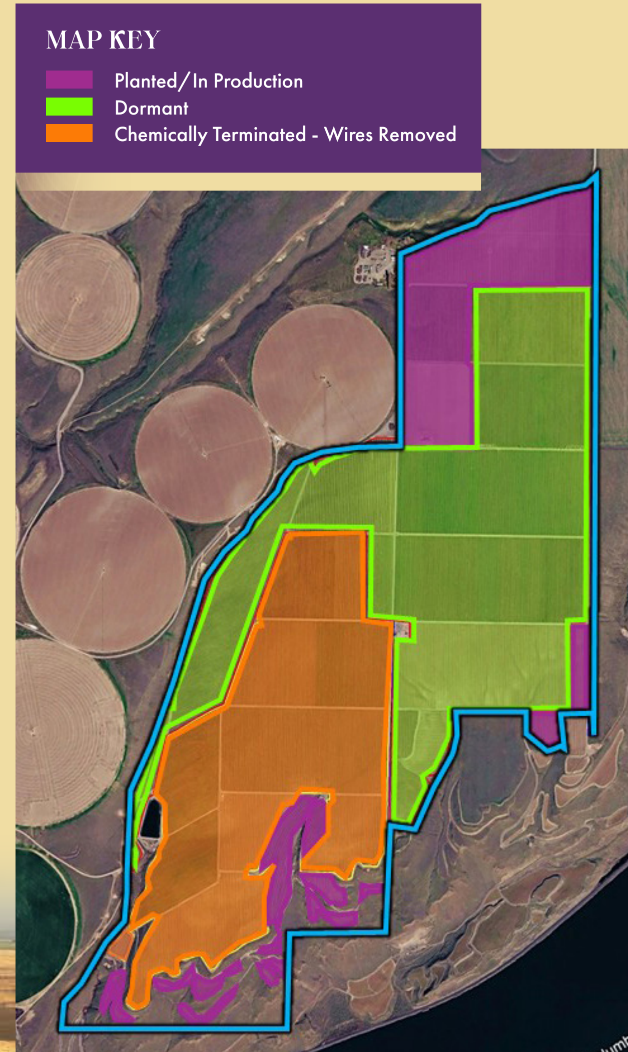
COLUMBIA

RIVER FARM & VINEYARD

CROP MAP



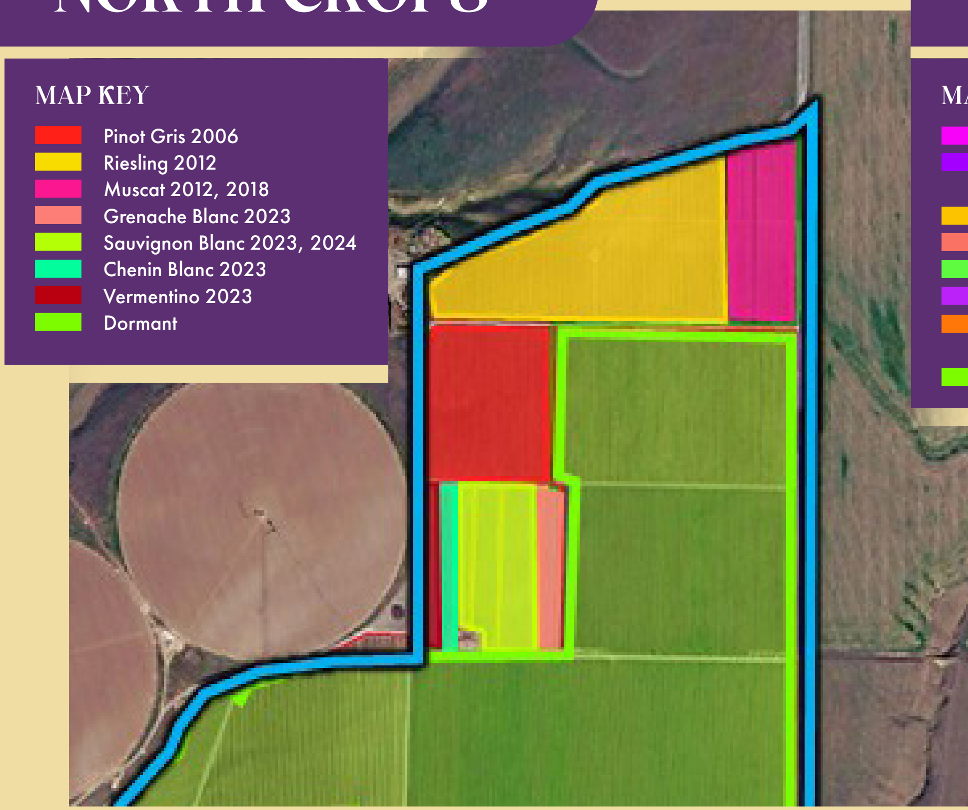


Current Farm Operation

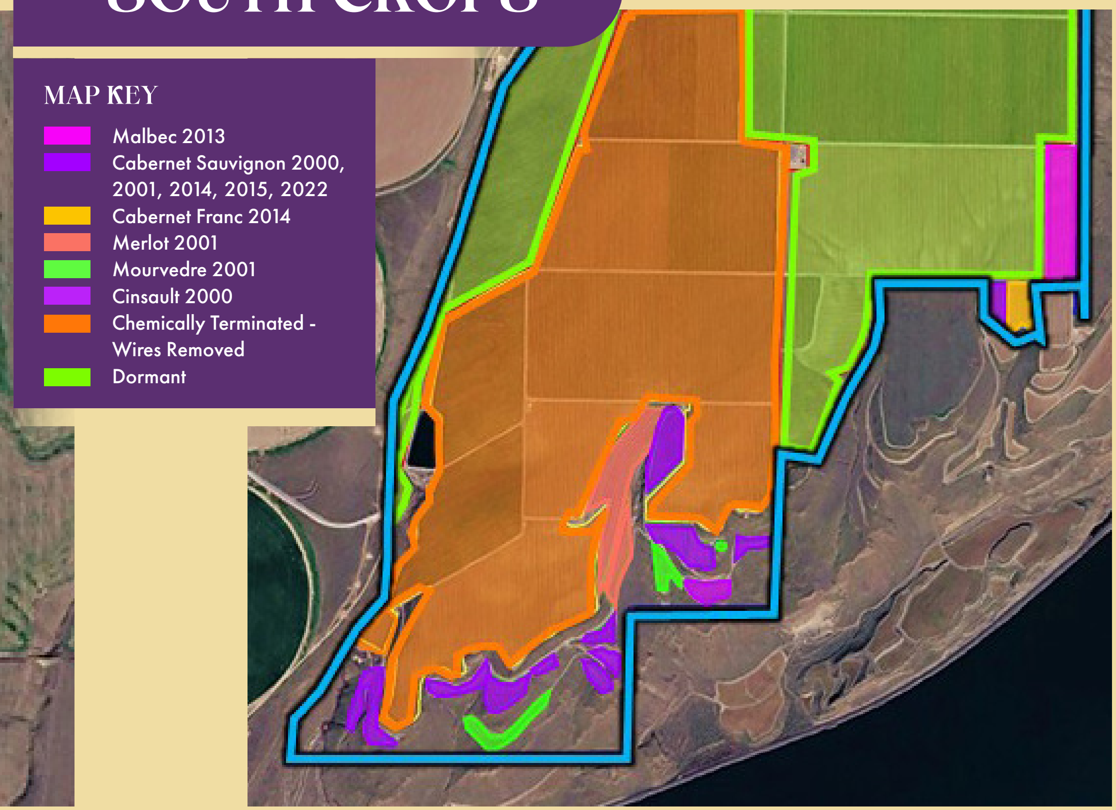
The property includes 824.80 ± plantable acres, according to the Seller. Of those acres, approximately 139.20 ± acres are currently farmed as vineyard using several varieties including Cabernet Sauvignon, Merlot, Cinsault, Mourvèdre, Pinot Gris, Riesling, Muscat, Malbec, and Cabernet Franc. Approximately 35.40 ± acres of the vineyard are currently under off-take contracts.

The remaining plantable acreage consists of approximately 685.60 ± acres of vineyard blocks that are in various stages of dormancy, termination, and removal. Dormant acres may have the ability to be placed back into production if desired. These acres will continue to be minimally farmed and/or chemically maintained until transitioned by a new owner.

NORTH CROPS



SOUTH CROPS



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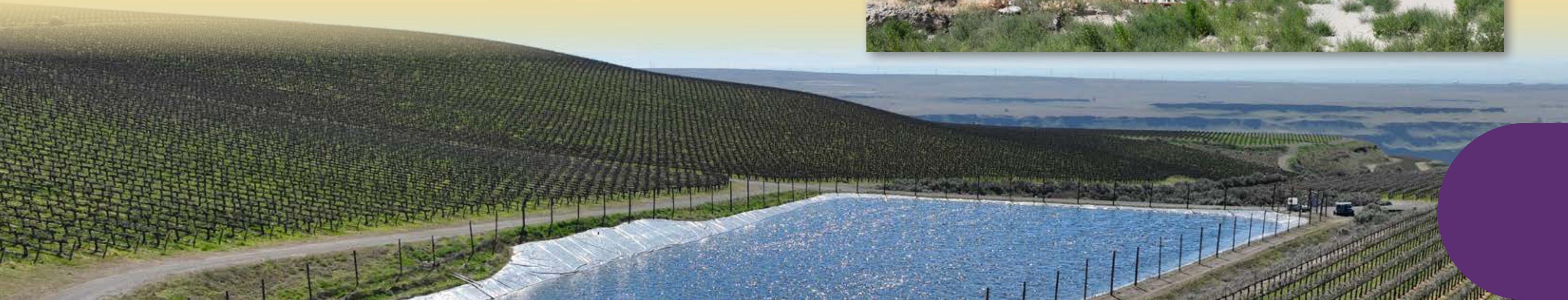
Water Rights | Pumping Station

Primary irrigation is authorized under two appurtenant Columbia River surface water rights that permit the irrigation of 950 acres. These water rights include a combined authorized diversion rate of 6.09 cubic feet per second and an annual water allocation of 1,093.70 acre-feet.

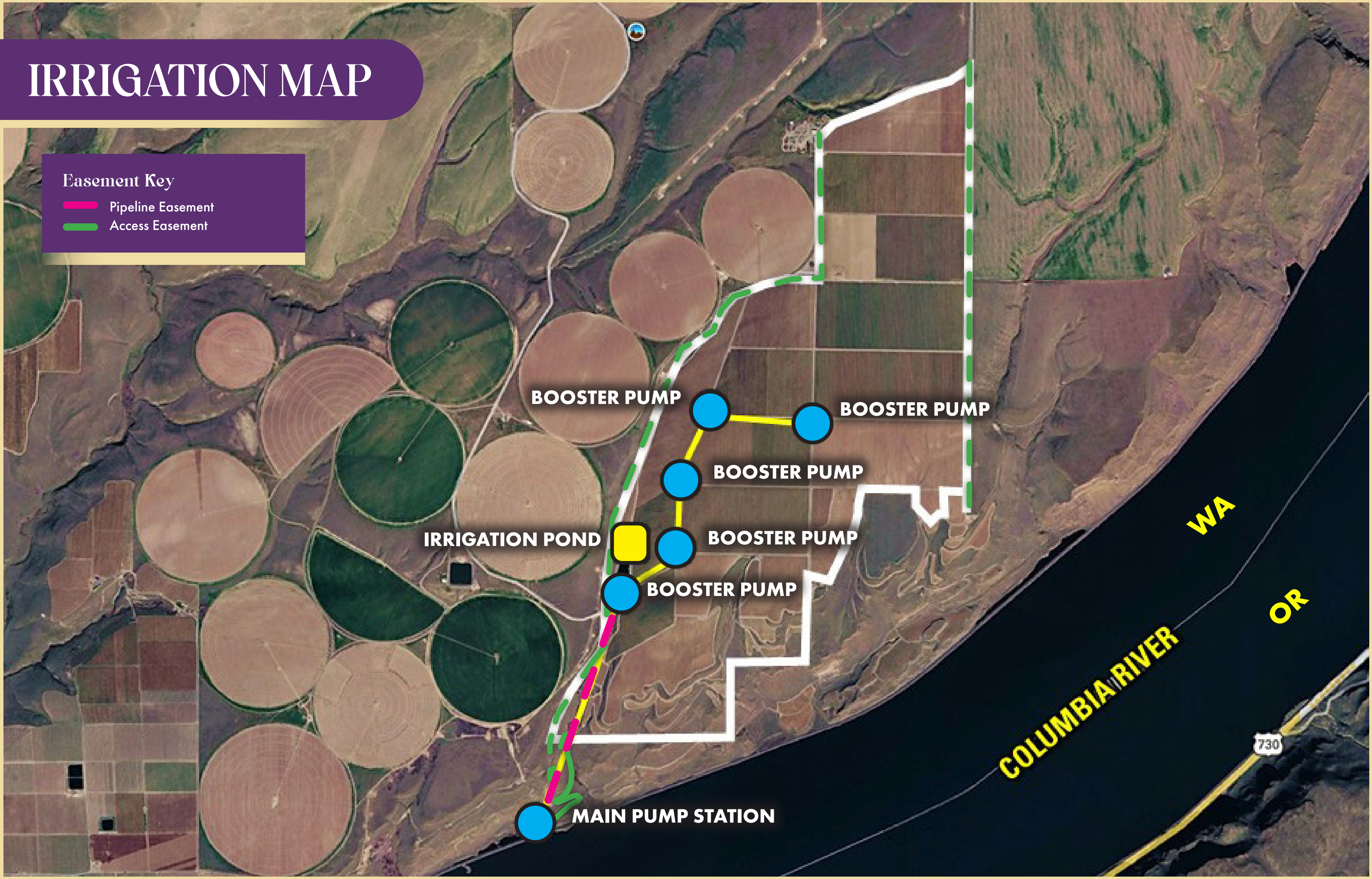
Additional water rights partially appurtenant to the property include two Columbia River surface water rights that permit the irrigation of 230 acres. These water rights include a combined authorized diversion rate of 0.98 cubic feet per second and an annual water allocation of 174.0 acre-feet.

Irrigation water is supplied directly from the Columbia River through a farm-owned pumping station that is jointly owned with a neighbor. The farm’s portion of the pumping station is equipped with two pumps, using two 700 HP motors, along with a variable frequency drive (VFD) system. Water is conveyed from the river through a farm dedicated pipeline to an on-farm storage reservoir, where it is subsequently pumped throughout the property's blocks.

Maintenance and repair and electricity costs for the pumping station infrastructure are shared with a neighbor via a percentage of usage agreement.



IRRIGATION MAP



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REDEVELOPMENT CONCEPT

Row Crop Development Opportunity

With substantial irrigated acreage and established Columbia River water delivery infrastructure in place, the property is well-positioned for potential transition to irrigated row crop production. The authorized water rights associated with the asset may support a diverse range of crops commonly grown throughout the Columbia Basin region. Common irrigated crops in the area include potatoes, onions, sweet corn, wheat, alfalfa, peas, carrots, mint, and other specialty seed and vegetable crops, depending on a producer's operational objectives and market conditions.

The property's existing irrigation infrastructure may also provide a future owner with the opportunity to expand the irrigated footprint through the acquisition and transfer of additional water rights, subject to applicable regulatory approvals and water right transfer requirements.

Additional Columbia River water rights are available separately from the asset, via third parties, and may provide an opportunity for future expansion. Please contact the listing agent for additional information regarding these water rights and potential development opportunities.

Disclaimer: This map is purely conceptual and is intended to help visualize potential pivot layouts to support a transition to speciality and/or row crop production. There are currently 1,093.70 Acre Feet of water that could be used to transition to pivot irrigation for specialty or row crops which would likely not be adequate to supply water to all pivots drawn on the conceptual map. If additional water rights were purchased, acres under pivot could expand. Potential buyers should conduct their own due diligence and investigate the viability of these opportunities.

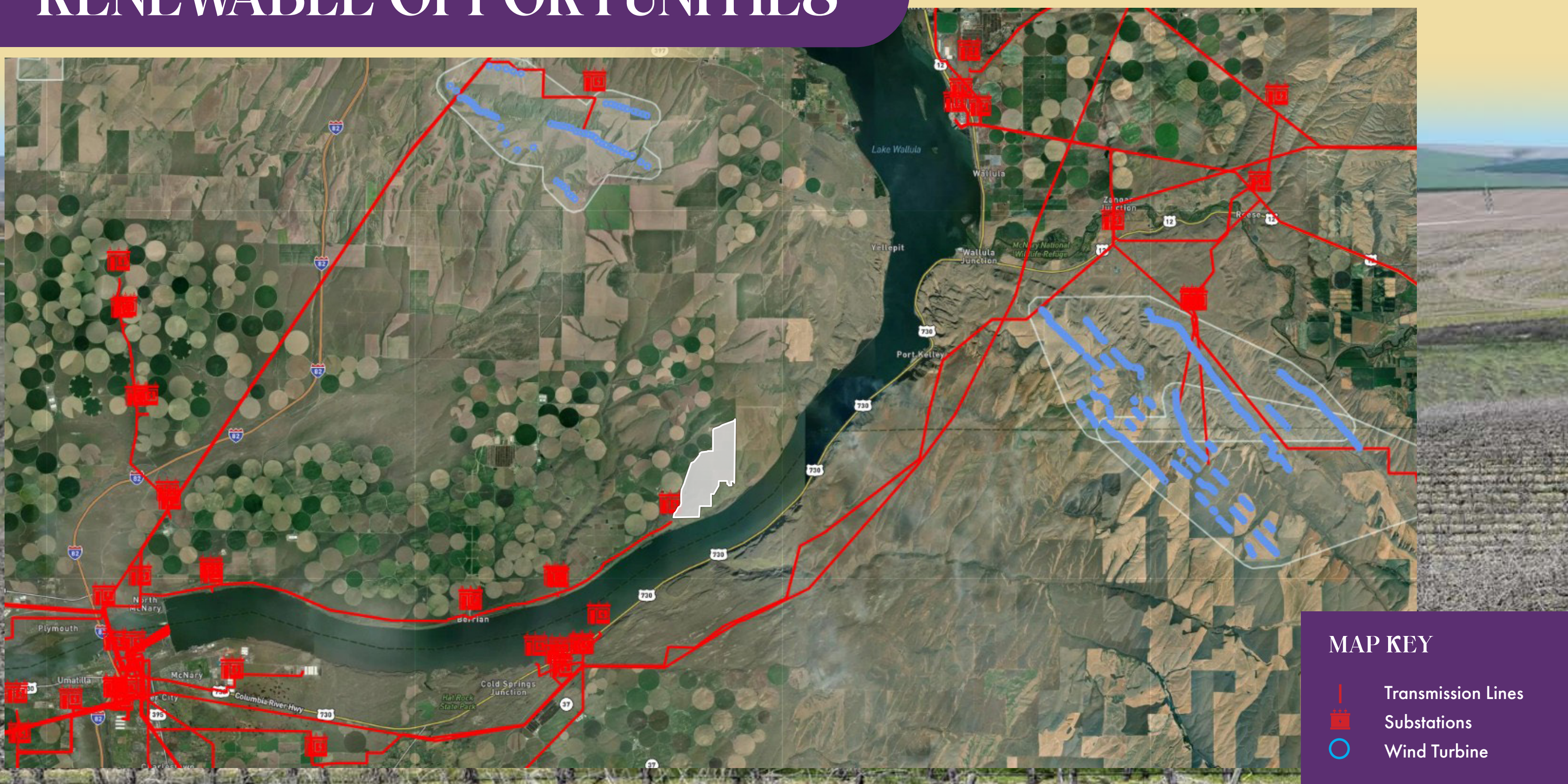
Please refer to the data room for a 3rd party report discussing the redevelopment opportunities.

Renewable Energy Opportunities

The asset is located within an area that has experienced significant investment in renewable energy infrastructure, including utility-scale wind energy projects and electrical transmission facilities. Transmission lines and electrical substations are located in the vicinity of the property. Proximity to existing electrical infrastructure may be an important consideration for parties evaluating future energy development potential, subject to further engineering, utility, regulatory, and permitting review.

The property is situated within the Columbia River corridor, an area recognized for its wind resources and established renewable energy industry. The Horse Heaven Hills and surrounding Columbia Basin have attracted substantial renewable energy investment over the past two decades, with commercial wind energy projects located throughout Benton County and along both sides of the Columbia River.

RENEWABLE OPPORTUNITIES



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Region -
Columbia Basin Agriculture

The property is located within Washington's Columbia Basin, one of the state's most important agricultural regions and a cornerstone of the Pacific Northwest's agricultural economy. Spanning a vast area of eastern Washington, the Columbia Basin is recognized for its concentration of highly productive irrigated farmland, diverse agricultural production, and significant contribution to domestic and international food markets.

The region benefits from a well-developed agricultural infrastructure that includes food processing facilities, storage and distribution centers, equipment dealerships, agricultural service providers, and access to major transportation corridors. Proximity to rail networks, interstate highways, and Pacific Northwest export terminals provides efficient access to both domestic and global markets. These advantages have helped establish the Columbia Basin as one of the premier agricultural investment regions in the western United States and a long-standing destination for large-scale farming operations.

Horse Heaven Hills AVA

The property is located within the Horse Heaven Hills American Viticultural Area (AVA), one of Washington State's premier wine grape growing regions. Encompassing approximately 570,000 acres along the south-central portion of Washington, the AVA is characterized by south-facing slopes, well-drained soils, low annual precipitation, and abundant sunshine. These conditions create an ideal environment for producing premium wine grapes with consistent quality and desirable flavor profiles.

Horse Heaven Hills has earned international recognition for producing world-class wines and is home to numerous acclaimed vineyards that supply grapes to many of Washington's leading wineries. The AVA's combination of climate, elevation, soils, and access to Columbia River irrigation has established the region as a premier destination for vineyard development and wine grape production.

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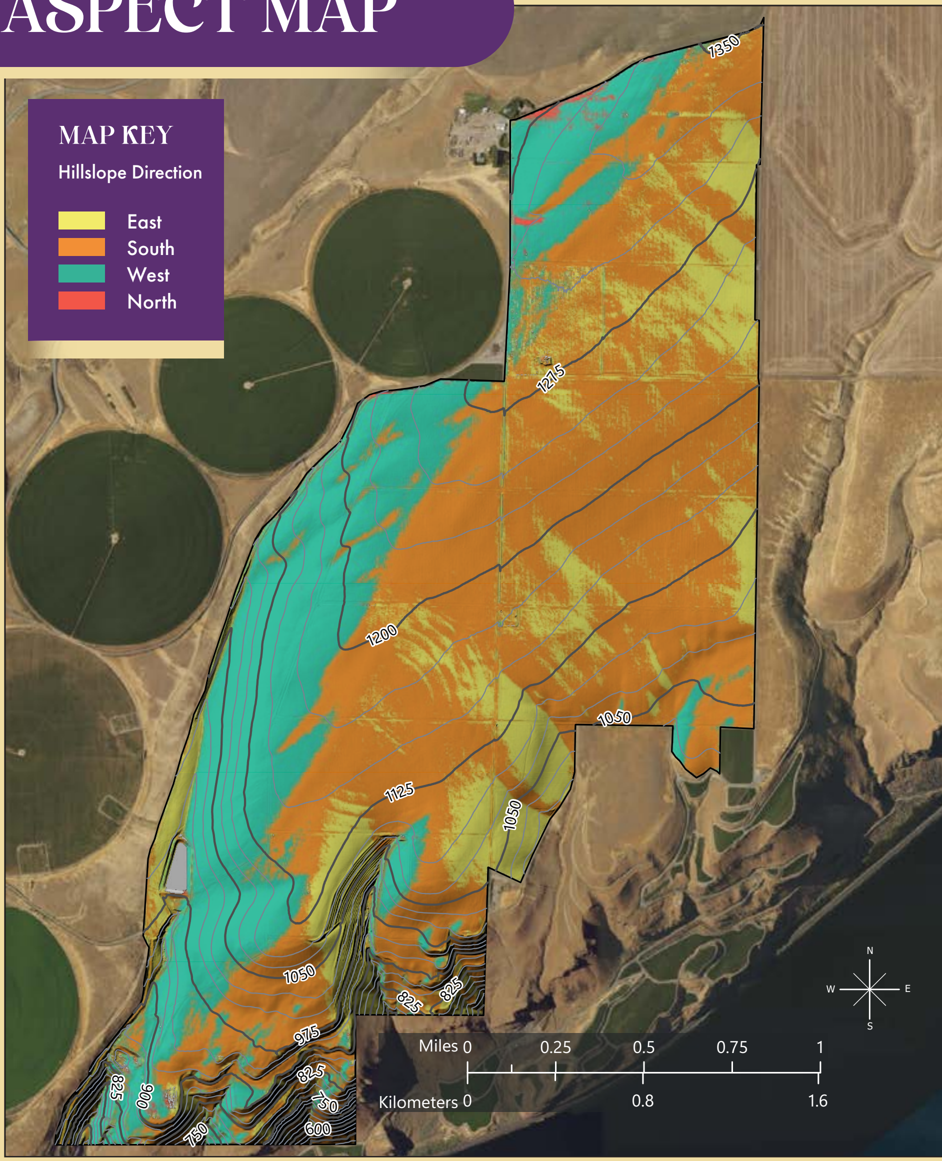
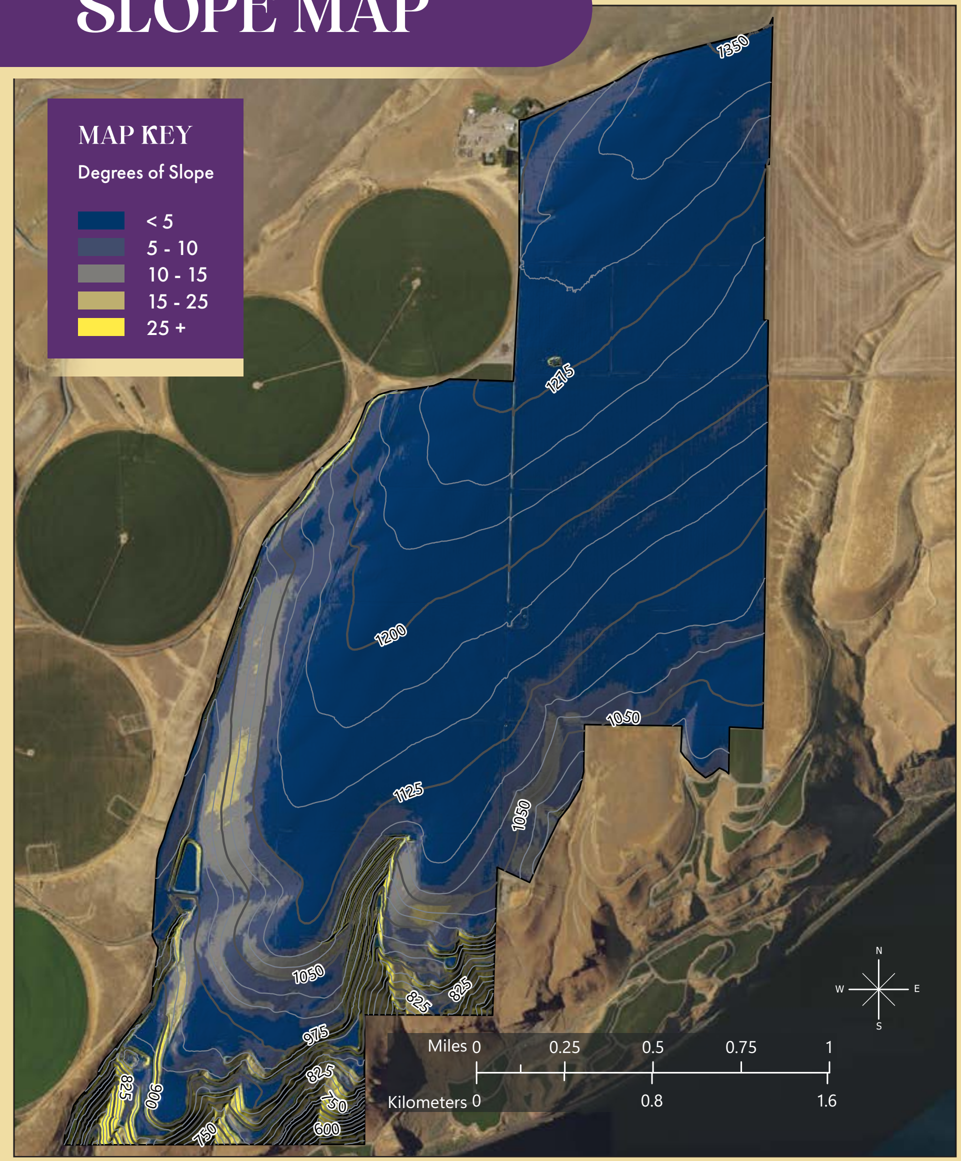
ASPECT MAP



SLOPE MAP



Cartography by Leah Brueggeman (2026). Data Sources:USDA NAIP (2023);USGS 3DEP 1-Meter DEM. These maps are not a legal survey and should not be used to determine property boundaries, easements, or other legal interests in land.

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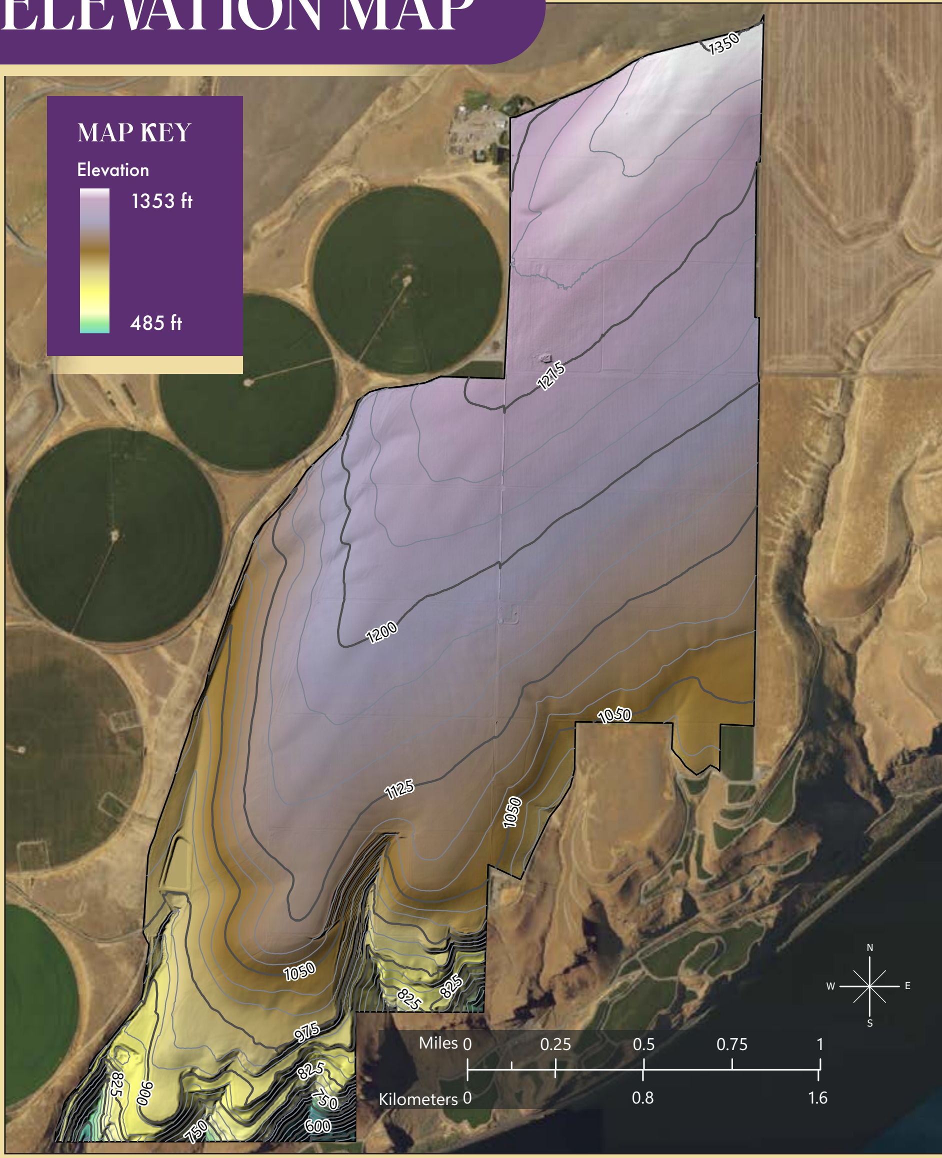
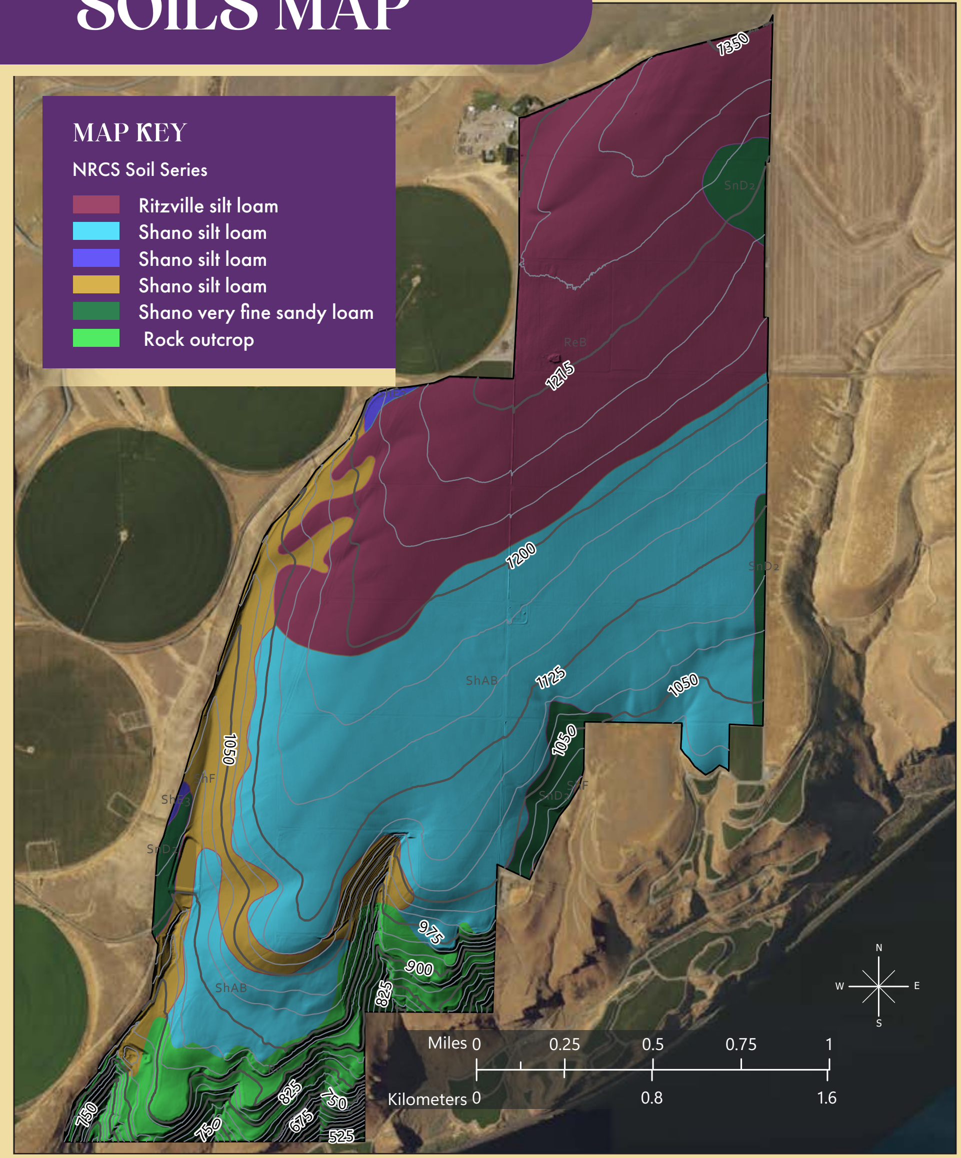
ELEVATION MAP



SOILS MAP



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TERMS & CONDITIONS.

NOTICE. The information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information about the property and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the property to verify the accuracy and completeness of any information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither the Seller nor any person acting on the Seller's behalf has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the property from the market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow. This information has been obtained from sources believed to be reliable. Seller, Peoples Company of Indianola and Agribusiness Trading Group, Inc. ("Broker") may supplement, revise, or add property information until bids are due. Potential Bidders should continue to monitor the Broker's website to ensure that the Bidder is aware of the most up-to-date information.

SELLER INTENT. Seller intends to obtain the highest value for the property.

DATA ROOM. Broker has set up an electronic data room ("Data Room") where Bidders may examine documents about the sale, including but not limited to existing leases, maps, pro forma title insurance commitments, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement to be provided by the Broker.

AGENCY. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are either representing themselves or have their own representation to assist them in completing a sales transaction.

BROKER PARTICIPATION. A broker representing a Bidder ("Cooperating Broker") who qualifies under the Broker's broker incentive program requirements will be paid under the terms of the program at the Closing of the Property. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48 hours before the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

BID SUBMITTAL PROCESS & DEADLINE. Sealed Bids, in written or electronic format, for the property will be due no later than 4:00 PM PT, on September 15, 2026, to the following:

Adam Woiblet
AgriBusiness Trading Group
109 W Poplar Street
Walla Walla, WA 99362
509.520.6117 | Adam@AgTradeGroup.com

Sealed Bids for the Property should be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, negotiate with one or more Bidders, or withdraw the property from the market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding PSA. The Seller shall not be obligated or bound to sell the property until the Seller has entered into a fully executed, definitive PSA.

EARNEST MONEY. Unless otherwise agreed to between the Seller and Buyer, within five (5) business days of the Effective Date of the PSA, Buyer will deposit with Escrow and Closing Agent, Chicago Title, 9001 W. Tucannon Suite 220, Kennewick, WA 99336, the required Earnest Money Deposit payable in the form of a guaranteed check or wire transfer.

CLOSING DATE. The fully executed PSA will govern the Closing date.

CLOSING EXPENSES & PRORATIONS. Buyer and Seller shall share equally all escrow fees and other closing fees and costs. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the premium for a standard owner's title insurance policy to be issued to Buyer in the amount of the Purchase Price allocated to the Real Property. The Buyer will pay any additional title insurance coverage or endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees and all applicable use/sales tax on the Personal Property (if any). All real estate taxes accruing through the Closing Date will be prorated as of closing and paid in full by the Seller as a credit to the Buyer on the Settlement Statement. The buyer will be responsible for all real estate taxes after closing.

TITLE TO PROPERTY. Seller shall convey good, marketable, and insurable fee simple title to the Property to Buyer free and clear of all liens and encumbrances, subject to exceptions to be outlined in the PSA. A standard, basic owner's policy of title insurance in the amount equal to the purchase price of the property will be furnished at the Seller's cost. The Buyer shall pay any additional costs, fees, coverages, and endorsements on the title insurance policy. If the Buyer desires further survey information, the Buyer shall be responsible for the cost of such. Title to Real Property shall transfer pursuant to the terms provided in the PSA in a form reasonably acceptable to Seller. Title to Personal Property shall transfer by Bill of Sale subject to the restrictions and reservations provided in the PSA in a form reasonably acceptable to Seller. Seller will cause any water rights if any, appurtenant to the property and owned by the Seller to transfer with the sale of the property.

LEASES. The property may be subject to a farm lease(s), and the Buyer will purchase the Property subject to any leases. The Buyer shall agree to assume each respective lease for the property and indemnify and hold the Seller, its officers, members, agents, and employees harmless from and against any claims, liabilities, fees, penalties, or costs resulting, directly or indirectly, from any breach of or default under the respective lease(s) as a result of Buyer's actions or any successor or assign of Buyer. Please contact the Broker for details.

POSSESSION. Possession of the Property will be given at closing, subject to tenant's rights, if any.

SURVEY. The Seller will not complete a survey of the property before closing. If a potential Bidder or the successful Buyer desires to obtain a survey, it will be at the Bidder's and/or Buyer's sole expense.

CURRENT USE STATUS. If the Property is in a Current Use Status, the Buyer will continue the Current Use Status after Closing. If Buyer elects to discontinue the Current Use Status, Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.

GOVERNING LAW. The PSA to be executed by Seller and Buyer shall be governed by and constructed by the laws of the State where the property is situated.

DISCLAIMER. By submitting a sealed bid, each Bidder acknowledges, represents, and warrants to Seller and Broker that the Bidder has assessed, or has had the opportunity to evaluate, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Real Property), water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal Property, and the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder is acquiring the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to verify all information independently. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, concerning the accuracy or completeness of the information provided.

ACKNOWLEDGEMENT. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. If the Bidder's offer is accepted, the Bidder agrees to enter into a PSA with the Seller upon notification of a successful bid. Seller reserves the right to negotiate any agreements submitted by a Bidder before acceptance.

Thank you in advance for your consideration. If you have questions, please contact Adam Woiblet or Steve Bruere.

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