WILLAMETTE
VALLEY FARMS

OREGON IRRIGATED ROW CROP FARMS AVAILABLE

Sealed Bid Offering

BIDS DUE TUESDAY, NOVEMBER 10, 2026 AT 4:00 PM (PT)

Polk & Benton County, OR

1,773.69 ACRES M/L OFFERED IN FOUR TRACTS

PeoplesCompany.com/Premium/WillametteAcres

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AGRIBUSINESS TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

NAA Auctioneer

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EXECUTIVE SUMMARY

AgriBusiness Trading Group and Peoples Company are pleased to present a sealed bid offering of four closely situated irrigated row crop farms in Oregon's renowned Willamette Valley. Collectively comprising 1,773.69 ± deeded acres, the portfolio offers a diverse combination of irrigated and non-irrigated farmland, agricultural improvements, and established water rights in one of the Pacific Northwest's premier agricultural regions.

The portfolio will be offered through a sealed bid process, with each farm available for purchase individually, in any combination of multiple tracts, or as a single, combined asset. The Seller will consider all bids and combinations thereof. All bids are due on or before Tuesday, November 10 at 4:00 PM (PT).

Situated in Benton and Polk Counties near Corvallis, the farms benefit from the Willamette Valley's mild climate, productive soils, abundant annual precipitation, and long history of agricultural production. The properties have historically supported a diverse mix of crops including sweet corn, green beans, squash, garlic seed, peppermint, dry peas, wheat, grass seed, and forage crops. The region's favorable growing climate and productive soils also support permanent crop development, including hazelnuts, berries, and wine grapes, which are established commodities throughout the surrounding valley. Several of the farms are currently planted to young stands of tall fescue with an estimated one to three years of remaining productive life, providing purchasers with established plantings and near-term production while avoiding the establishment costs and typically lower first-year yields associated with new plantings.

The portfolio has been managed with a focus on soil health, incorporating regenerative farming practices, and a significant portion of the acreage has transitioned to organic production within the past five years. Combined with established irrigation infrastructure and valuable surface water and groundwater rights, the portfolio offers flexibility to support a wide range of current and future agricultural operations in this high-rainfall area.

The offering includes a variety of operational improvements, including warehouses, machine sheds, general-purpose agricultural buildings, barns, seed-cleaning facilities, and employee housing. Several properties also provide supplemental income through existing leases, while select improvements may be available for a sale-leaseback arrangement, offering additional flexibility for prospective purchasers.

This offering presents a rare opportunity to acquire high-quality Willamette Valley farmland featuring established water rights, productive agricultural infrastructure, and long-term operational versatility in one of Oregon's most diverse and desirable farming regions.

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SUVER FARM
TRACT 3
3
OLSEN FARM
TRACT 4
4
MARION
HIGHWAY 99 WEST
ALBANY
HIGHWAY 5
HIGHWAY 180
CORVALLIS
HIGHWAY 34
HIGHWAY 20
LEBANON
HIGHWAY 99 EAST
A2R FARM
TRACT 1
1
DAVIS FARM
TRACT 2
2
99W
5
20
180

WILLAMETTE
VALLEY FARMS

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REGION

Stretching from Portland south to Eugene, Oregon's Willamette Valley is one of the Pacific Northwest's most productive and diverse agricultural regions. The valley's mild climate, fertile alluvial soils, abundant water resources, and long growing season support a wide range of high-value crops, establishing the region as a premier destination for agricultural production.

Agriculture is a cornerstone of Oregon's economy, generating more than $5 billion in annual farm gate value while producing over 220 agricultural commodities, ranking among the most diverse agricultural states in the nation. The Willamette Valley serves as the center of this production, with a long history of commercial farming supported by established processors, suppliers, research institutions, and transportation infrastructure.

Annual precipitation throughout the valley generally ranges from approximately 35 to more than 50 inches, with many areas in the central Willamette Valley receiving 40–50 inches of rainfall annually. When coupled with surface water and groundwater rights, the region offers producers the flexibility to cultivate a diverse range of high-value irrigated crops.

The Willamette Valley is internationally recognized as the "Grass Seed Capital of the World," producing a significant share of the world's cool-season grass seed. In addition to grass seed production, the region supports a highly diversified agricultural economy that includes row crops, vegetables, peppermint, garlic, specialty seed crops, forage, nursery stock, berries, hazelnuts, wine grapes, and numerous other specialty crops. This diversity allows producers to adapt cropping programs in response to changing market conditions while supporting long-term agricultural viability.

Excellent transportation infrastructure, access to agricultural service providers and processors, and proximity to domestic and international markets further enhance the region's appeal. Combined with high annual rainfall, productive soils, and the availability of surface water and groundwater rights on many farms, the Willamette Valley remains one of the Pacific Northwest's premier regions for long-term agricultural production and investment.

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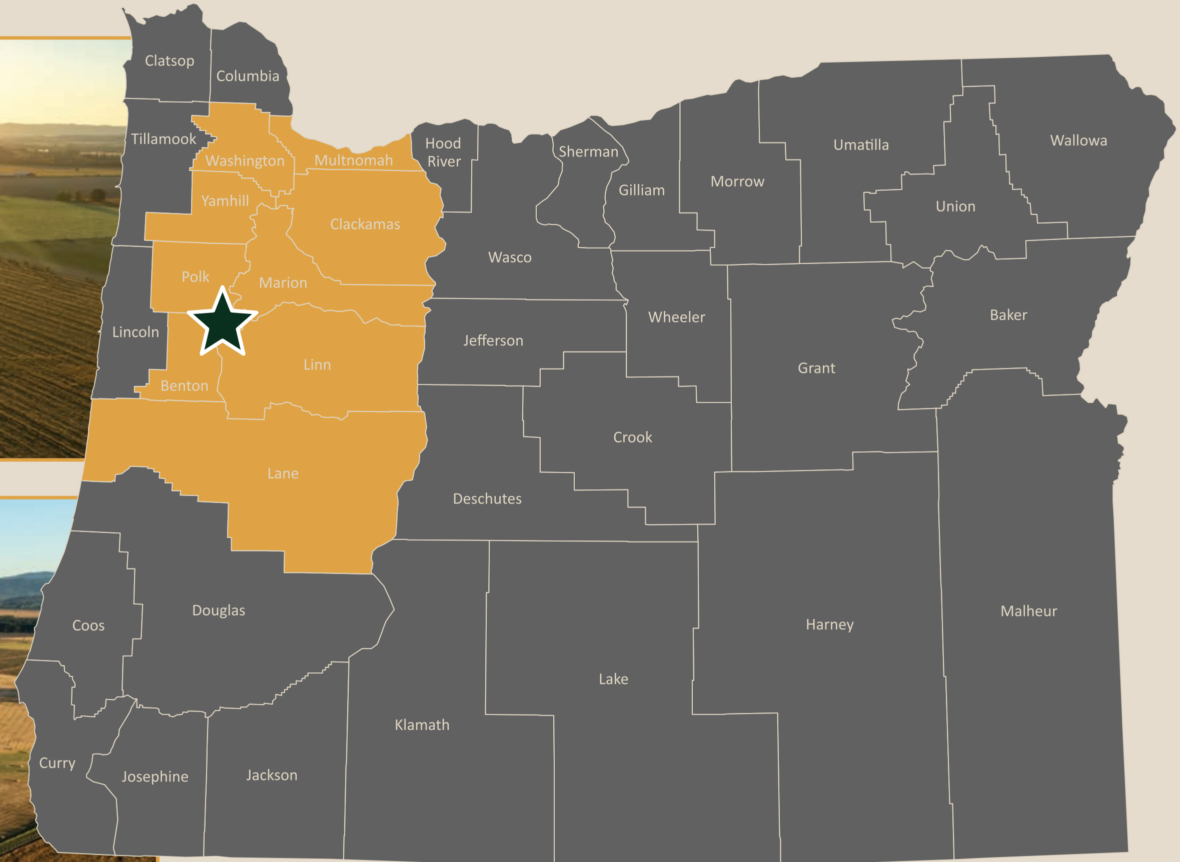


1,773.69 ACRES M/L OFFERED IN FOUR TRACTS

WILLAMETTE
VALLEY FARMS

A2R Farm

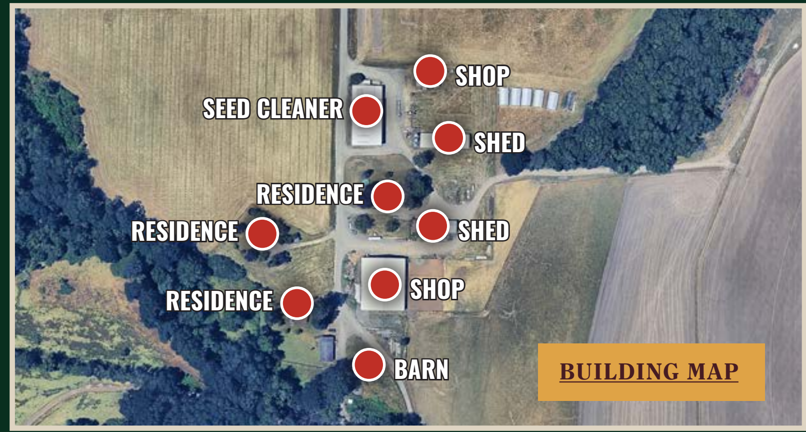
TRACT ONE - 691.35 ACRES M/L

The A2R Farm consists of 691.35 ± deeded acres, including approximately 539.50 ± tillable acres, according to the Seller. Of the tillable acreage, approximately 331.80 ± acres are organic and 207.70 ± acres are conventionally farmed. Located southwest of Corvallis, Oregon, the property lies within the productive Willamette Valley agricultural region, receiving approximately 44–48 inches of annual precipitation, according to the NRCS.

The farm has historically supported a diverse crop rotation including green beans, sweet corn, dry peas, wheat, squash, triticale, and livestock forage. The property is currently planted to ryegrass, hay, and pasture, supporting the Seller's livestock operation. The Willamette Valley's favorable climate, productive soils, and diverse agricultural economy provide flexibility for continued row crop, forage, seed, and livestock production. In addition, surrounding farms support a diverse set of permanent crop plantings including berries, nuts, and wine grapes, making permanent crop development a real opportunity on this tract as well.

The property is well equipped for agricultural operations, featuring perimeter and cross fencing, livestock water distribution infrastructure, and subsurface drainage tile throughout portions of the farm to enhance field productivity and drainage. Numerous general-purpose agricultural improvements, including machine sheds and utility buildings, support the farming operation. The property also includes multiple residences rented to farm employees, as well as two manufactured homes owned by third parties that are situated on the property.

Irrigation water is supplied through the Greenberry Irrigation District (GID). The permitted irrigation water duty is 2.5 acre-feet per acre and a maximum rate of 1 cubic foot per second per 80 acres. A third-party water report is available in the property's data room upon execution of a non-disclosure agreement.



BUILDING MAP

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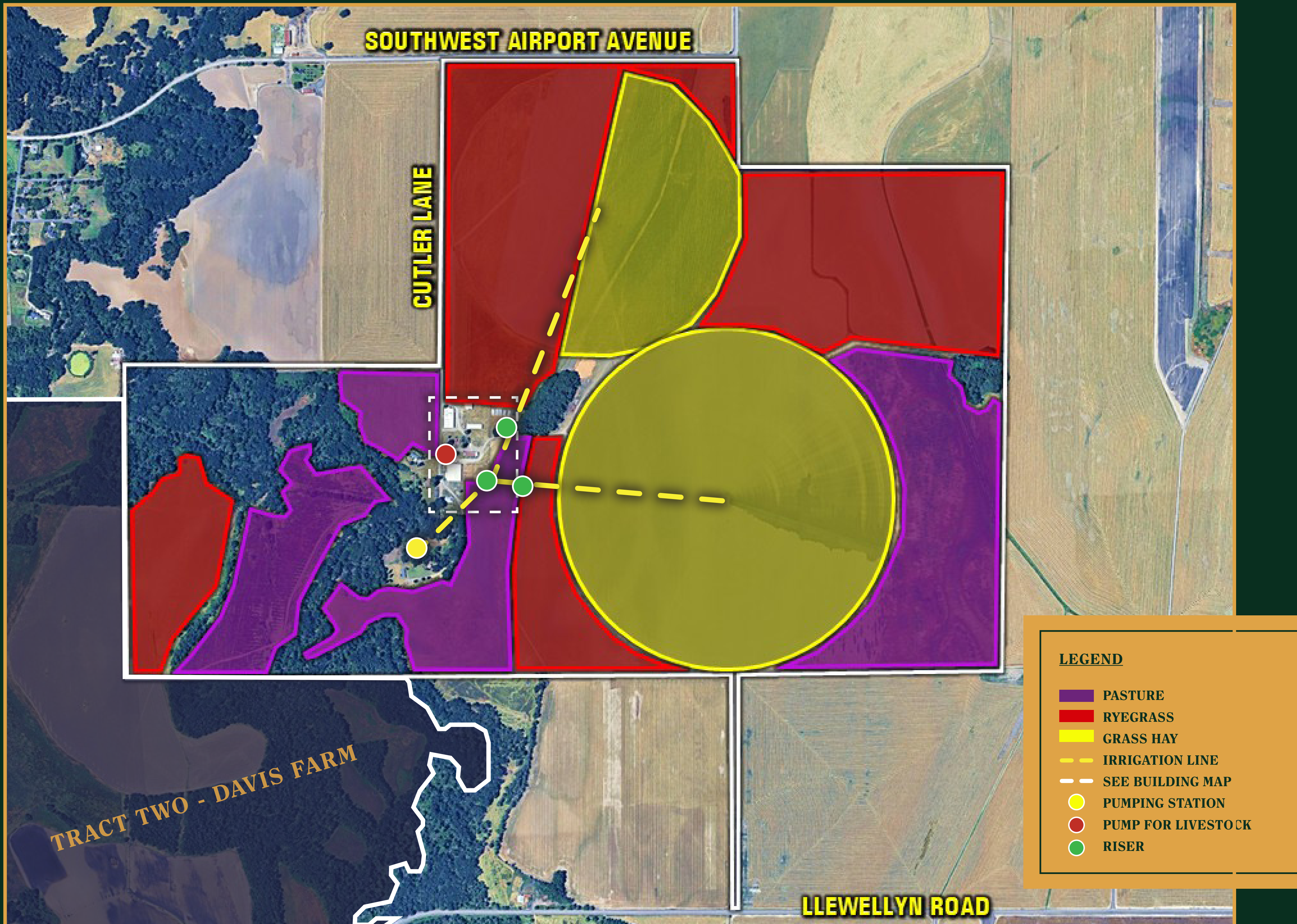
SOUTHWEST AIRPORT AVENUE
CUTLER LANE
TRACT TWO - DAVIS FARM
LLEWELLYN ROAD
LEGEND
PASTURE
RYEGRASS
GRASS HAY
IRRIGATION LINE
SEE BUILDING MAP
PUMPING STATION
PUMP FOR LIVESTOCK
RISER

WILLAMETTE
VALLEY FARMS

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Davis Farm

TRACT TWO - 373.66 ACRES M/L

The Davis Farm consists of 373.66 ± deeded acres, including approximately 204.47 ± tillable acres, according to the Seller. Located southwest of Corvallis, Oregon, the property lies within the productive Willamette Valley agricultural region, receiving approximately 44–48 inches of annual precipitation, according to the NRCS.

The farm includes both certified organic and conventionally farmed acreage, with approximately half of the tillable acres managed under each production system. Historically, the farm has supported a diverse crop rotation, including corn, garlic, green beans, and tall fescue; the property is currently planted to tall fescue. The Willamette Valley is recognized for its ability to support grass seed, specialty seed production, vegetables, row crops, forage, and other high-value agricultural commodities, providing flexibility for continued agricultural production. The area surrounding this tract has many established permanent crop farms, making permanent crop development a potential future use for this tract.

The property features several general-purpose agricultural buildings and barns that are leased to a local tenant, generating supplemental rental income. The tenant is responsible for all utilities associated with the leased improvements.

Irrigation water is supplied through seven groundwater rights served by six irrigation wells, providing rights for 226.70 ± irrigable acres. The water rights carry priority dates ranging from 1953 to 1977 and authorize a combined annual volume of 567.25 acre-feet. Water is distributed throughout the property via a surface mainline irrigation system. A third-party water report is available in the property's data room upon execution of a non-disclosure agreement.

The property's water rights provide irrigation capacity in excess of the acreage currently irrigated, creating potential to expand irrigated agricultural production. Additional acreage may be brought into production through improvements such as the installation of drainage tile, clearing overgrown areas, and other field improvements, subject to site-specific feasibility and permitting requirements. This additional irrigation capacity and potential for field expansion provide an opportunity to increase the property's productive acreage and long-term agricultural value.

If acquired in combination with the A2R Farm, the Davis Farm may provide an additional opportunity to expand irrigation capacity through membership in the Greenberry Irrigation District and access to additional irrigation water utilizing the A2R Farm's existing point of diversion. Any such opportunity would be subject to applicable district requirements, approvals, and water availability.

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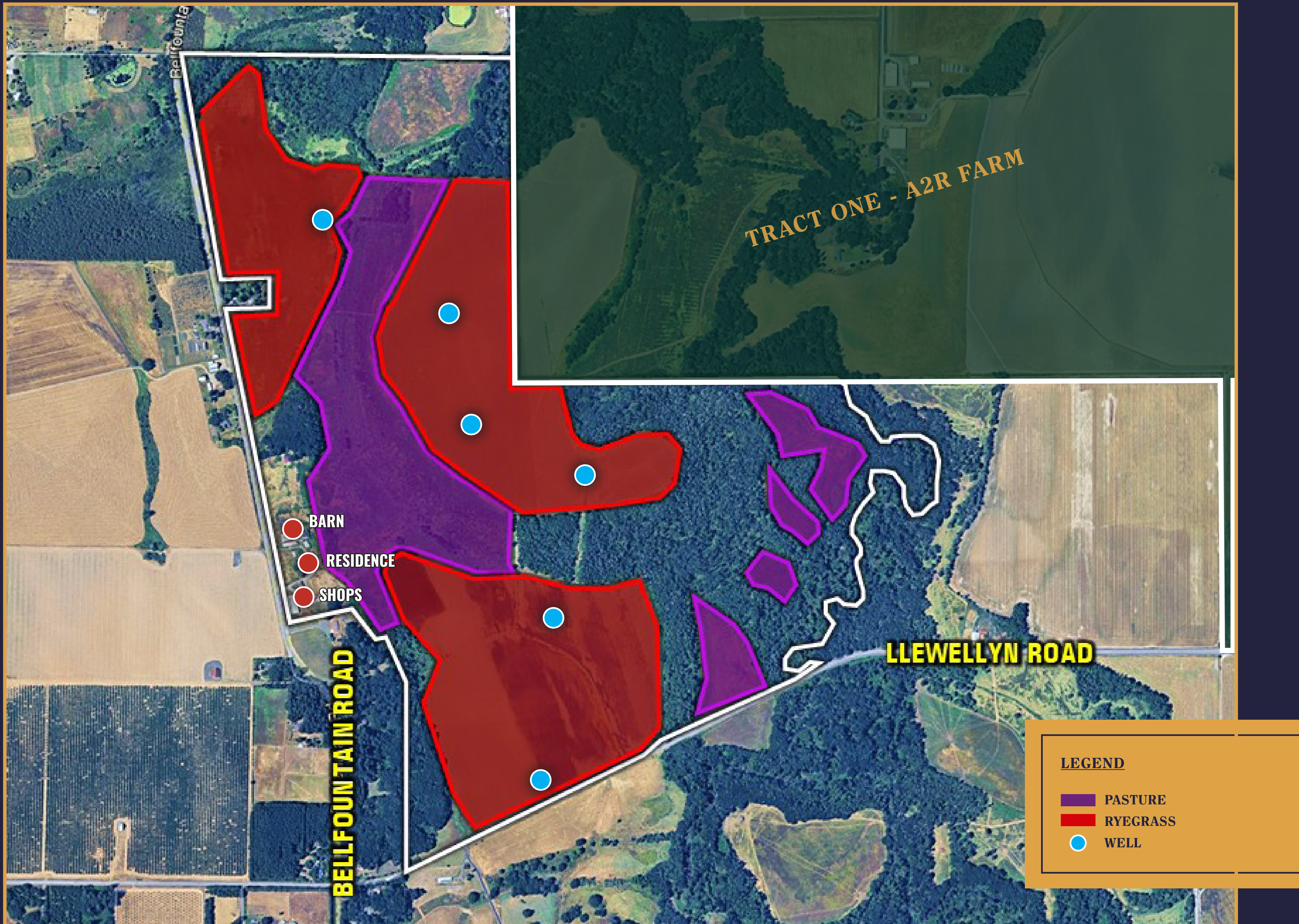

TRACT ONE - A2R FARM
BARN
RESIDENCE
SHOPS
BELLFOUNTAIN ROAD
LLEWELLYN ROAD
Bellfounta
LEGEND
PASTURE
RYEGRASS
WELL

WILLAMETTE VALLEY FARMS

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Suver Farm

TRACT THREE - 390.76 ACRES M/L

The Suver Farm consists of 390.76 ± deeded acres, including approximately 349.90 ± tillable acres, according to the Seller. Located northeast of Corvallis, Oregon, the property lies within the productive Willamette Valley agricultural region, receiving approximately 44–48 inches of annual precipitation, according to the NRCS.

The farm is conventionally operated and has historically supported a diverse crop rotation including wheat, peppermint, garlic, green beans, and tall fescue, with the property currently planted to tall fescue. The region is well known for its ability to support grass seed, specialty seed production, vegetables, row crops, forage, and other high-value agricultural commodities. Of the approximately 349.90 ± tillable acres, 267.00 ± acres are leased to a local farm tenant under a cash-rent lease extending through December 1, 2029, providing stable annual income. The remaining tillable acreage is currently farmed by the Seller. Rent is payable each year on October 1st and includes a rent escalator during the final year of the lease. Surrounding farms are planted to a variety of permanent crops including berries, nuts, and wine grapes, making permanent crop development a potential opportunity on this tract as well.

The property features several warehouses and general-purpose agricultural buildings that provide operational support for the farming operation across all tracts included in the offering. The Seller would consider a sale-leaseback of select improvements, providing additional flexibility for a purchaser while allowing the Seller to continue utilizing certain facilities. All seed-cleaning equipment utilized in the operation is included in the sale.

Irrigation is supplied via two surface water rights from the Luckiamute River, providing water to approximately 361.76 ± irrigable acres. Water is diverted from the Luckiamute River on a neighboring parcel and distributed throughout the farm via risers and wheel-line irrigation serving the tillable acreage. A third-party water report is available in the property's data room upon execution of a non-disclosure agreement.

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LEGEND

- FIRST-YEAR FESCUE
- FALLOW
- IRRIGATION LINE
- SEE BUILDING MAP
- PUMPING STATION
- RISER

WILLAMETTE VALLEY FARMS

Olsen Farm

TRACT FOUR - 317.92 ACRES M/L

The Olsen Farm consists of 317.92 ± deeded acres, including approximately 278.50 ± tillable acres, according to the Seller. Located northeast of Corvallis, Oregon, the property lies in a productive agricultural region receiving approximately 44–48 inches of annual precipitation, according to the NRCS.

The farm is conventionally operated and has historically been planted to a diverse rotation of crops including corn, garlic, green beans, and tall fescue, with the property currently planted to tall fescue. Located within Oregon's productive Willamette Valley, the region is recognized for its favorable climate, abundant water resources, and fertile soils that support a wide variety of high-value specialty crops, grass seed, row crops, vegetables, and seed production. The property's productive soils, reliable water resources, and established farming history provide flexibility for continued agricultural production under a variety of cropping programs. With many acres of permanent plantings surrounding this location, development to a permanent crop operation may be a viable option.

In addition to its productive farmland, the property includes several income-producing improvements, including warehouses and general-purpose buildings that are leased to third-party tenants, as well as a residence currently occupied by a farm employee. All seed-cleaning equipment utilized in the operation is included in the sale.

Irrigation water is supplied through a combination of two surface water rights from the Willamette River and Luckiamute River, along with one groundwater right served by five irrigation wells, providing water to approximately 278.50 ± irrigable acres. Surface water is diverted by canal from the Willamette River to the Luckiamute River before being rediverted to the farm through a booster pump. Water is then distributed to risers and wheel-line irrigation serving the tillable acreage. A third-party water report is available in the property's data room upon execution of a non-disclosure agreement.

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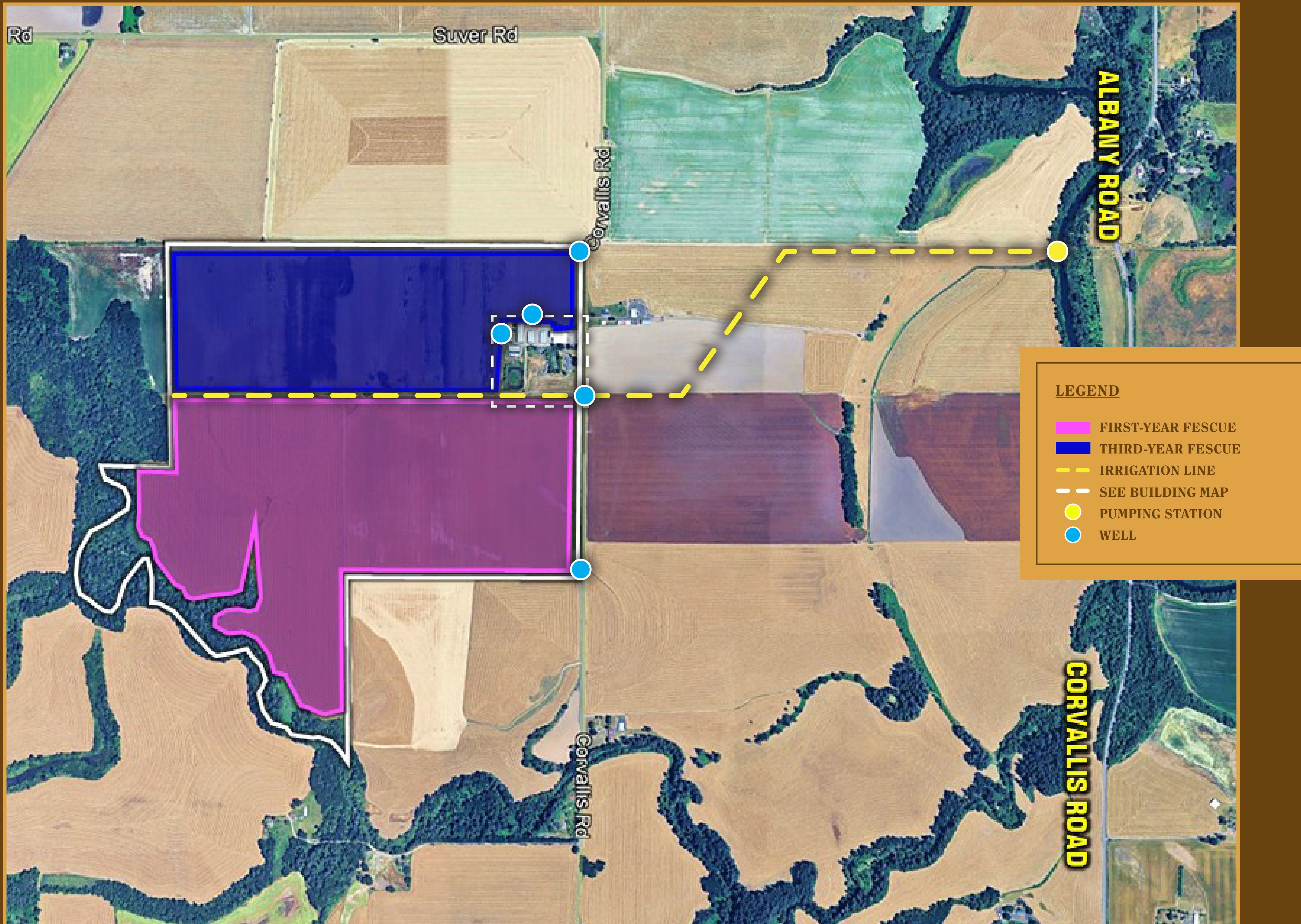

Rd
Suver Rd
Corvallis Rd
ALBANY ROAD
Corvallis Rd
CORVALLIS ROAD
LEGEND
FIRST-YEAR FESCUE
THIRD-YEAR FESCUE
IRRIGATION LINE
SEE BUILDING MAP
PUMPING STATION
WELL

WILLAMETTE VALLEY FARMS

Sealed Bid Offering

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TERMS AND 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 November 10, 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, First American Title Insurance Company, 200 SW Market St., Suite 250, Portland, OR 97201, 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 one of the agents listed.

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