



*Klicker
Mountain*
RANCH

WASHINGTON | WALLA WALLA COUNTY | ASKING PRICE: \$2,500,000

996.61 +/- ACRES AVAILABLE



INVESTMENT GRADE AGRICULTURAL ASSETS



OVERVIEW



Here is a unique opportunity to own a sizable, contiguous property in the foothills of the Blue Mountains with live water! The Klicker Mountain Ranch is located just twenty minutes from historic, downtown Walla Walla, Washington. The property offers panoramic views of the Walla Walla Valley and wildlife is abundant throughout the area. There are 2.1 +/- miles of Blue Creek frontage and several year-round springs located on the property.

Walla Walla, which means 'place of many waters' in Nez Perce, is an ideal location for outdoor and recreational enthusiasts. This offering is comprised of 996.61 +/- deeded acres, across 11 tax parcels. There are 161.35 +/- tillable acres, per the Walla Walla County Farm Service Agency, that were previously planted in CRP grasses but are not under any current contracts as of September 30, 2020. A new owner could begin actively farming or choose to potentially re-enroll the acres into the CRP program. There are no irrigation water rights located on the property or included in the sale.

Per the Walla Walla County Community Development Department, the zoning of the property is Rural Remote 40 (RR-40) with a 40-acre minimum parcel size. Several of the parcels are potentially suitable as cabin or home sites, subject to Walla Walla County approval. The property is accessed via county roads that vary from maintained gravel roads to mountain roads that may become impassible to standard vehicles during the winter months, dependent upon weather.

140 +/- acres of the property are fenced and have been historically used for grazing at various times of the year. There is a domestic well on-site, which pumps approximately 25 gallons per minute, that is currently utilized for watering livestock.

ADAM WOIBLET: 509.520.6117, ADAM@AGTRADEGROUP.COM
BRAYDON RUDOLPH: 541.379.8699, BRAYDON@AGTRADEGROUP.COM



OVERVIEW DETAILS

LOCATION

- This asset is located approximately 15 miles East of Walla Walla, WA in South-Central Washington State.

ACCESS

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

ACRE BREAKDOWN AND DESCRIPTION

- Per the Walla Walla County Assessor, there are 996.61 +/- total deeded acres included in the asset.
- The property consists of 11 tax parcels.
- Per the Walla Walla County Farm Service Agency, there are 161.35 +/- tillable cropland acres included in the asset.
- Per the Walla Walla County Assessor, the total property taxes for 2022 are \$2,498.87.

ZONING

- Per the Walla Walla County Community Development Department, the zoning of the property is Rural Remote 40 (RR-40) with a 40-acre minimum parcel size.
- Uses in this zoning district emphasize resource-oriented activities such as farming, grazing, timber harvesting, and mineral extraction. Residential and recreation uses are also allowed.

WATER RIGHTS

- There are no water rights included in this sale.

STRUCTURES

- 2 livestock shelters, used to provide animals with shelter that protects them from extreme temperatures and other weather elements.

HISTORICAL OPERATION

- The tillable acres were previously enrolled in the Conservation Reserve Program (CRP).
- 140 +/- acres are fenced and suitable for grazing.



RECREATIONAL OPPORTUNITY

The property includes 2.1 +/- miles of Blue Creek frontage, whose headwaters originate in the mountains at an altitude of about 3,000 feet. It serves as the largest tributary for Mill Creek, which travels underneath the town of Walla Walla in concrete-lined channels before eventually flowing into the Walla Walla River. The entire upper watershed of Mill Creek is protected as a municipal water supply for the City of Walla Walla and supplies the town with 80-90% of its water needs.



Mill Creek is within a designated major spawning area for Mid-Columbia steelhead. It is used primarily as a migration corridor for both adult and juvenile steelhead, but also supports spawning and rearing as well. The creek has been identified by conservation specialists as an ideal fish habitat and is essential for the recovery of the Walla Walla River population of Mid-Columbia Steelhead.

The adjacent farms and valleys surrounding this property are known to hold and produce large herds of mule and white-tail deer. Due to many years of CRP grasses being grown on this property and many surrounding farms, hunters flock to this area in the fall of each year for the chance to find a trophy buck. In addition, the deep cover in the draws affords excellent habitat for pheasants, quail, wild turkeys, bears, and partridges.



OPTIONALITY

Walla Walla County has been a regional agricultural hub for more than a century. 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. Washington State has ranked fourth in the nation's top wheat-producing states.

The tillable portion of the property, approximately 161.35 +/- acres, were previously enrolled in the Conservation Reserve Program (CRP). The acres were previously planted in CRP grasses but are not under any current contracts as of September 30, 2020.

In exchange for a yearly rental payment, farmers enrolled in the program agree to remove environmentally sensitive land from agricultural production and plant species that will improve environmental health and quality. Contracts for land enrolled in CRP are from 10 to 15 years in length. The long-term goal of the program is to re-establish valuable land cover to help improve water quality, prevent soil erosion, and reduce the loss of wildlife habitat.

The new owner of the property could begin actively farming the cropland acres or choose to potentially re-enroll the acres into conservation contracts with the USDA.

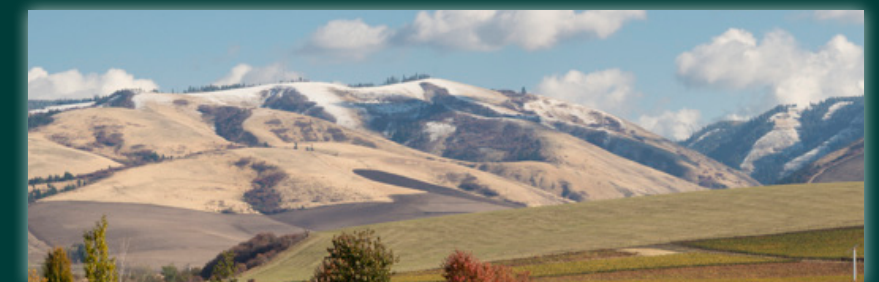
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CLIMATE & PRECIPITATION

Elevations across the Walla Walla Valley start at 400 feet and soar to 2,000 + feet above sea level. Similarly, annual rainfall figures triple from a sparse seven inches at the western end of the county to 22 + inches along the foothills of the Blue Mountains to the east. The soils of the Walla Walla Valley consist mostly of wind-deposited loess, which provides good drainage for crops. The long growing season is characterized by hot days and cool nights. The area's combination of elevation, precipitation, and well-drained, rich soils makes it a prime location for a premier dryland wheat farm or CRP farm.

Walla Walla Valley, on average, enjoys 188 days of sunshine each year. Within the valley, high temperatures during the summer typically average between 80 to 89 degrees. July is the hottest month, typically posting an average high temperature of 89 degrees, which ranks it as warmer than most places in Washington State. The coolest month is January, with an average low of 29 degrees.

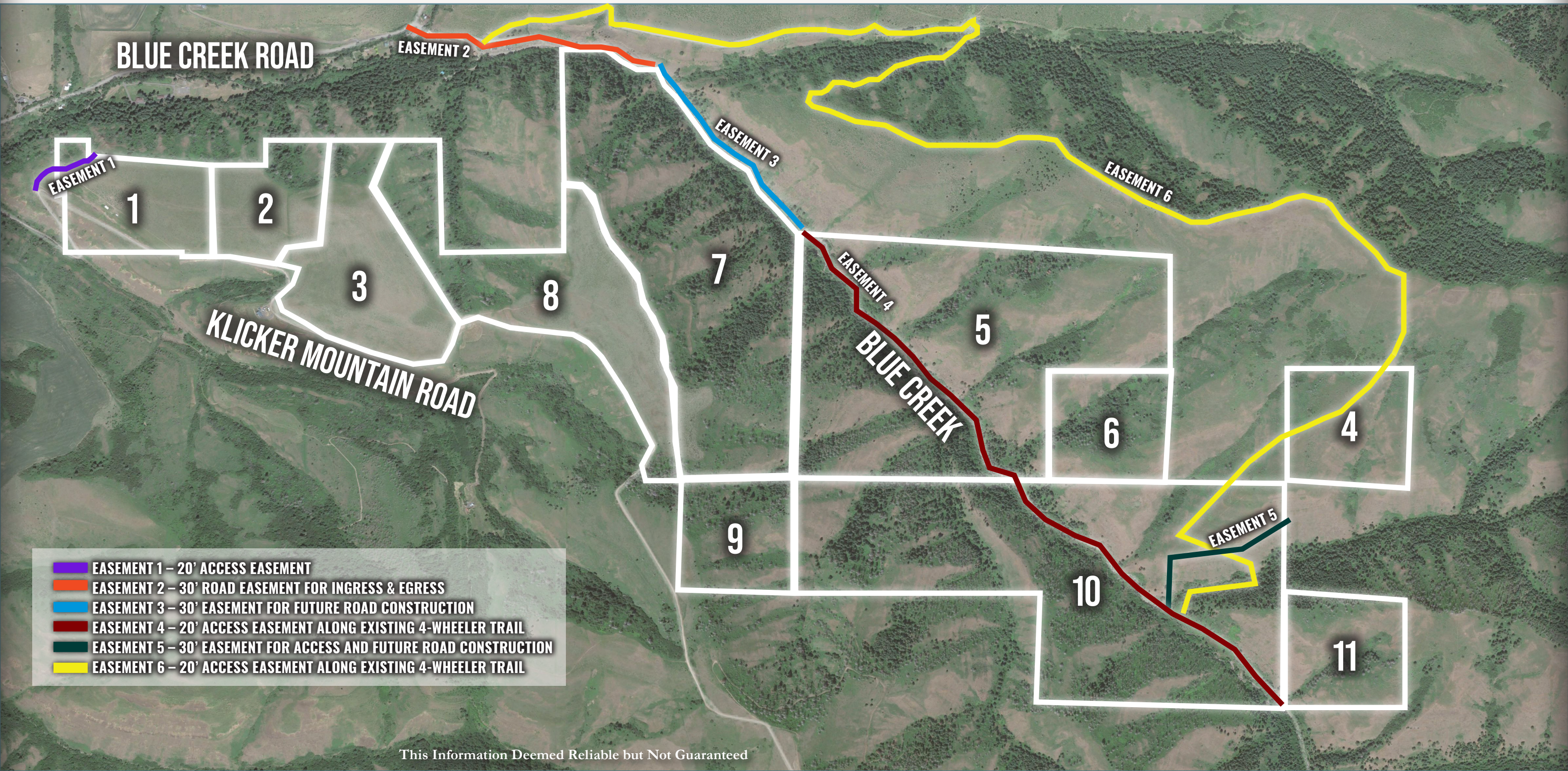


SOILS

Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age megafloods (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, then giant floods 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.





- █ EASEMENT 1 – 20' ACCESS EASEMENT
- █ EASEMENT 2 – 30' ROAD EASEMENT FOR INGRESS & EGRESS
- █ EASEMENT 3 – 30' EASEMENT FOR FUTURE ROAD CONSTRUCTION
- █ EASEMENT 4 – 20' ACCESS EASEMENT ALONG EXISTING 4-WHEELER TRAIL
- █ EASEMENT 5 – 30' EASEMENT FOR ACCESS AND FUTURE ROAD CONSTRUCTION
- █ EASEMENT 6 – 20' ACCESS EASEMENT ALONG EXISTING 4-WHEELER TRAIL

This Information Deemed Reliable but Not Guaranteed

TERMS & CONDITIONS

- 1. Notice.** The information provided represents the extent of the information available from the Seller. The Buyer understands the Offering Memorandum contains selected information pertaining to the Property and does not purport to contain all the data a prospective buyer may desire. The Buyer agrees to conduct, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the Property to verify the accuracy and completeness of any and all information obtained from the Offering Memorandum. The Buyer hereby acknowledges that 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 their contents, or the suitability of the information contained therein 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 Buyer 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. The Seller reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the terms, conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Sale and Purchase Agreement is fully executed by the Seller and the Buyer. The Seller also reserves the right to accept backup offers until the close of escrow and have the sale of the Property subject to the Seller affecting a 1031 tax exchange for a suitable property. This information has been obtained from sources believed reliable. The Seller and Agribusiness Trading Group may supplement, revise, or add Property information up to the time the Property sells. Potential Buyers should continue to monitor AgTradeGroup.com to ensure the Buyer is aware of the most up-to-date information.
- 2. Seller Intent.** Cash at closing unless otherwise negotiated.
- 3. Offer Submittal.** Offers for the Property shall be submitted to AgriBusiness Trading Group's office, at the address below.
Adam Woiblet
AgriBusiness Trading Group
109 W Poplar Street
Walla Walla, WA 99362
509.520.6117
Adam@AgTradeGroup.com
- 4. Farm Program Information.** The Farm Program Information is provided by the Walla Walla County Farm Service Agency. The figures stated in the marketing material reflect the best knowledge of the Seller and its representatives; however, Farm Program Information such as base acres, cropland acres, etc. are subject to change if/when the Property is reconstituted by the Walla Walla County Farm Service Agency.
- 5. Survey.** The Property is being offered as 996.61 +/- acres. A survey of the Property will not be completed by the Seller prior to Close. If a potential Buyer desires to obtain a survey, it will be at the Buyer's sole expense.
- 6. Current Use Status.** If the Property is in a Current Use Status, the Buyer will continue the Current Use Status after Closing. If the Buyer elects to discontinue the Current Use Status, the Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.
- 7. Governing Law.** The Real Estate Sale and Purchase Agreement to be executed by the Seller and the Buyer shall be governed by and constructed in accordance with the laws of the State of Washington.
- 8. Disclaimer.** All information contained herein, and all related materials, are subject to the Terms and Conditions outlined in the Real Estate Sale and Purchase Agreement. The Buyer acknowledges, and represents and warrants to the Seller, that the Buyer has assessed, or has had the opportunity to assess, 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 Buyer is not relying on, nor has the Buyer been influenced by, any statement or representation or warranty of the Real Property and Personal Property and the satisfaction or waiver of all the Buyer's conditions to closing will be evidenced solely by the Closing of this transaction and without any other act or confirmation by the Buyer. The Seller hereby disclaims any and all warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. The Buyer 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.

Thank you in advance for your consideration of the Klicker Mountain Ranch. If you have questions, please contact:

ADAM C. WOIBLET

DESIGNATED BROKER

509.520.6117

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AGTRADEGROUP.COM

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BROKER

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