

An aerial photograph of a dry, hilly landscape. The terrain is brown and yellow, indicating a lack of vegetation. A road with a yellow center line runs diagonally across the lower left portion of the image. In the background, there are rolling hills and a small town or village. A white text box is overlaid on the center of the image, containing the title and price information.

*Garfield County*  
**DRYLAND**  
**FARM**

294.39 +/- ACRES | OFFERED AT \$520,000

# ASSET OVERVIEW

Located in the heartland of wheat production, this dryland farm asset is comprised of 294.39 +/- deeded acres near Pomeroy, Washington in Southeastern Washington State. Pomeroy, an agricultural community nestled between the Blue Mountains to the south and the Palouse region to the north, is well known for producing high-quality grain that is primarily exported to foreign markets.

There are 220.40 +/- tillable acres per the Garfield County Farm Service Agency. The tillable acres are under a year-to-year lease to a neighboring farmer under a crop share agreement. The farm has historically been farmed under a winter wheat/summer fallow rotation, using typical farming practices for the area.

The farm lease, which runs through harvest each year, consists of a 60/40 crop share agreement. Under this lease, the Landlord receives 40% of the crop when delivered to the elevator, pays 40% of the fertilizer and chemical input costs, and pays all of the real estate taxes on the property each year.

Elevation of the property runs from approximately 2,200 feet to 2,400 feet and annual rainfall for this area averages sixteen to eighteen inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are primarily made up of Athena-Spofford silt loam with 0% to 25% slopes throughout. There are no irrigation water rights located on the property or included in the sale.

Per the Garfield County Building and Planning Division, the property is zoned 'Exclusive Farm Use' with a 20-acre minimum parcel size. There are no structures located on the property or included in the sale. The property is accessed via paved and gravel, county-maintained roads.



## TOTAL ACRES

- Per the Garfield County Assessor, there are 294.39 +/- deeded acres included in the sale of this asset.
  - » The property consists of two tax parcels:
    - APN# 2012-4203-22-0000-000
    - APN# 2012-4203-21-0000-000
- There are 220.40 +/- tillable acres per the Garfield County Farm Service Agency.

## ZONING

- Per the Garfield County Building and Planning Division, the property is in an 'Agricultural Zone' with a 20-acre minimum parcel size.

## CURRENT FARM OPERATION

- The tillable acres are under a year-to-year lease to a local farmer under a crop share agreement.
- The current lease is effective through harvest each year.
- The farm has historically been farmed under a winter wheat/summer fallow rotation, using typical farming practices for the area.
- The primary crop grown on this farm has been fall-seeded wheat.

## YIELD INFORMATION

- The ten-year APH average for winter wheat is 67.5 bushels per acre.
- The Garfield County T-yield is 78 bushels per acre.

## WATER RIGHTS

- There are no water rights included in this sale.

## STRUCTURES

- There are no structures included in this sale.

# REGION



# CURRENT FARM OPERATIONS



The asset has been operated by a local tenant for several years under a 60/40 crop share agreement. Under this lease, the Landlord receives 40% of the crop when delivered to the elevator, pays 40% of the fertilizer and chemical input costs, and pays the real estate taxes on the property each year. The current lease is in force through the 2023 crop season.

The crop rotation consists of dryland wheat using a summer fallow rotation, meaning a crop is grown every other year on each acre by having approximately 50% of the farm in production in any given year. The FSA shows a PLC yield of 67 bushels per acre for wheat with a base acreage of 172.30.



Native Americans were the first known inhabitants of what is now Garfield County. Lewis and Clark traveled through the region in 1805 on their westward journey to the Pacific Ocean. The town of Pomeroy was not platted until 1878, but it expanded quickly as newcomers fueled the demand for a center of service and trade. The turn of the century brought new technology and equipment that would transform the area into an agricultural community.

Today, over two-thirds of Garfield County is occupied by farms! Wheat is the main crop grown in the region, but other grains such as barley, chickpeas, canola, and bluegrass are grown as well.

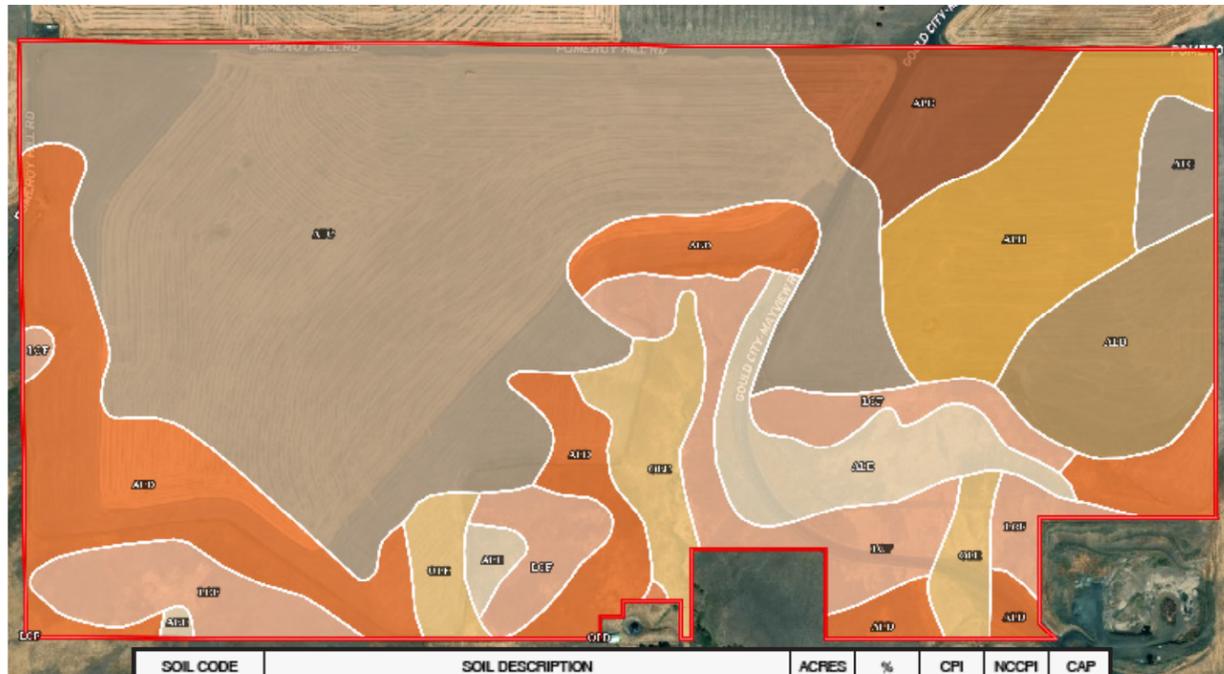


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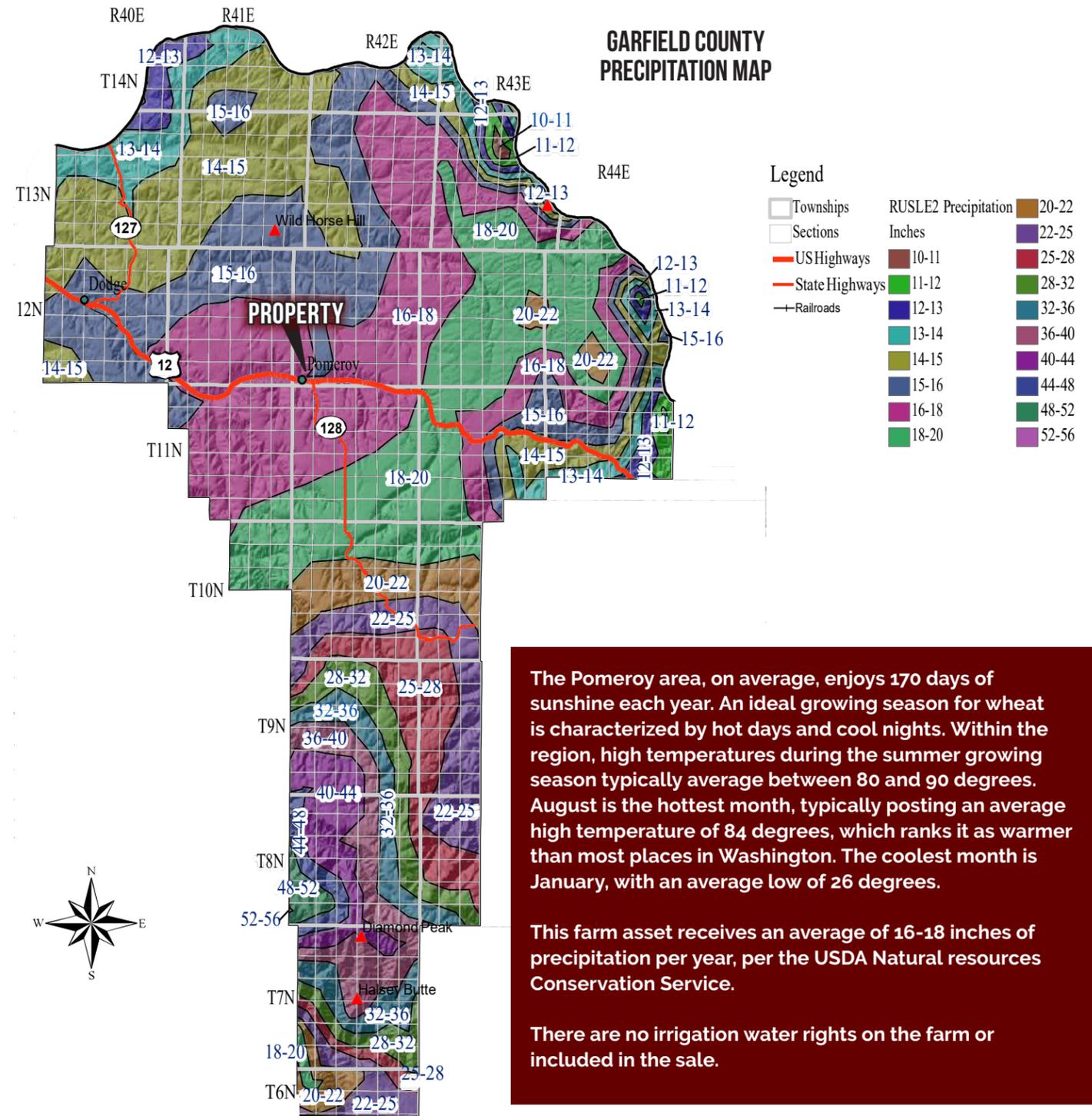
# SOILS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
A1C	Allamae-Spottford silt loams, 0 to 15 percent slopes	134.8 2	43.3	0	48	2a
A1D	Asotin silt loam, 7 to 25 percent slopes	51.44	16.52	0	10	4a
LcF	Lidokhilet extremely stony silt loam, 10 to 50 percent slopes	38.58	11.74	0	0	0a
ApB	Allamae silt loam, calcareous calcistonium, 0 to 7 percent slopes	25.87	8.31	0	50	2a
O1E	Ogiphent silt loam, 25 to 40 percent slopes	18.87	5.42	0	5	0a
A1B	Asotin silt loam, 0 to 7 percent slopes	18.18	5.2	0	18	3a
A1E	Asotin silt loam, 25 to 40 percent slopes	15.09	4.65	0	4	0a
ApD	Allamae silt loam, calcareous calcistonium, 7 to 25 percent slopes	14.35	4.41	0	48	4a
O1D	Ogiphent silt loam, 5 to 25 percent slopes	8.18	2.55	0	27	4a
TOTALS		311.3 8(*)	100%	-	32.41	3.30

The soils and farming landscapes of Eastern Washington are intertwined with the history of Ice Age mega-floods (the largest flows of water ever to occur on Earth!) from glacier-impounded Lake Missoula in western Montana. The lake was filled with glacial meltwater and sediment leading to giant floods that then 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 the 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.

# CLIMATE & PRECIPITATION



POMEROY HILL ROAD

GOULD CITY-MAYVIEW ROAD

HWY 12

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