

WASHINGTON IRRIGATED FARM GROUND AVAILABLE PERMANENT CROP DEVELOPMENT PROPERTY

740.34 +/- DEEDED ACRES | WALLA WALLA COUNTY, WA | OFFERED AT \$5,600,000



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ASSET DESCRIPTION



This offering comprises 740.34 +/- deeded acres along the Walla Walla River in Walla Walla County, Washington. This multifaceted asset consists of irrigated permanent and row crop development ground, taken out of production in 2024.

Irrigation water for the entire asset is delivered via a groundwater right sourced from an irrigation well located on the property. The water rights included in the sale have been sufficient to irrigate all previously planted crops, including apples, cherries, and wine grapes.

There are 417.72 +/- plantable acres per crop insurance records. The farming operation is idle for the 2025 crop year and the Seller removed all of the trees and vines in 2024. The property is zoned 'Primary Agriculture' with a 40-acre minimum parcel size per the Walla Walla County Community Development Department.

In addition to the plantable acres, the current landowner receives mineral royalties from a neighboring gravel pit and has a cell tower ground lease with a well-known, respected communications company. The mineral rights and ground lease are transferable and can be assumed by a new landowner.

The property includes a manufactured home and tool shed, which are included in the sale of this asset. The home is currently used for employee housing, and a new owner could continue to use it for employee housing or rent it out as an additional source of income.

The Seller would consider creative offers, including leases, partial owner carry, or capital partner scenarios.

ASSET DETAILS

TOTAL ACRES

- Per the Walla Walla County Assessor, there are 740.34 +/- deeded acres included in the sale of this asset.
 - » See Exhibit A for a full list of tax parcels and associated information.
 - » The total property taxes for 2024 were \$39,058.52.
- There are 417.72 +/- plantable acres, per crop insurance records.
- There are 322.62 +/- acres of out ground, roads, and other acres.

ZONING

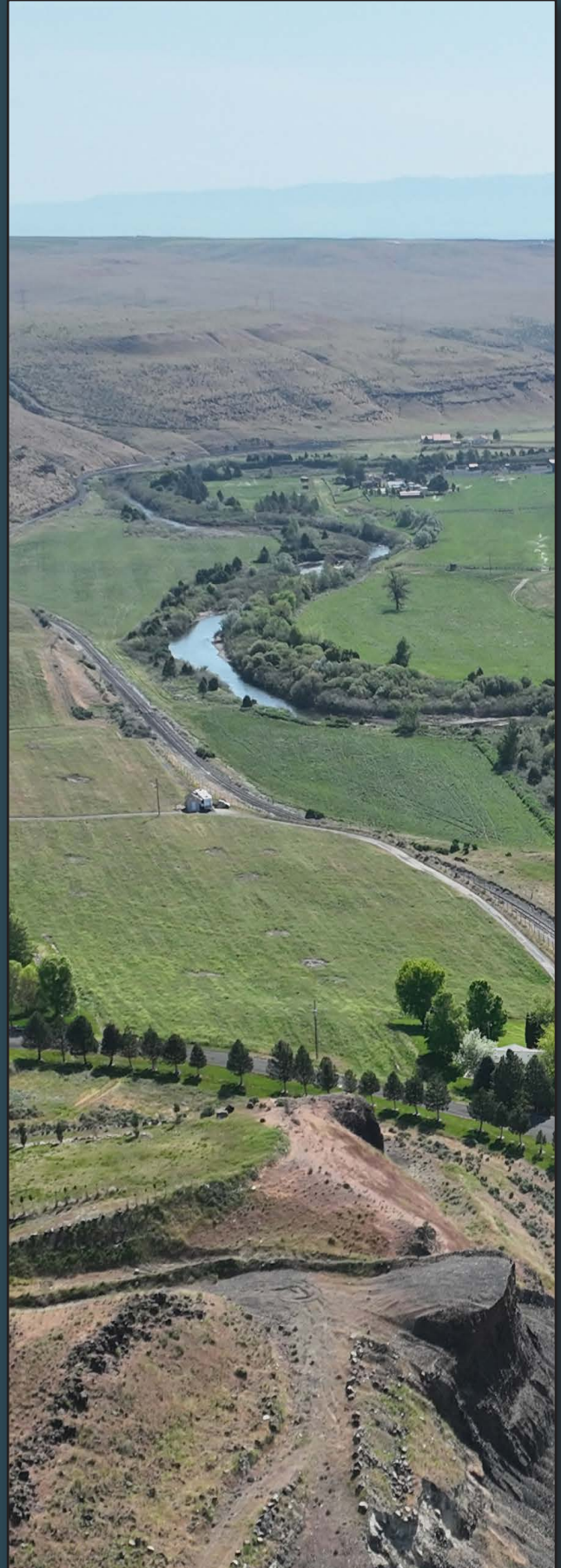
- Per the Walla Walla County Community Development Department, the property is zoned Primary Agriculture (PA-40) with a minimum parcel size of 40 acres.

CURRENT FARM OPERATION

- The farming operation is idle for the 2025 crop year and the Seller removed all trees and vines in 2024.
- The highest and best farm use of this site appears to be as a permanent crop farm although row crops could also be planted here.
- Most of the crops planted on the property have been previously farmed and certified as organic.
- Significant deer fencing has been installed around the property.
- Access to the data room containing historical production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.

WATER RIGHTS & IRRIGATION

- Irrigation water for the entire asset is delivered via a groundwater right sourced from an irrigation well located on the property.
- Water rights included in the sale have provided sufficient irrigation water for farming all previously planted crops.
- There is a domestic well located on the property, which serves the manufactured home.
- Access to the data room containing a third-party water report will be granted upon executing a Non-Disclosure Agreement.



ASSET DETAILS CONT.



INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Cell tower ground lease.
 - » Mineral royalties from a neighboring gravel pit.
- Potential, additional income sources:
 - » Re-develop tillable crop acres with new plantings.
 - » Residential lease of manufactured home.
- The seller will consider creative financing and/or lease options for the transition of the asset.

STRUCTURES

- There is a 1,323-square-foot manufactured home and a 288-square-foot tool shed located on the property and included in the sale of this asset.
 - » The manufactured home is currently used as employee housing. A new owner could continue to utilize the home for a farm manager or rent it out for an additional source of income.
- There are six wind machines located on the property and included in the sale of this asset.

REGION



This farm asset is located approximately 25 minutes west of Walla Walla, Washington, in Walla Walla County. Walla Walla County has been a regional agricultural hub for over a century. Agriculture experts recognize the area as an exceptional place to raise crops of virtually any kind. Wine grapes, apples, cherries, onions, potatoes, cereal grains, legumes, and many more crops are grown here.

This property is located within the Columbia Valley American Viticultural Area (AVA), one of the largest and most prominent AVAs in the Pacific Northwest. The Columbia Valley AVA is known for its diverse terroir, which allows for the cultivation of a wide variety of wine grapes. Varieties previously grown on this property include Cabernet Sauvignon, Chardonnay, Merlot, and Syrah.



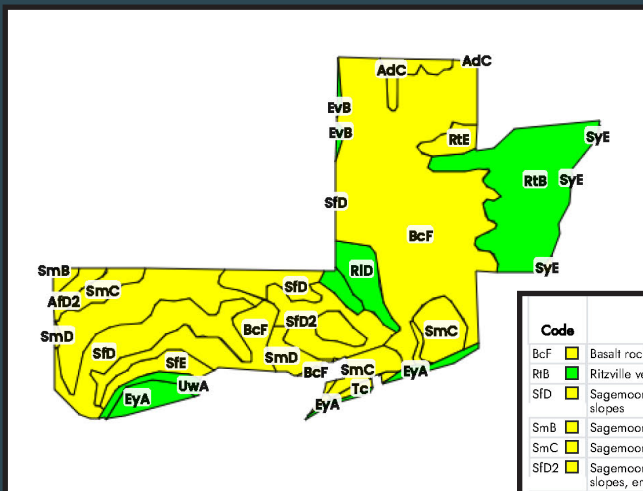
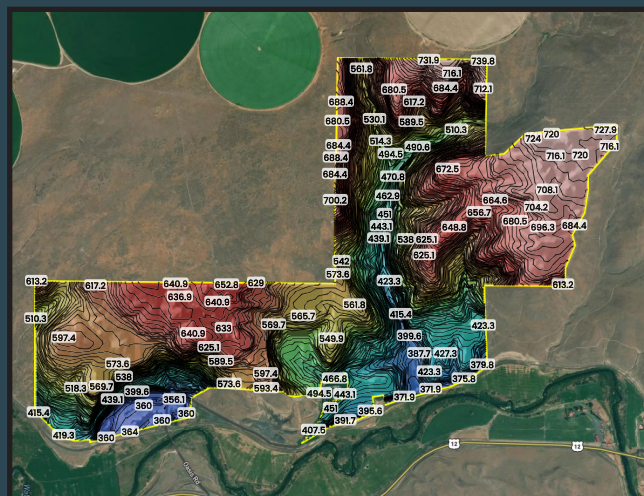
SOILS & TOPOGRAPHY

The property's elevation ranges from approximately 350 to 740 feet above sea level. Soils on the plantable acres are primarily made up of Basalt rockland, Ritzville very fine sandy loam, and the Sagemoor series.

Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of the Ice Age megafoods from glacier-impounded Lake Missoula in western Montana. Giant floods broke through the ice dam dozens of times between 20,000 and 14,000 years ago. These floods roared from western Montana and northern Idaho through the Spokane Valley. They flowed southwest through the Columbia Basin and down the Columbia River canyon past 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. 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.



| Code | Description | Acres | % of field | Overall NCCPI | Soil Class (Irr) | Soil Class (Non-Irr) | Drainage Class |
|----------|---|--------|------------|---------------|------------------|----------------------|-------------------------|
| BcF | Basalt rockland, steep | 290.52 | 38.89 % | 2 | - | 8 | - |
| RtB | Ritzville very fine sandy loam, 0 to 8 percent slopes | 101.89 | 13.64 % | 23 | 3 | 3 | Well drained |
| SfD | Sagemoor rocky very fine sandy loam, 3 to 30 percent slopes | 76.45 | 10.23 % | 7 | - | 6 | Well drained |
| SmB | Sagemoor very fine sandy loam, 3 to 8 percent slopes | 57.99 | 7.76 % | 15 | 3 | 6 | Well drained |
| SmC | Sagemoor very fine sandy loam, 8 to 15 percent slopes | 54.71 | 7.32 % | 15 | 4 | 6 | Well drained |
| SfD2 | Sagemoor rocky very fine sandy loam, 8 to 30 percent slopes, eroded | 35.98 | 4.82 % | 5 | - | 6 | Well drained |
| EyA | Esquatzel very fine sandy loam, 0 to 3 percent slopes | 21.86 | 2.93 % | 16 | 2 | 3 | Well drained |
| RtD | Ritzville silt loam, 8 to 30 percent slopes | 20.34 | 2.72 % | 21 | 6 | 4 | Well drained |
| SfE | Sagemoor rocky very fine sandy loam, 30 percent and steeper slopes | 16.31 | 2.18 % | 4 | - | 7 | Well drained |
| AdC | Adkins fine sandy loam, 0 to 15 percent slopes | 14.52 | 1.94 % | 14 | 4 | 6 | Well drained |
| SmD | Sagemoor very fine sandy loam, 15 to 30 percent slopes | 13.13 | 1.76 % | 14 | 6 | 6 | Well drained |
| RtE | Ritzville very fine sandy loam, 30 to 45 percent slopes | 10.38 | 1.39 % | 14 | 6 | 6 | Well drained |
| AfD2 | Adkins loamy fine sand, 15 to 30 percent slopes, eroded | 7.80 | 1.04 % | 10 | 6 | 7 | Well drained |
| UwA | Unnapine very fine sandy loam, leached surface, 0 to 3 percent slopes | 7.57 | 1.01 % | 7 | 3 | 3 | Moderately well drained |
| EvD | Ellisford very fine sandy loam, 15 to 30 percent slopes | 7.05 | 0.94 % | 15 | 6 | 4 | Well drained |
| Tc | Terrace escarpments | 6.12 | 0.82 % | 3 | - | 7 | Well drained |
| EvB | Ellisford very fine sandy loam, 3 to 8 percent slopes | 3.02 | 0.40 % | 17 | 3 | 3 | Well drained |
| SyE | Starbuck rocky silt loam, 30 to 45 percent slopes | 1.31 | 0.18 % | 7 | - | 6 | Well drained |
| Average: | | | | 9.4 | | | |

Soils data provided by USDA and NRCS.

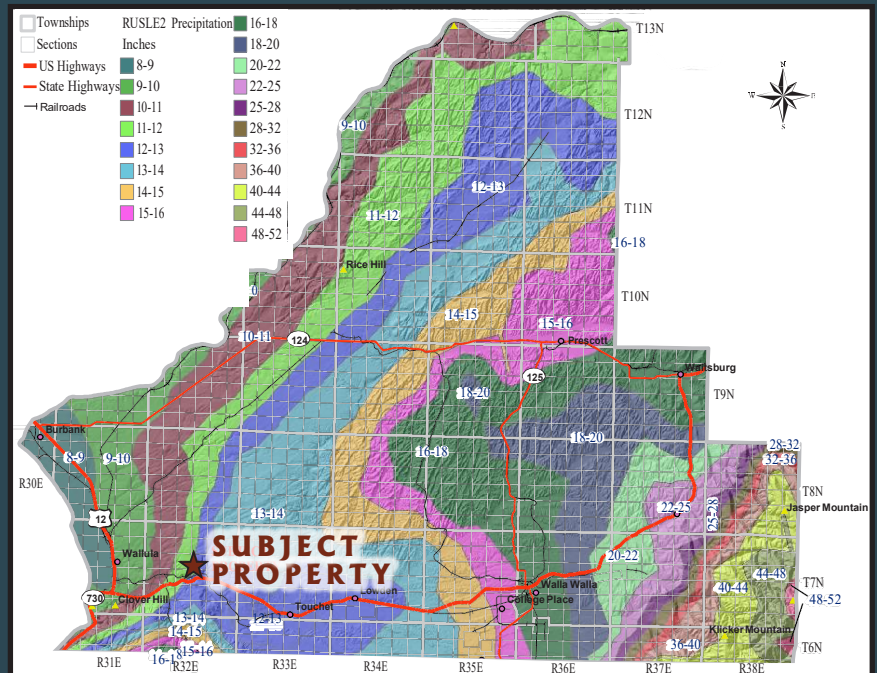
CLIMATE & PRECIPITATION

The Walla Walla Valley's climate is highly favorable for agriculture, making it one of the region's most productive areas. The region's semi-arid climate, with warm, dry summers and mild winters, makes it a perfect location for a wide variety of permanent crops.

The Walla Walla region, 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, ranking it warmer than most places in Washington State. The coolest month is January, with an average low of 29 degrees.

The region also benefits from its location in the rain shadow of the Cascade Mountains, which gives growers a unique advantage in managing water application. Controlled water application is highly beneficial for permanent crops, where precise irrigation can directly impact quality and yield. It also reduces the need for pest and disease management.

According to the Natural Resources Conservation Service, this asset receives 12-13 inches of yearly rainfall.



IRRIGATION & WATER RIGHTS



Irrigation water for the entire asset is delivered via a groundwater right sourced from an irrigation well located on the property. The water rights included in the sale have been sufficient to irrigate all previously planted crops (apples, cherries, and wine grapes). In addition, there is a domestic well located on the property that serves the manufactured home.

Access to the data room containing a third-party water report will be granted upon execution of a Non-Disclosure Agreement.

CURRENT FARM OPERATION

There are 417.72 +/- plantable acres per crop insurance records. The farming operation is idle for the 2025 crop year, and the Seller has removed all trees and vines. The highest and best use of this site appears to be as a permanent crop and/or row crop farm.

The majority of crops previously planted on the property were farmed and certified as organic. According to the Washington Tree Fruit Association, Washington State's organic apple growers produce more than 93% of the country's organic apple output.

Significant deer fencing is installed around the property, which helps minimize economic losses that a landowner may incur from wildlife-damaged crops and/or reduced yields.

Access to the data room containing historical production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



CURRENT FARM INCOME

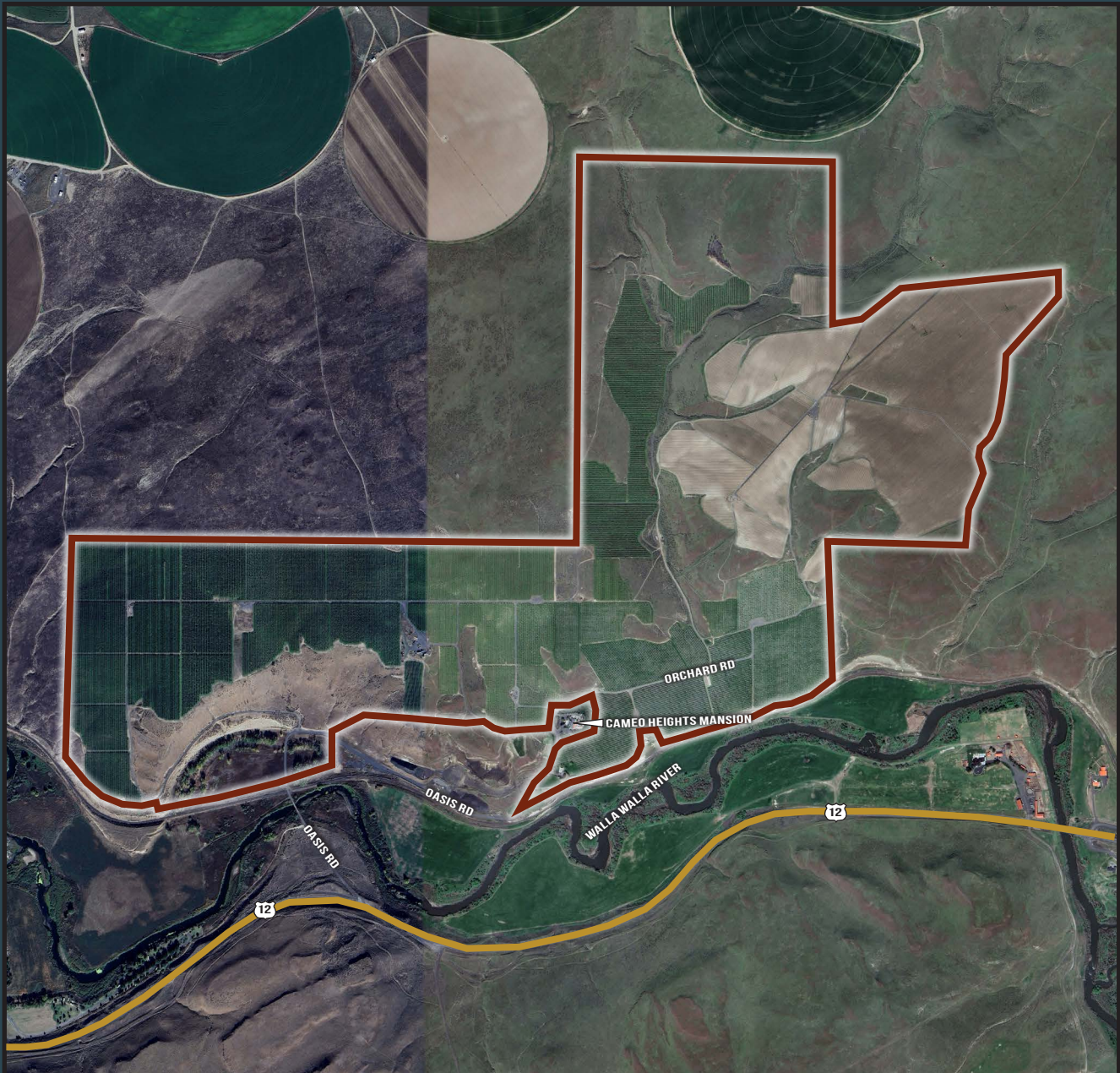
The current landowner receives mineral royalties from a neighboring gravel pit and has a cell tower ground lease with a well-known, respected communications company. The mineral rights and ground lease are transferable and included in the sale of this property.

A cell tower owned by a third party is located on the property. The seller has a ground lease in place for this portion of the farm, which is scheduled to expire on May 14, 2029. There is an option to extend it for eight additional five-year renewal terms; the lease automatically renews, and the final expiration after all renewal options is May 14, 2069. The lease payment is due on or before May 15 of each calendar year.

Upon execution of a Non-Disclosure Agreement, access to the data room containing the lease and a schedule of rent escalations will be granted.

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