

DRYLAND FARM AVAILABLE

261
ACRES +/-

Whitman County

WASHINGTON

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 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS

 **AGRIBUSINESS™**
TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

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WASHINGTON

AgriBusiness Trading Group and Peoples Company are excited to offer a dryland wheat farm for sale in Whitman County, Washington. Located in the highly desirable and fertile Palouse region, this farm consists of 261.00 +/- deeded acres and is approximately nine miles south of St. John, Washington. There are 251.89 +/- cropland acres, per the Whitman County Farm Service Agency, of which 224.86 +/- acres are effective DCP cropland acres and 27.03 +/- acres are currently enrolled in the Conservation Reserve Program (CRP). A local tenant has operated the farm for several years under a crop-share lease, which expires on September 30, 2025.

The cropland acres are operated under a summer fallow rotation, using typical farming practices for the area, with approximately one-half of the farm in fallow each year. The historical crop rotation includes spring and winter wheat varieties. The crop-share lease consists of a 72/28 split, in which the landowner receives 28 percent of the crop each year and does not pay any input costs. The tenant receives the entire CRP payment and is responsible for all practice installation and mid-management practices. There are no structures located on this farm or included in the sale. This is a dryland farm with no irrigation water rights located on the property or included in the sale.



Tillable Soils Map

CODE	DESCRIPTION	ACRES	SOIL CLASS	NCCPI
22	Calouse silt loam	88.45	■	47
2vz5d	Athena silt loam	63.51	■	45
1	Almota silt loam	57.28	■	35
28	Chard silt loam	8.29	■	33
47	Kuhl-Asotin complex	2.47	■	22
45	Kuhl-Alpowa complex	1.97	■	11
39	Gwin-Linville silt loam	0.28	■	16
55	Linville silt loam	0.18	■	23
41	Hermiston silt loam	0.04	■	35

AVERAGE: 44.2

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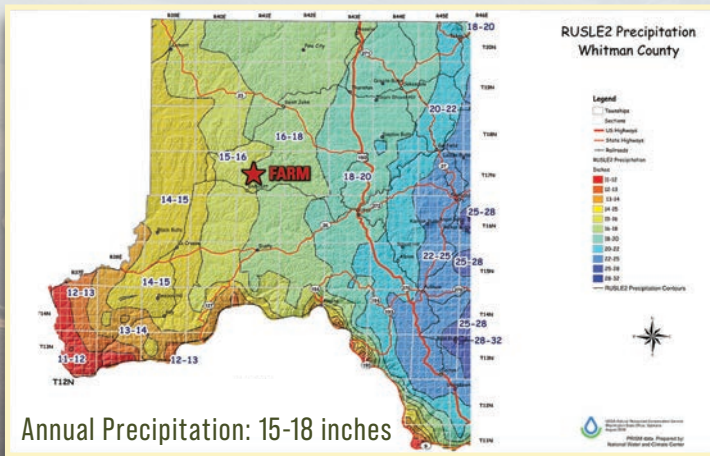
Region & Climate

Characterized by its soft, fertile ground and rolling hills, Whitman County produces the most wheat of any county in the United States and averages more than twenty inches of precipitation received annually. Bordered by the Snake River to the south and the mountains of Idaho to the east, the Palouse is ideally situated in the heartland of Washington State's grain production. In addition to wheat, the county is first in the nation for edible dry pea production, barley, and lentils.

Soils & Topography

The primary soil types on this farm include Calouse silt loam, Athena silt loam, and Almota silt loam. These soils are primarily loess-derived, originating from wind-blown sediment accumulated over time. Loess is highly fertile and rich in nutrients like nitrogen, phosphorus, and potassium. The silt content in these soils provides a well-balanced combination of moisture retention and drainage. They can hold enough moisture to support crops during dry spells while efficiently draining excess water to prevent waterlogging. Whitman County's landscape is characterized by rolling hills and undulating terrain, with elevations generally ranging from 1,000 to 3,000 feet. This farm's topography ranges from 1,612 to 2,098 feet above sea level.

Precipitation

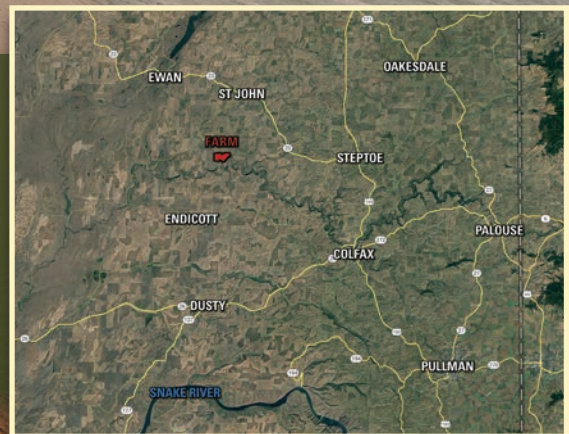


CRP



Directions

From Colfax, WA: Head west on Highway 26 and continue for 5 miles until the slight right onto Endicott E Road. Head north on Endicott E Road for almost 9 miles, then turn right (north) onto Lee Road. In 5 miles, turn right (north) onto Endicott - St John Road and in 2.5 miles the farm will be to the north/left.



Jones Road, Saint John, WA 99171

Asking Price: \$550,000 | Net Taxes: \$1,975



109 West Poplar Street
Walla Walla, WA 99362



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Principals of the ownership entity are licensed real estate agents in the state of Washington.

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