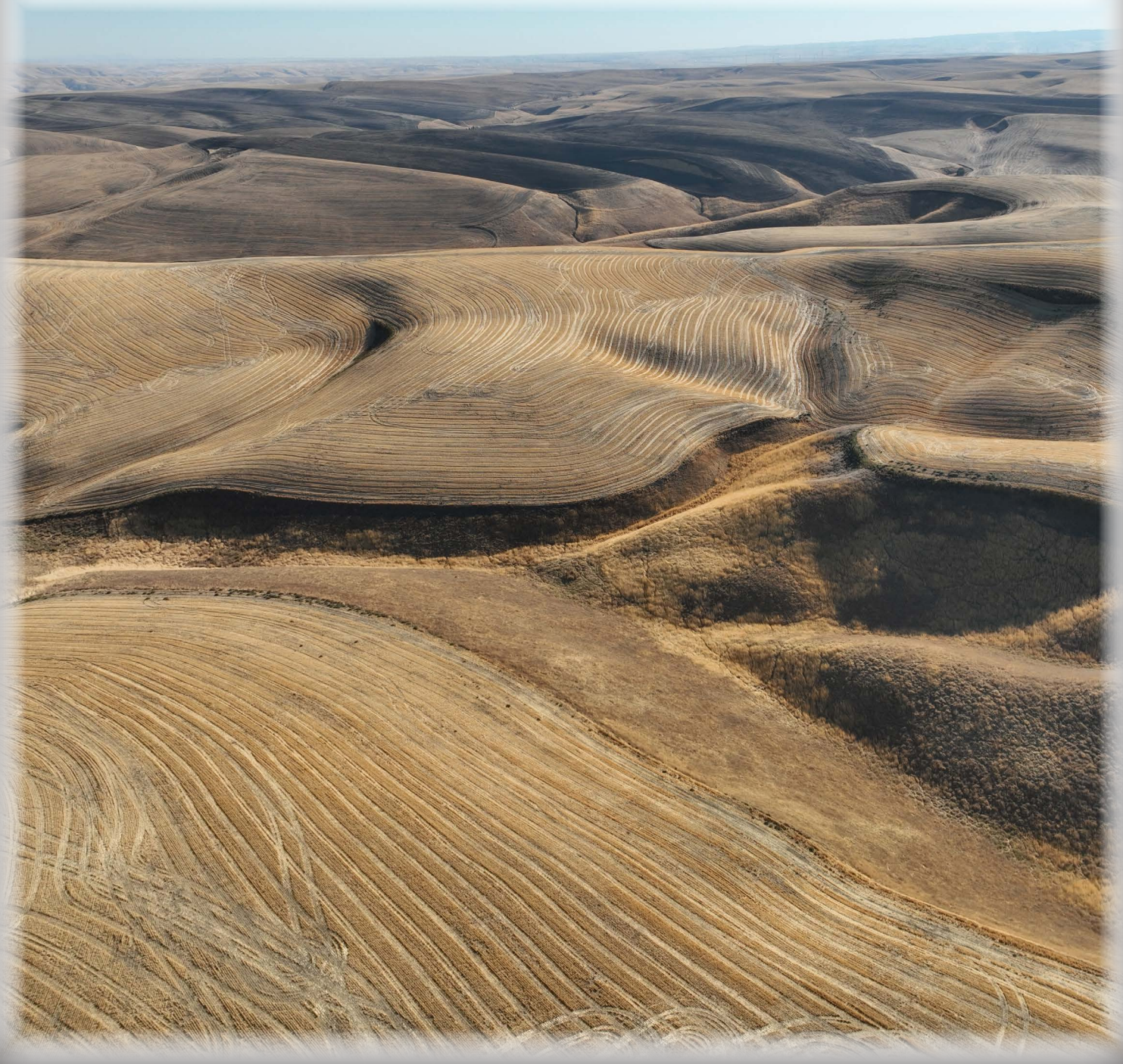


WASHINGTON STATE DRYLAND FARM FOR SALE

2,974.45 +/- DEEDED ACRES | WALLA WALLA & COLUMBIA COUNTIES, WA | OFFERED AT \$2,500,000



ASSET OVERVIEW



For the first time in over a century, this family-owned dryland farm in Washington State is being offered for sale to the public. Steeped in generations of agricultural tradition, the property presents a rare combination of heritage, productivity, wildlife, and long-term opportunity. Located approximately 31 miles north of Walla Walla and straddling the line between Walla Walla County and Columbia County, the farm consists of six tax parcels. Per the county assessors, the property encompasses 2,974.45 ± gross, deeded acres.

There are 1,862.79 ± tillable cropland acres per crop insurance records, considered in production via a summer-fallow crop rotation, with approximately 50% of the farm in production each year. A neighboring farmer has operated the farm for many years under a 1/3 – 2/3 crop-share lease. The landlord receives 1/3 of the crop each year and is responsible for 1/3 of some of the input costs. Historically, crop rotation has consisted of overwinter wheat varieties planted in the fall.

The property's elevation ranges from approximately 1,214 feet to 1,803 feet, and annual rainfall in this area averages 12 to 13 inches per year, according to the USDA Natural Resources Conservation Service. Soils on the property primarily consist of Walla Walla silt loam. There are no verified irrigation water rights located on the property or included in the sale of this asset, however there are several historical rights to springs situated on the farm.

There are numerous buildings located on the property, including a 5,120-square-foot utility building, a 4,144-square-foot barn, and a 1,800-square-foot utility building, to name just a few. The buildings are currently occupied by the farm tenant for equipment storage and related purposes.

Wildlife abounds on the property with resident deer herds and multiple species of game birds calling the many riparian areas, canyons, and draws home.

REGION



This farm asset is located approximately 31 miles north of Walla Walla, Washington, in the heart of Pacific Northwest wheat country.

The Walla Walla Valley has been a regional agricultural hub for more than a century. In 2024, the average yield of winter wheat across Washington State was 70 bushels per acre, producing 143.6 million bushels. Washington State is ranked fourth in the nation for wheat production. Its high-quality wheat, particularly soft white wheat, is primarily exported, with approximately 90% of the crop going to international markets.

The adjacent areas and valleys surrounding this farm are known to hold and produce large herds of mule deer. Due to the many years of CRP grasses being grown on 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, and partridges.



OVERVIEW DETAILS

LOCATION

- The property's address is 3261 Manuel Hollow Road, Prescott, Washington 99348.

ACCESS

- The property is accessed via county-maintained, paved roads.
 - » Most of the internal farm roads are privately owned by the farm, with many gravel-surfaced.

TOTAL ACRES

- The farm is all contiguous; however, it spans both Walla Walla & Columbia Counties. Per the county assessor's offices, there are 2,974.45 ± gross, deeded acres included in this asset, with 1,862.79 shown as tillable. The acres are broken down by county as follows:
 - » Walla Walla County:
 - 1,590.32 gross acres, of which 904.80 are tillable.
 - » Columbia County:
 - 1,384.13 gross acres, of which 957.99 are tillable.
- There are 1,111.66 ± acres considered non-tillable, consisting of out ground, grazing ground, and roads.
- The total property taxes for 2025 are \$6,254.46.
- See Exhibit A for a complete list of tax parcels and associated information.

WATER RIGHTS & IRRIGATION

- There is a domestic well on the property, although the Seller does not guarantee its operation.
- There are several springs on the property, a few of which are improved for livestock watering. Although the Seller does not guarantee their viability, there are historical water rights associated with some of the springs.
- There is a small pond on the property, as well as wet, riparian areas in some canyons and draws.
- There are no verified irrigation water rights located on the property or included in the sale of this asset, although there have been limited irrigation rights associated with the property in the past.

STRUCTURES INCLUDED IN THE SALE

- 5,120 ± square-foot utility building.
- 4,144 ± square-foot barn.
- 1,800 ± square-foot utility building.
- 576 ± square-foot utility building.
- 512 ± square-foot utility building.
- 360 ± square-foot utility building.



OVERVIEW DETAILS CONT.

CURRENT FARM OPERATION

- There are 1,862.79 ± tillable acres, per crop insurance records.
- Historically, the crop rotation has consisted of overwinter wheat varieties, and the farm has been operated under a summer-fallow rotation, with approximately 50% of the farm in production each year, using typical farming practices for the area.
- Actual Production History yield information:
 - » The average prior winter wheat yield for the Walla Walla County portion of the farm has been 73 bushels per acre.
 - Walla Walla County T-Yield on this portion of the farm is 68 bushels of winter wheat per acre, per the crop insurance company for the 2025 crop year.
 - » The average prior winter wheat yield for the Columbia County portion of the farm has been 75 bushels per acre.
 - Columbia County T-Yield on this portion of the farm is 87 bushels of winter wheat per acre, per the crop insurance company for the 2025 crop year.
- A neighboring farmer has operated the farm for many years under a 1/3 – 2/3 crop-share lease that runs year to year.
 - » The landlord receives 1/3 of the crop and any government program payments each year.
 - » The landlord pays the following each year:
 - 1/3 of the fertilizer and some chemical input costs.
 - Hauling fees on their portion of the crop.
 - Any noxious weed chemical cost.
 - All storage, insurance, and marketing costs associated with their 1/3 of the crop.
 - Property taxes for the entire farm for 2025, totaling \$6,254.46.
- In addition to the farm operation on the tillable acres, there is a third-party, year-to-year tenant who runs approximately 35 head of cattle on a portion of the out-ground acres. The cattle grazing acres are fenced.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Farming/crop-share income via the current lease.
 - » Limited grazing on some of the acres that are not considered tillable.
- Potential, additional income sources:
 - » Additional grazing operations.
 - » Hunting leases.

ZONING

- According to the Walla Walla County Planning and Zoning Department, the Walla Walla County portion of the property lies within a “Primary Agriculture 40” zone, while the Columbia County portion is zoned “Agriculture-1” per the Columbia County Planning and Zoning Department.
 - » The minimum parcel size for both zones is 40 acres.



STRUCTURES

There is a 5,120-square-foot utility building, a 4,144-square-foot barn, a 1,800-square-foot utility building, a 576-square-foot utility building, a 512-square-foot utility building, and a 360-square-foot utility building located on the property and included in the sale of this asset. There is a domestic well near the buildings that supplies them with water. The tenant currently occupies the buildings via and as part of the current farm lease. A new owner could continue renting these buildings to the tenant, use them for their own farming operation, or rent them out for an additional source of income.

Seller does not warrant or guarantee the viability, quality, or operation of the domestic well or any water rights or sources on the farm.



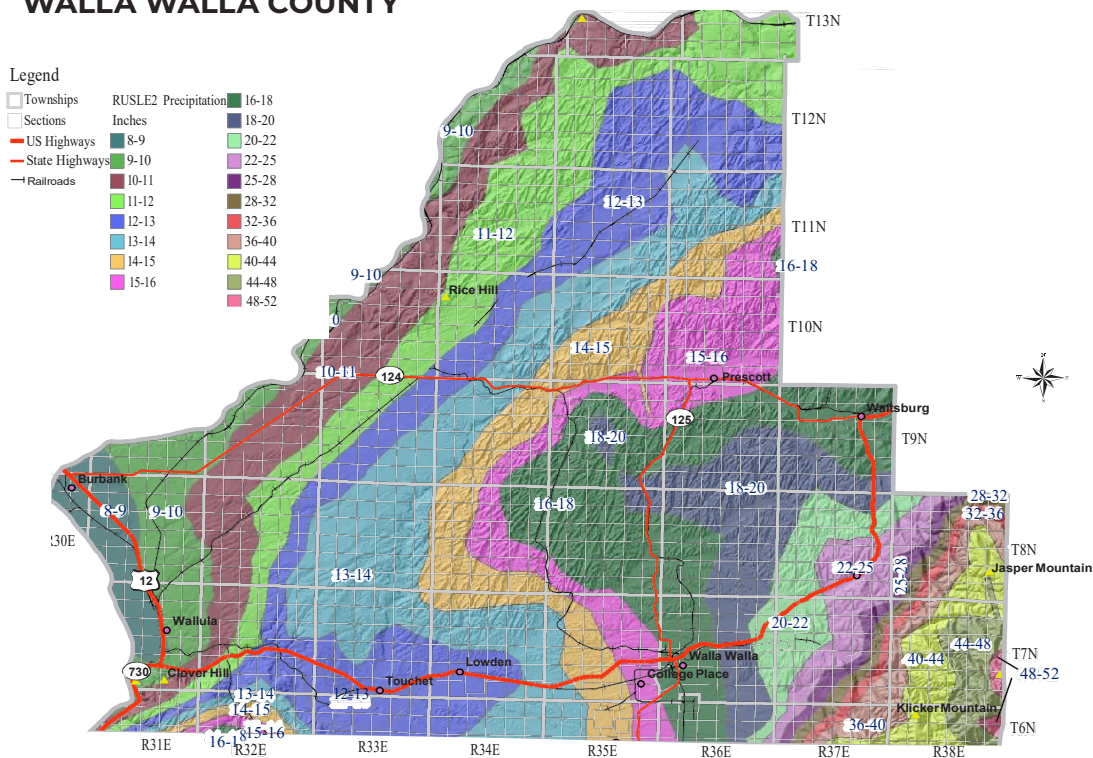
CLIMATE

The climate of the Walla Walla Valley is ideal for dryland grain production. It is known for producing high-quality wheat, which is primarily shipped via barge along the Snake and Columbia Rivers to Portland, Oregon, on its way to export markets overseas.

Walla Walla Valley typically enjoys 188 days of sunshine each year. An ideal growing season for wheat is characterized by hot days and cool nights. In the valley, summer temperatures typically range from 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.

This asset receives 12-13 inches of rainfall per year, per the Natural Resources Conservation Service.

WALLA WALLA COUNTY



The primary soil type for this farm asset is Walla Walla silt loam. The Walla Walla series developed under bunch grasses in deep, wind-deposited silt overlying basalt bedrock. The deep silt deposits allow for deep root penetration, which is beneficial for both crop production and grazing. This soil series is found throughout the Walla Walla Valley, encompassing parts of southeastern Washington and northeastern Oregon.

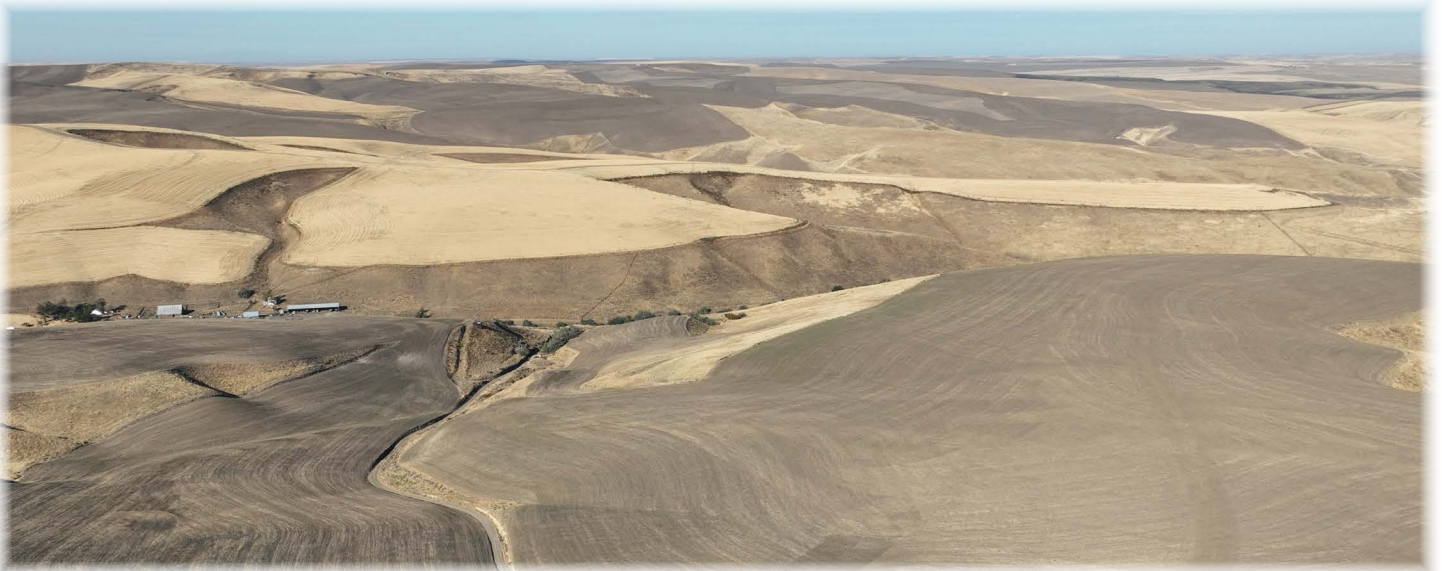
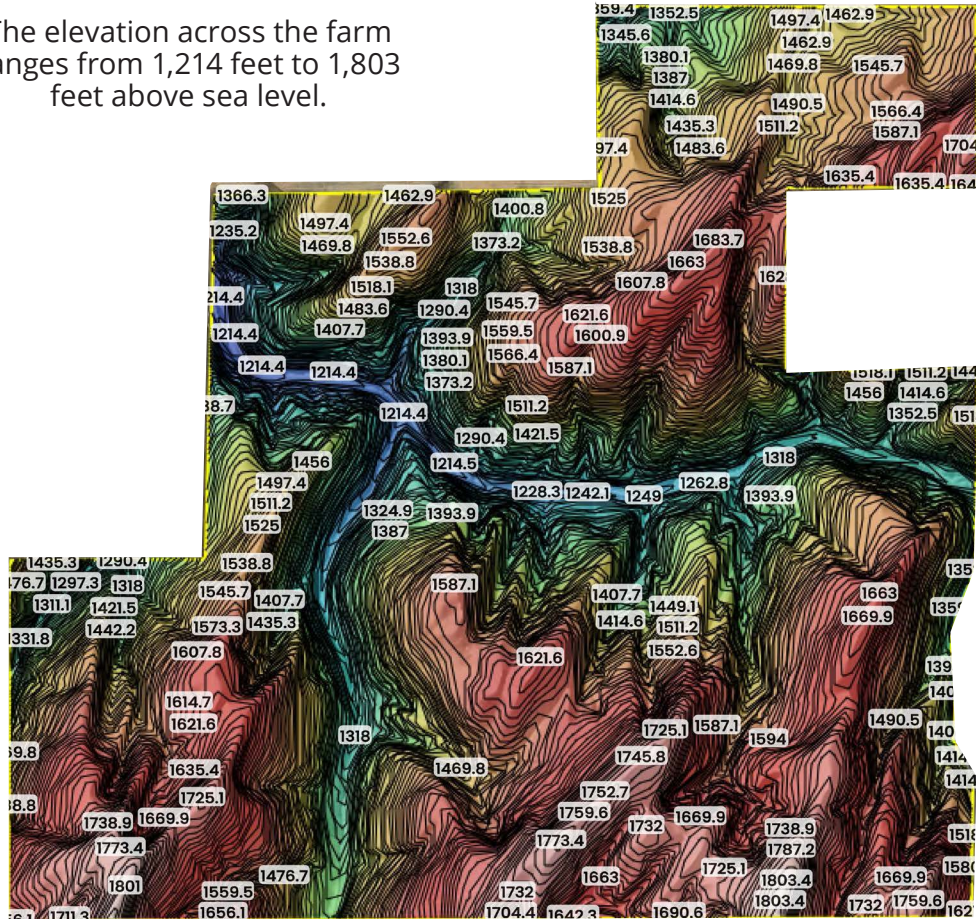
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Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
WwD	Walla Walla silt loam, 8 to 30 percent slopes	703.00	23.31 %	37	6	4	Well drained
WaD	Walla Walla silt loam, 8 to 30 percent slopes	531.21	17.61 %	37	6	4	Well drained
WaE	Walla Walla silt loam, 30 to 45 percent slopes	384.67	12.75 %	24	-	6	Well drained
WwE	Walla Walla silt loam, 30 to 40 percent slopes	224.06	7.43 %	27	-	6	Well drained
WwF	Walla Walla silt loam, 40 to 65 percent slopes	174.54	5.79 %	15	-	7	Well drained
RlD	Ritzville silt loam, 8 to 30 percent slopes	115.77	3.84 %	22	6	4	Well drained
MvF	Magallon very rocky very fine sandy loam, 30 to 60 percent slopes	113.45	3.76 %	5	-	7	Well drained
BcF	Basalt rockland, steep	85.37	2.83 %	6	-	8	-
MgF	Magallon rocky very fine sandy loam, basalt substratum, 30 to 60 percent slopes	75.55	2.50 %	6	-	7	Well drained
WaF	Walla Walla silt loam, 45 to 60 percent slopes	66.07	2.19 %	15	-	7	Well drained
RlD	Ritzville very fine sandy loam, 8 to 30 percent slopes	65.22	2.16 %	22	6	4	Well drained
ReD	Ritzville silt loam, 8 to 30 percent slopes	58.38	1.94 %	22	6	4	Well drained
WwE3	Walla Walla silt loam, 30 to 40 percent slopes, severely eroded	49.72	1.65 %	26	-	6	Well drained
RsE	Roloff silt loam, 30 to 45 percent slopes	41.30	1.37 %	11	-	6	Well drained
YvA	Yakima gravely silt loam, 0 to 3 percent slopes	35.45	1.18 %	20	2	3	Well drained
WaB	Walla Walla silt loam, 0 to 8 percent slopes	32.30	1.07 %	36	3	2	Well drained
YkA	Yakima gravely silt loam, 0 to 3 percent slopes	31.97	1.06 %	12	2	4	Somewhat excessively drained
WwB	Walla Walla silt loam, 0 to 8 percent slopes	30.54	1.01 %	39	2	2	Well drained
ReE	Ritzville silt loam, 30 to 40 percent slopes	29.17	0.97 %	16	7	6	Well drained
RuF	Roloff-Kuhl complex, 30 to 65 percent slopes	28.74	0.95 %	7	-	7	Well drained
OnA	Onyx silt loam, 0 to 3 percent slopes	26.38	0.87 %	42	3	3	Well drained
ReE	Ritzville very fine sandy loam, 30 to 45 percent slopes	21.96	0.73 %	14	6	6	Well drained
RIE2	Ritzville silt loam, 30 to 45 percent slopes, eroded	21.89	0.73 %	12	-	6	Well drained
Ro	Rock outcrop	21.31	0.71 %	0	-	8	-
RIE	Ritzville silt loam, 30 to 45 percent slopes	19.96	0.66 %	15	6	6	Well drained
RuD	Roloff-Kuhl complex, 8 to 30 percent slopes	11.43	0.38 %	14	6	4	Well drained
RsD	Roloff silt loam, 0 to 30 percent slopes	8.92	0.30 %	18	6	4	Well drained
WwD3	Walla Walla silt loam, 8 to 30 percent slopes, severely eroded	7.21	0.24 %	36	-	4	Well drained
Rw	Riverwash	0.97	0.03 %	0	-	8	-
Average:				26.4			

TOPOGRAPHY

TOPOGRAPHY MAP

The elevation across the farm ranges from 1,214 feet to 1,803 feet above sea level.





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