415.95 ACRES M/L

Walla Walla

WASHINGTON



WASHINGTON STATE CONTINUOUS CROP DRYLAND FARM AVAILABLE

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PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

AGRIBUSINESS TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

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Agribusiness Trading Group and Peoples Company are pleased to present the opportunity to purchase a high quality Washington State continuous crop dryland farm located in the tightly held Walla Walla Valley. Farmland in the foothills of Washington's Blue Mountains is widely regarded as some of the most productive dryland farm ground in the Pacific Northwest, supported by high rainfall patterns that allow operators to implement continuous crop rotations of grains and legumes.

This farm asset consists of 415.95 ± deeded acres across three tax parcels in Walla Walla County, Washington. The property includes 408.74 ± measured, tillable acres currently operated in a continuous cropping system of winter wheat with a spring grain/legume rotation. The current landowner has operated the farm for many years, and the sale of this asset is subject to a sale-leaseback requirement with the Seller, who intends to continue farming operations following the transaction. There are no irrigation water rights located on the property or included in the sale of this asset. The offering includes multiple structures, including a barn, a Quonset building, and a single-family residence. The buildings are currently utilized by the landowner for equipment storage and related purposes, and the residence is professionally managed through a local property management company with a current lease in place.

Washington is consistently ranked among the leading wheat-producing states in the U.S., with production largely centered in eastern Washington's dryland grain regions. The state's soft white wheat is a major export commodity, and much of Washington's wheat production is ultimately destined for overseas markets. Proximity to the Snake and Columbia River transportation corridor and Pacific Northwest export infrastructure supports the efficient movement of grain to Portland-rea export terminals and onward to international buyers.

High-value farmland in this area is a tightly held asset, with ownership often passing from generation to generation and rarely offered for sale publicly. This farm would be a great addition to an existing operation or a smart investment for a Buyer looking to diversify their asset portfolio.

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PRICE
$1,990,000

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DIRECTIONS

From Walla Walla, Washington: Travel east on US-12 toward Lewiston, Idaho. In approximately 1.4 miles, turn left onto Lower Waitsburg Road. Take the first right onto Middle Waitsburg Road and continue northeast for approximately 7.2 miles. Turn right onto Waggoner Road. In approximately 1.3 miles, the farm will be located on the left.



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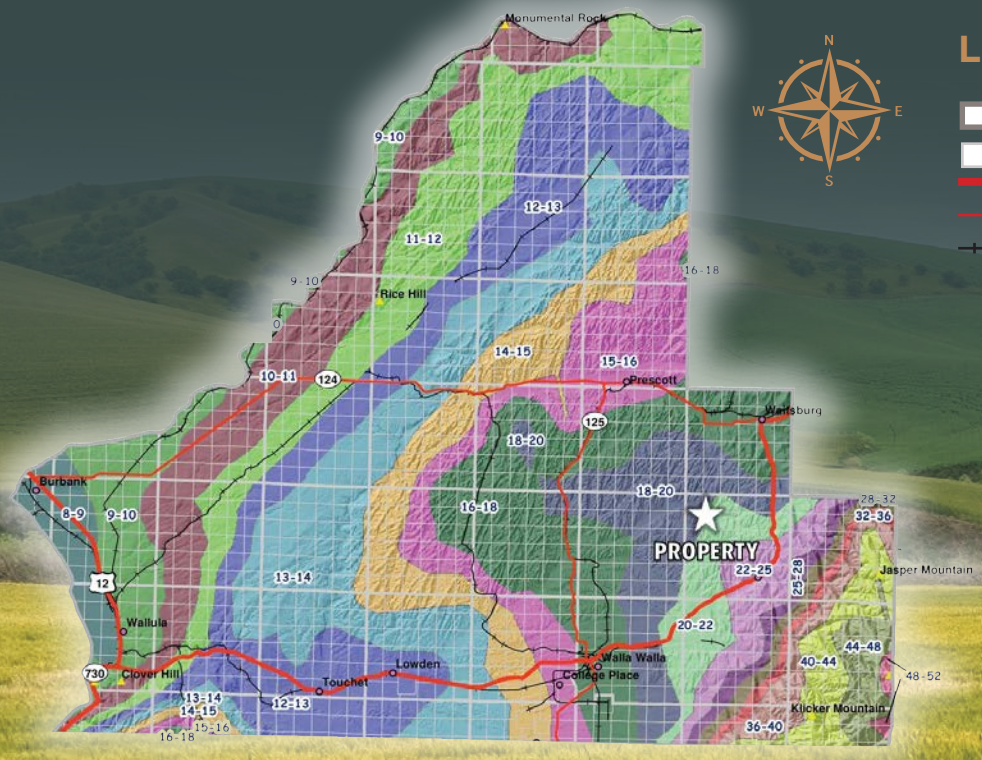
Located approximately ten miles north of Walla Walla, Washington, this farm is positioned in the heart of one of the Pacific Northwest's most proven dryland wheat regions. The Walla Walla Valley has supported grain production for more than a century, and its combination of climate, elevation, and soil profile supports dryland wheat production with established access to export markets.

In 2024, Washington ranked fourth nationally in wheat production. A significant portion of the state's crop is destined for international markets and is transported by barge along the Snake and Columbia River systems to Portland, Oregon, where it is staged for export overseas.

The climate in the foothills of the Blue Mountains is well-suited for dryland grain production, with warm summer days and cooler nights that support crop development and yield potential. Rainfall in the surrounding foothill region typically ranges from approximately 18 to 30 inches annually, and this asset receives an estimated 20 to 22 inches per year, per the Natural Resources Conservation Service (NRCS).

In addition to its agricultural setting, the surrounding draws, rolling hills, and CRP grasslands provide habitat for wildlife. The adjacent valleys support mule deer populations, and the region is well known for seasonal hunting opportunities. Upland birds are also common throughout the area, including pheasant, quail, and partridge.

PRECIPITATION MAP



LEGEND

- *Townships*
- *Sections*
- *US Highways*
- *State Highways*
- *Railroads*

Inches

- *8-9*
- *9-10*
- *10-11*
- *11-12*
- *12-13*
- *13-14*
- *14-15*
- *15-16*
- *16-18*
- *18-20*
- *20-22*
- *22-25*
- *25-28*
- *28-32*
- *32-36*
- *36-40*
- *40-44*
- *44-48*
- *48-52*

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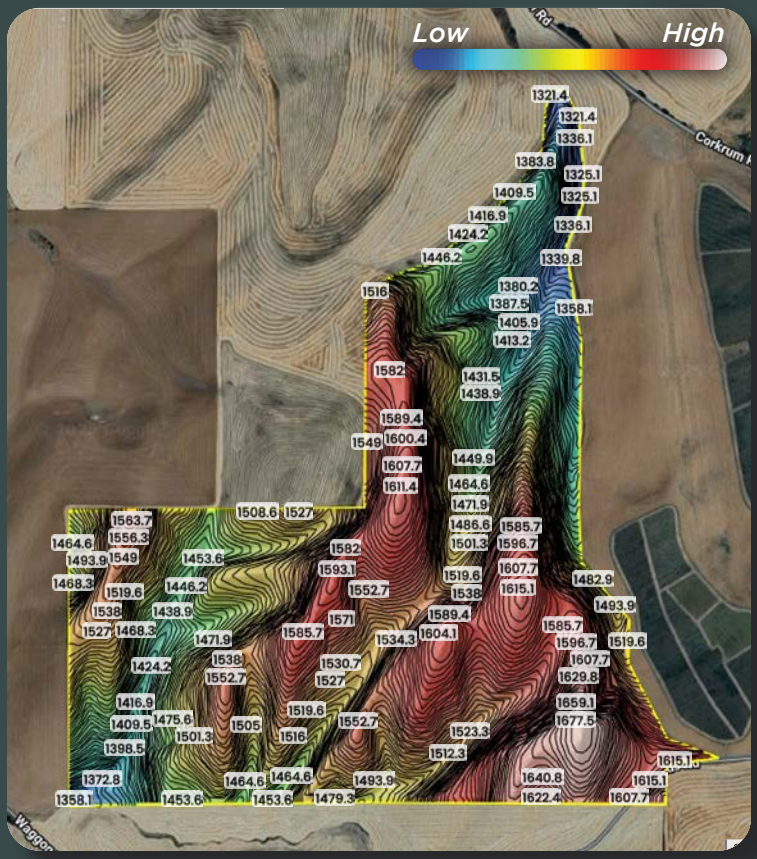
The predominant soils on this farm asset are Athena silt loam and Walla Walla silt loam. The Walla Walla series developed under native bunchgrasses in deep, wind-deposited loess over basalt bedrock, resulting in productive soils with excellent rooting depth. The Athena series is also well-regarded for dryland grain production and is commonly found across the region on rolling upland landscapes where drainage and soil structure support consistent crop performance. Together, these loess-derived soil types are found throughout the Walla Walla Valley and surrounding areas of southeastern Washington and northeastern Oregon.

**This is a dryland farm asset with no water rights on the farm or included in the sale.*

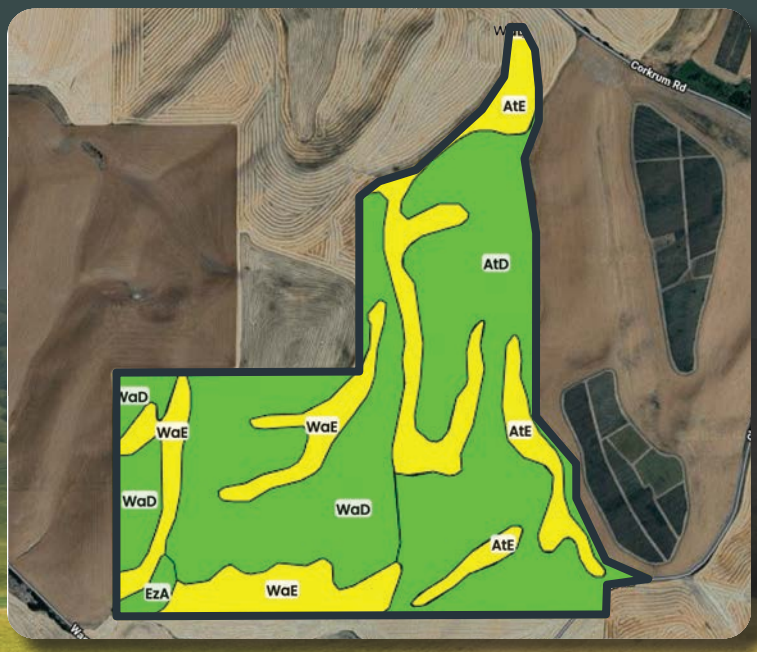
FARM DETAILS

FSA Cropland Acres: 408.74
Net Taxes: $4,862.34
Elevation: 1,321 to 1,677 feet
Rainfall: 20-22 inches annually

TOPOGRAPHY HILLSHADE



TILLABLE SOILS MAP



Code	Soil Description	Acres	% of Field	Legend	NCCPI
AtD	Athena silt loam	149.74	36.34%		61
WaD	Walla Walla silt loam	135.33	32.84%		37
AtE	Athena silt loam	63.83	15.49%		40
WaE	Walla Walla silt loam	58.11	14.10%		24
EzA	Esquatzel silt loam	5.02	1.22%		21
			Weighted Average		**44.2**

CURRENT FARMING OPERATION

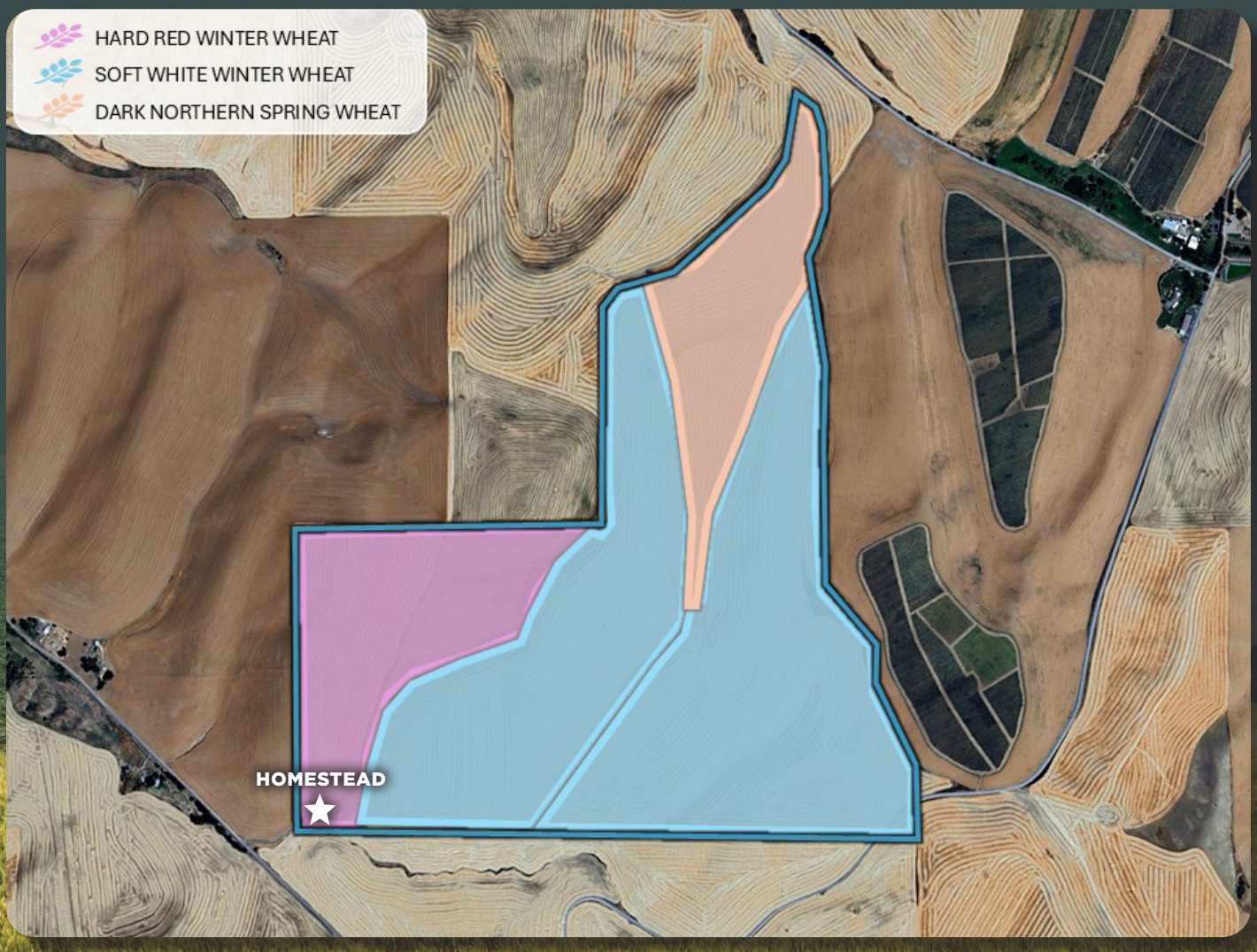
The current farming operation consists of a continuous crop program of winter wheat with a spring grain/legume rotation. In higher-rainfall dryland regions of the Pacific Northwest, continuous cropping systems are commonly used to support annual production and rotational flexibility, depending on market conditions and agronomic preferences. Typical rotations may include winter wheat followed by spring grains and/or pulse crops, which are frequently incorporated into dryland programs throughout southeastern Washington.

The Approved Production History (APH) yields consist of:

- Continuous crop winter wheat – Up to 80 bu/acre
- Spring barley - 76 bu
- Spring dry peas - 1,384 lbs

The county T-yield for continuous crop winter wheat is 85 bushels.

2026 CROP MAP



**The sale of this farm is subject to a sale-leaseback with the current owner, who currently farms the property. The Seller plans to continue operations under a continuous-crop program and proposes a crop-share leaseback program with the new owner. The Seller is open to discussing other potential leaseback scenarios with a prospective Buyer.*

IMPROVEMENTS

Improvements on the property include a 1,848 ± square-foot barn, a 1,440 ± square-foot Quonset building, a 1,728 ± square-foot residence, and a 468 ± square-foot utility storage building, all of which are included in the sale of this asset. The residence is a four-bedroom, one-bathroom home that is professionally managed by a local property management company and is currently occupied by a tenant. The residential lease is in place through May 16, 2026.









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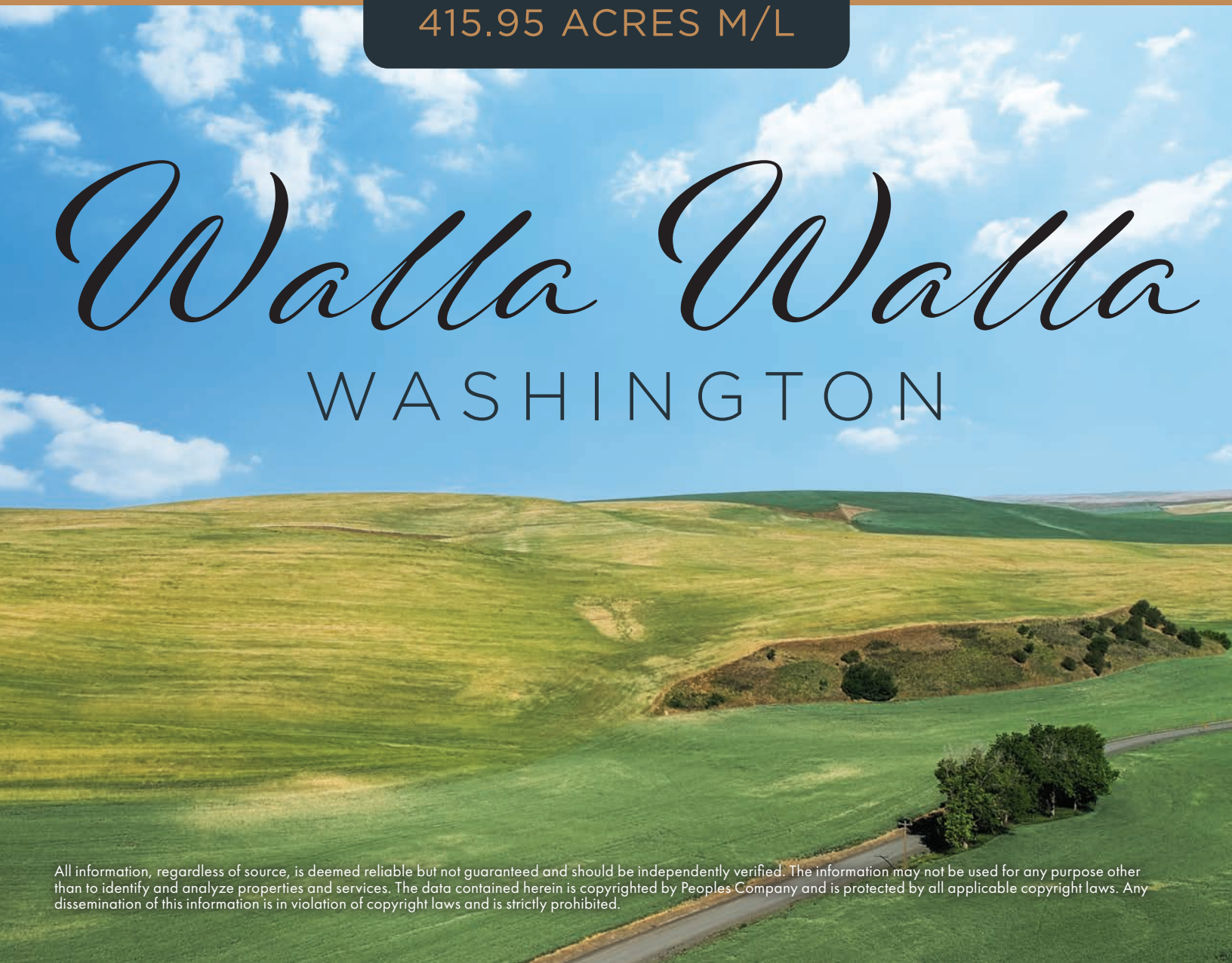
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