WALLA WALLA COUNTY HARVEY SHAW ROAD
NON-IRRIGATED CRP FARM FOR SALE

160.00 +/- DEEDED ACRES | WALLA WALLA COUNTY, WA | OFFERED AT $219,000



AGRIBUSINESS™ TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

ADAM WOIBLET
PRESIDENT & DESIGNATED BROKER
509.520.6117
ADAM@AGTRADEGROUP.COM

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS

ASSET OVERVIEW



AgriBusiness Trading Group is pleased to present the opportunity to acquire a non-irrigated farm enrolled in the Conservation Reserve Program (CRP), offering stable annual income with approximately four years remaining on the current contracts. The property is located approximately 14 miles north of Walla Walla in southeastern Washington State, a well-established non-irrigated farming region of the Pacific Northwest. The property consists of one tax parcel encompassing 160.00 ± deeded acres, per the Walla Walla County Assessor.

According to the Walla Walla County Farm Service Agency (FSA), the property includes 151.19 ± cropland acres, all of which are currently enrolled in the CRP program. CRP participation requires removing environmentally sensitive acreage from agricultural production and establishing conservation cover to improve soil health, water quality, and wildlife habitat, in exchange for annual rental payments.

Conservation practices actively implemented on the farm include permanent native grasses (CP-2) covering 76.99 acres and permanent introduced grasses and legumes (CP-1) covering 74.20 acres. The current CRP contract expires September 30, 2030, and provides an annual contract payment totaling $6,702.00.

Property elevations range from approximately 1,008 feet to 1,236 feet above sea level. Average annual precipitation in the area ranges from approximately 16 to 18 inches, according to the USDA Natural Resources Conservation Service. The primary soils on this farm consist of Ritzville silt loam, a soil type commonly associated with non-irrigated grain production throughout the region. There are no irrigation water rights located on the property or included in the sale of this asset.

OVERVIEW DETAILS

ACCESS
- The property is accessed via a 20-foot-wide access easement from Harvey Shaw Road.

TOTAL ACRES
- Per the Walla Walla County Assessor, there are 160.00 ± deeded acres included in the sale of this asset.
- The total property taxes for 2025 are $727.00.
- See Exhibit A for a complete list of tax parcels and associated information.

ZONING
- Per the Walla Walla County Planning and Building Department, the asset is in a “Primary Agriculture 40” zone.
  - The minimum parcel size is 40 acres.

WATER RIGHTS & IRRIGATION
- This is a non-irrigated farm asset, and no water rights are included in the sale of this property.

STRUCTURES INCLUDED IN THE SALE
- There are no structures included in this sale.

CURRENT FARM OPERATION
- There are 151.19 ± acres enrolled in CRP with an annual payment of $6,702.00.

INCOME SOURCES – CURRENT AND POTENTIAL
- Current income sources:
  - CRP contracts.



REGION



This farm asset is located approximately 14 miles north of Walla Walla, Washington, in the heart of Pacific Northwest wheat country. Situated in Walla Walla County, the Walla Walla Valley is a scenic, highly productive agricultural region known for its fertile soils and strong non-irrigated grain production.

Agriculture has shaped the valley's landscape for more than a century, with wheat, legumes, and rotational cropping systems forming the backbone of local farming operations. Conservation Reserve Program (CRP) enrollment remains an important component of the region's agricultural landscape, supporting soil conservation efforts while enhancing wildlife habitat across environmentally sensitive acreage.

The surrounding valleys are well known for supporting healthy mule deer populations, in part due to decades of established CRP grass cover that provides consistent forage and protective habitat. As a result, hunters are drawn to the area each fall in pursuit of trophy bucks. Additionally, dense vegetation within natural draws provides high-quality habitat for upland birds such as pheasants, quail, and partridges, further enhancing the area's wildlife value.

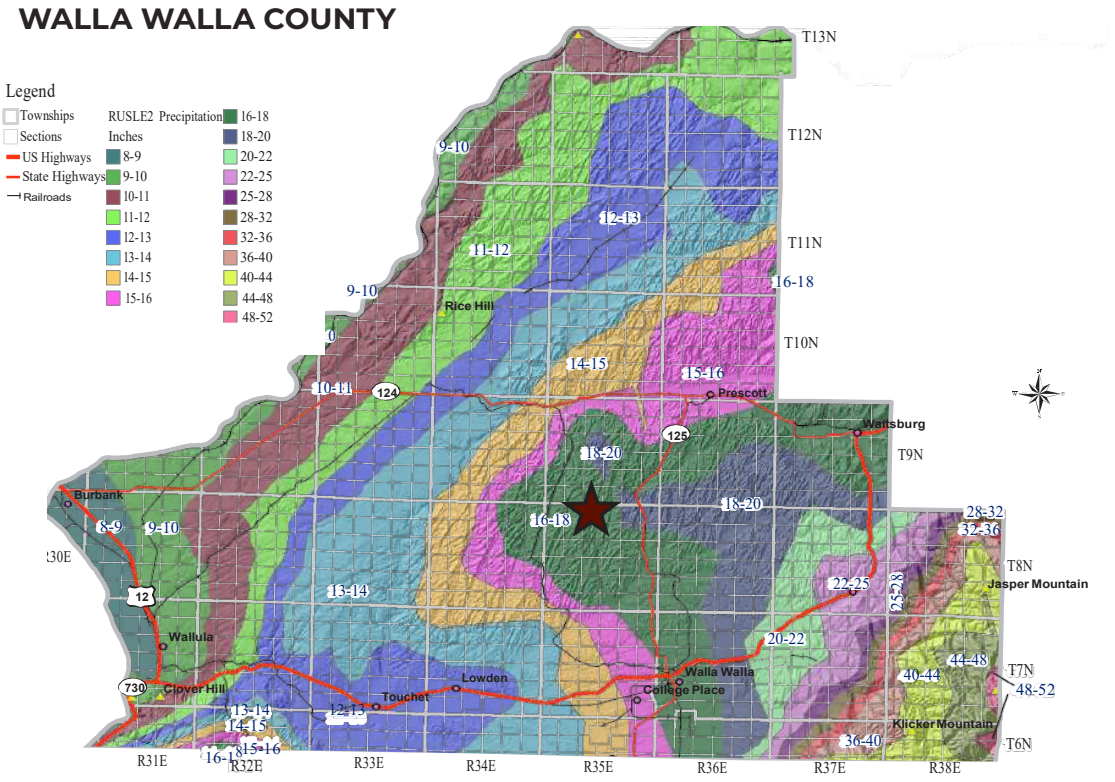


CLIMATE

The climate of the Walla Walla Valley is ideal for non-irrigated 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, making it warmer than most places in Washington State. The coolest month is January, with an average low of 29 degrees.

This asset receives 16-18 inches of rainfall per year, per the Natural Resources Conservation Service.

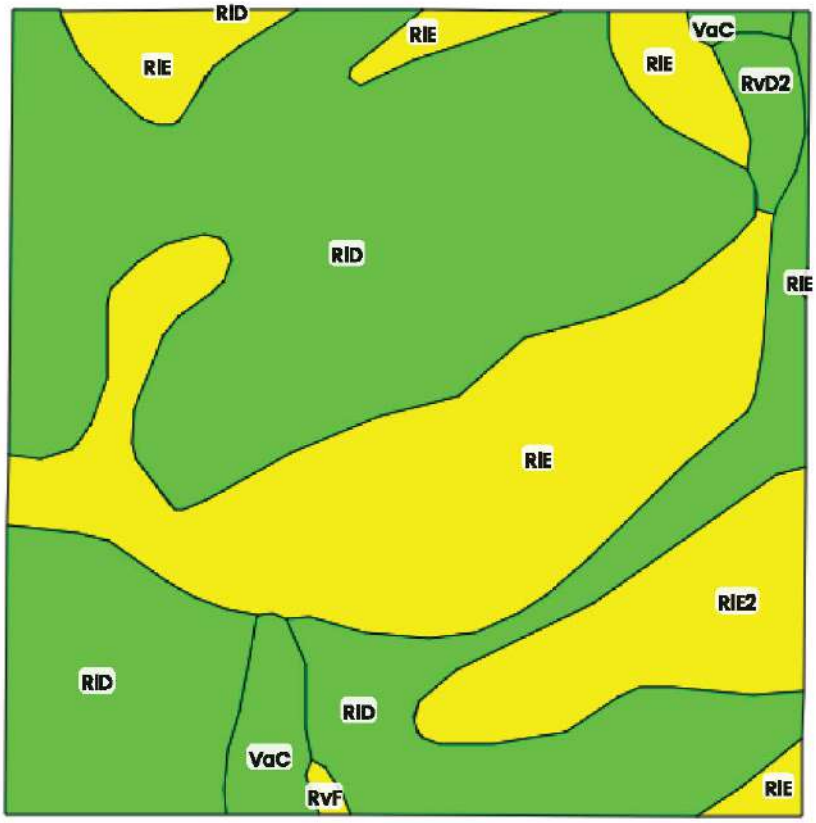




SOILS

The predominant soil type on the property is Ritzville silt loam. This soil series developed under native bunchgrass vegetation in silty, wind-deposited loess soils containing minor volcanic ash influences. Ritzville soils are commonly associated with non-irrigated small-grain production using crop-fallow rotations and seasonal grazing, and are widely distributed throughout Eastern Washington and northeastern Oregon.

SOILS MAP



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
RID	Ritzville silt loam, 8 to 30 percent slopes	95.44	59.38 %	21	6	4	Well drained
RIE	Ritzville silt loam, 30 to 45 percent slopes	45.70	28.44 %	14	6	6	Well drained
RIE2	Ritzville silt loam, 30 to 45 percent slopes, eroded	12.66	7.88 %	10	-	6	Well drained
VaC	Vitrandic Haploxerepts, 15 to 30 percent slopes	4.06	2.53 %	30	6	4	Well drained
RvD2	Ritzville very fine sandy loam, volcanic-ash variant, 8 to 30 percent slopes, eroded	2.53	1.57 %	22	6	4	Well drained
RvF	Ritzville very fine sandy loam, volcanic-ash variant, 30 to 60 percent slopes	0.33	0.21 %	12	-	7	Well drained
			Average:	18.4			

Soils data provided by USDA and NRCS.

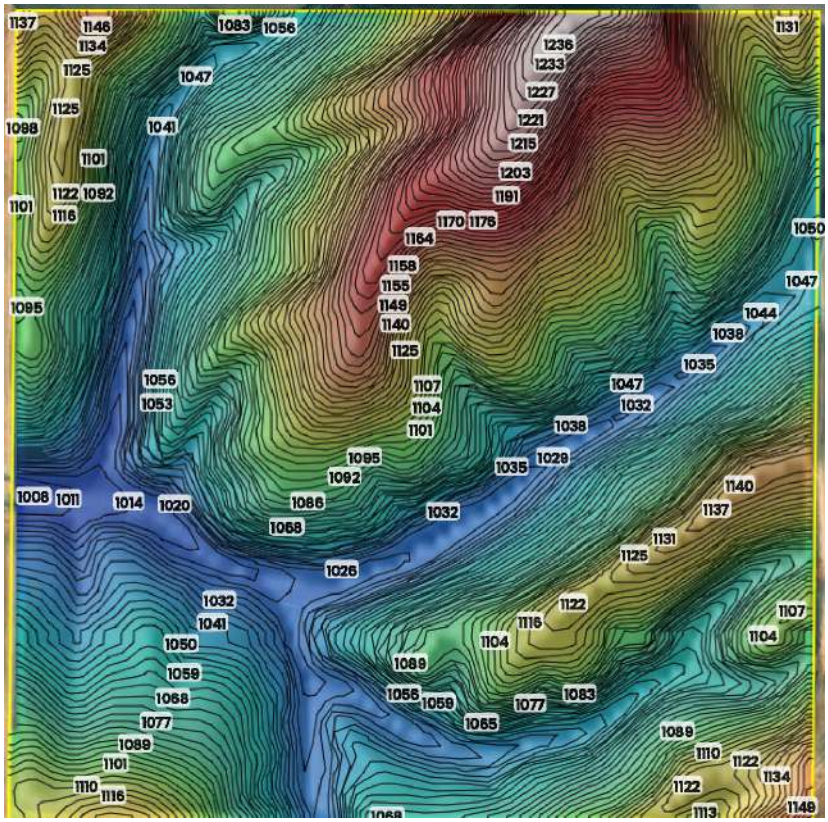


TOPOGRAPHY



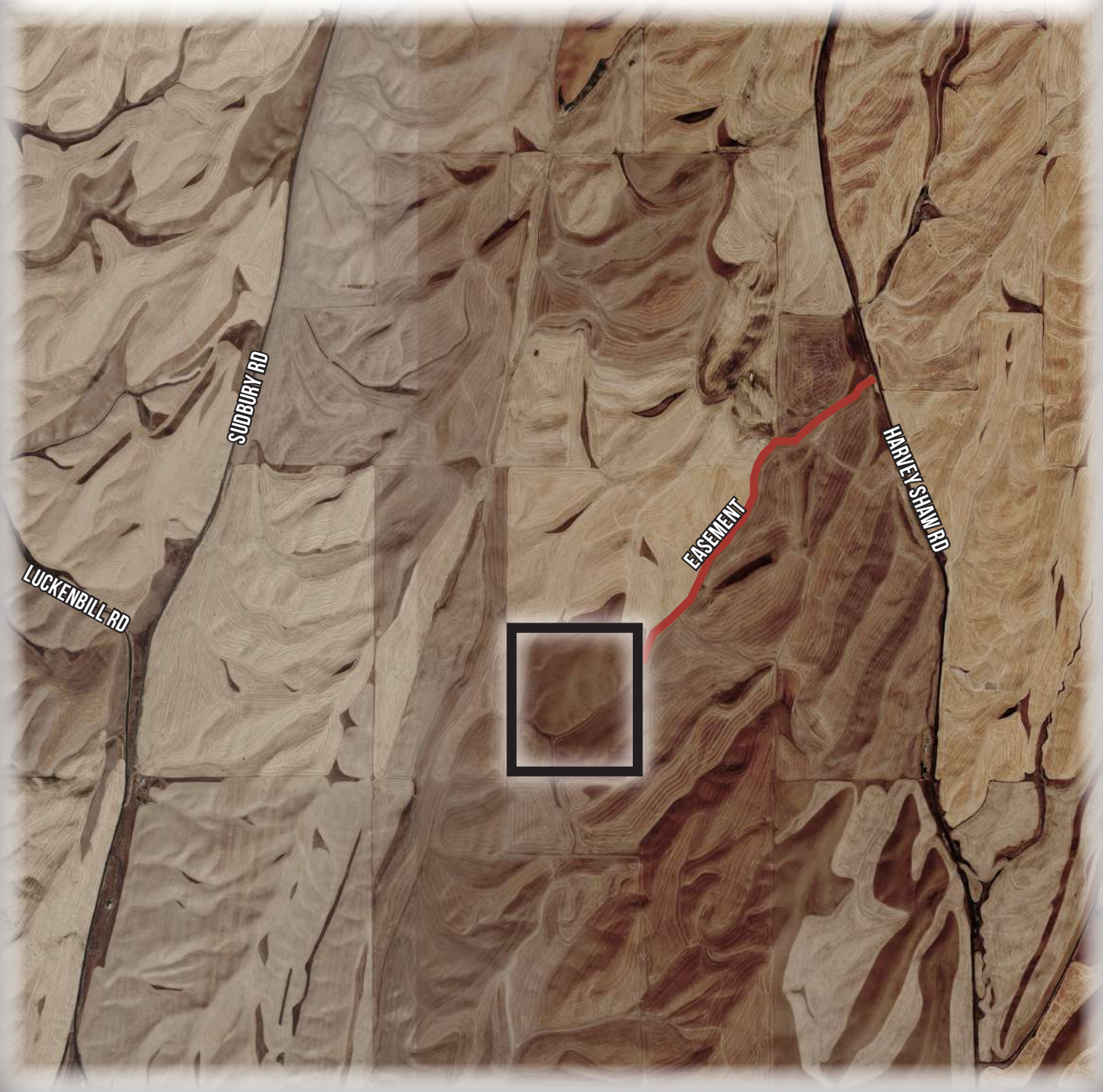
The elevation across the farm ranges from 1,008 feet to 1,236 feet above sea level.

TOPOGRAPHY MAP



WALLA WALLA COUNTY HARVEY SHAW ROAD
NON-IRRIGATED CRP FARM FOR SALE

160.00 +/- DEEDED ACRES | WALLA WALLA COUNTY, WA | OFFERED AT $219,000



AGRIBUSINESS™ TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

ADAM WOIBLET
PRESIDENT & DESIGNATED BROKER
509.520.6117
ADAM@AGTRADEGROUP.COM

PEOPLES™ COMPANY
INTEGRATED LAND SOLUTIONS