

Walla Walla Valley

IRRIGATED ORGANIC ROW CROP FARM



MILTON-FREEWATER, UMATILLA COUNTY, OR

PRICE \$1,900,000

ACRES MILL LAND AVAILABLE
208

ADAM WOIBLET 509.520.6117
ADAM@AGTRADEGROUP.COM
OR LIC 201205258

STEVE BRUERE 515.222.1347
STEVE@PEOPLES COMPANY.COM
OR LIC 201232246





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IRRIGATED ORGANIC ROW CROP FARM

Executive Summary

AgriBusiness Trading Group and Peoples Company are pleased to present an opportunity to purchase an irrigated organic row crop farm in the Walla Walla Valley, located in Umatilla County, Oregon. Situated approximately seven miles south of Walla Walla, Washington, the farm lies within one of the Pacific Northwest’s most productive agricultural regions, known for diversified crop production, established irrigation infrastructure, and a strong agricultural economy.

The farm consists of 208.00 ± deeded acres across one tax parcel, including 200.50 ± cropland acres according to the Umatilla County Farm Service Agency. Current operations consist primarily of organic row crop production supported by a diversified rotation of grains, vegetables, and forage crops. All acreage, with the exception of 5.50 ± acres of established vineyard, and approximately 37.05 ± additional acres of vines slated for removal, is certified organic. The 37.05 ± acres of vines set for removal could potentially be converted to organic acres in the next year.

According to a third-party provided water rights report, approximately 206.8 ± acres are irrigable via four groundwater right certificates with priority dates ranging from 1975 to 1986. The Seller is willing to consider a multi-year leaseback arrangement following closing, providing a potential purchaser with immediate operational continuity while preserving long-term management flexibility.

Opportunities to acquire irrigated, certified organic farmland in the Walla Walla Valley are limited. The combination of a high rainfall area, certified organic acreage, irrigation water rights, and a history of diversified crop production distinguishes this offering within one of the Pacific Northwest’s most productive agricultural regions.



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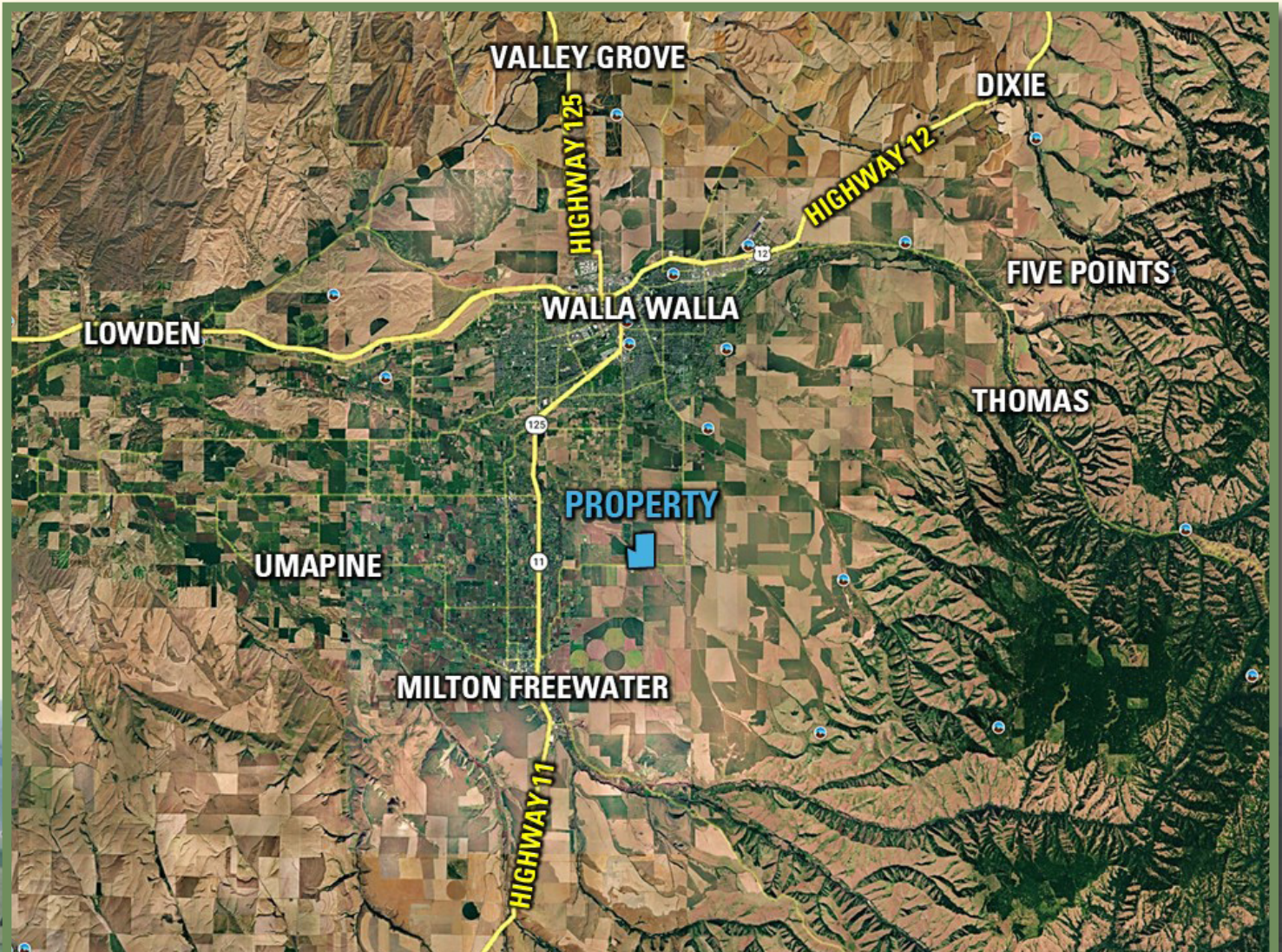
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LISTING #19466

PEOPLES COMPANY.COM

ACRES M/L

Asking Price \$1,900,000



DIRECTIONS

From Walla Walla Washington: Travel south on Second Avenue and turn right onto Howard Street. Continue straight onto Cottonwood Road and follow it for approximately one mile. Take a slight right onto Powerline Road and continue for about 1.8 miles. Powerline Road then becomes County Road 525; continue straight. Turn right onto Birch Creek Road, then turn right onto Elliott Road. The farm will be located on the right.



Current Farm Operation

IRRIGATED ROW CROP FARM

The current farming operation consists primarily of organic row crop production supported by a diversified rotation of grains, vegetables, and forage crops. Located within the Walla Walla Valley, the farm benefits from favorable growing conditions and irrigation water rights that support a wide variety of crop production opportunities.

Historically, crops grown on the farm have included winter wheat, spring wheat, squash, beans, Walla Walla Sweet onions, and triticale, demonstrating the versatility of the farm's soils, water resources, and organic production system. The farm's organic certification further enhances operational flexibility and crop diversification opportunities.

The Seller is willing to consider a multi-year leaseback arrangement following closing, providing a purchaser with immediate operational continuity while preserving long-term flexibility for future management and operational objectives. All acreage, with the exception of the vineyards, are certified organic for the 2026 crop year.

According to FSA records, there are 200.50 ± cropland acres, comprised of:

- **129.31 ± acres** in certified organic row crop production.
- **37.05 ± acres** of vineyard currently undergoing removal.
- **28.64 ± acres** of tillable farmland planted to pasture, currently subleased to a free-range chicken operation.
- **5.50 ± acres** of established vineyard

Organic Operation

The farm's certified organic acreage represents a valuable asset within one of the Pacific Northwest's most productive agricultural regions. Situated within the Walla Walla Valley and broader Columbia Basin agricultural economy, the farm benefits from access to an established network of organic growers, input suppliers, processors, and end markets.

Combined with irrigation water rights and a history of diversified crop production, the certified organic acreage provides a foundation for a variety of future farming programs. The Pacific Northwest remains a leading region for organic agricultural production, supported by well-developed supply chains and

strong consumer demand for certified organic products. Regional access to organic fertility sources, processing infrastructure, and transportation networks provides operational flexibility and supports long-term agricultural viability.

For investors and operators alike, the organic certification offers the opportunity to pursue premium market channels while maintaining flexibility to adapt crop selections over time. This optionality may support the development of long-term market relationships and enhance the overall value of the farming operation.

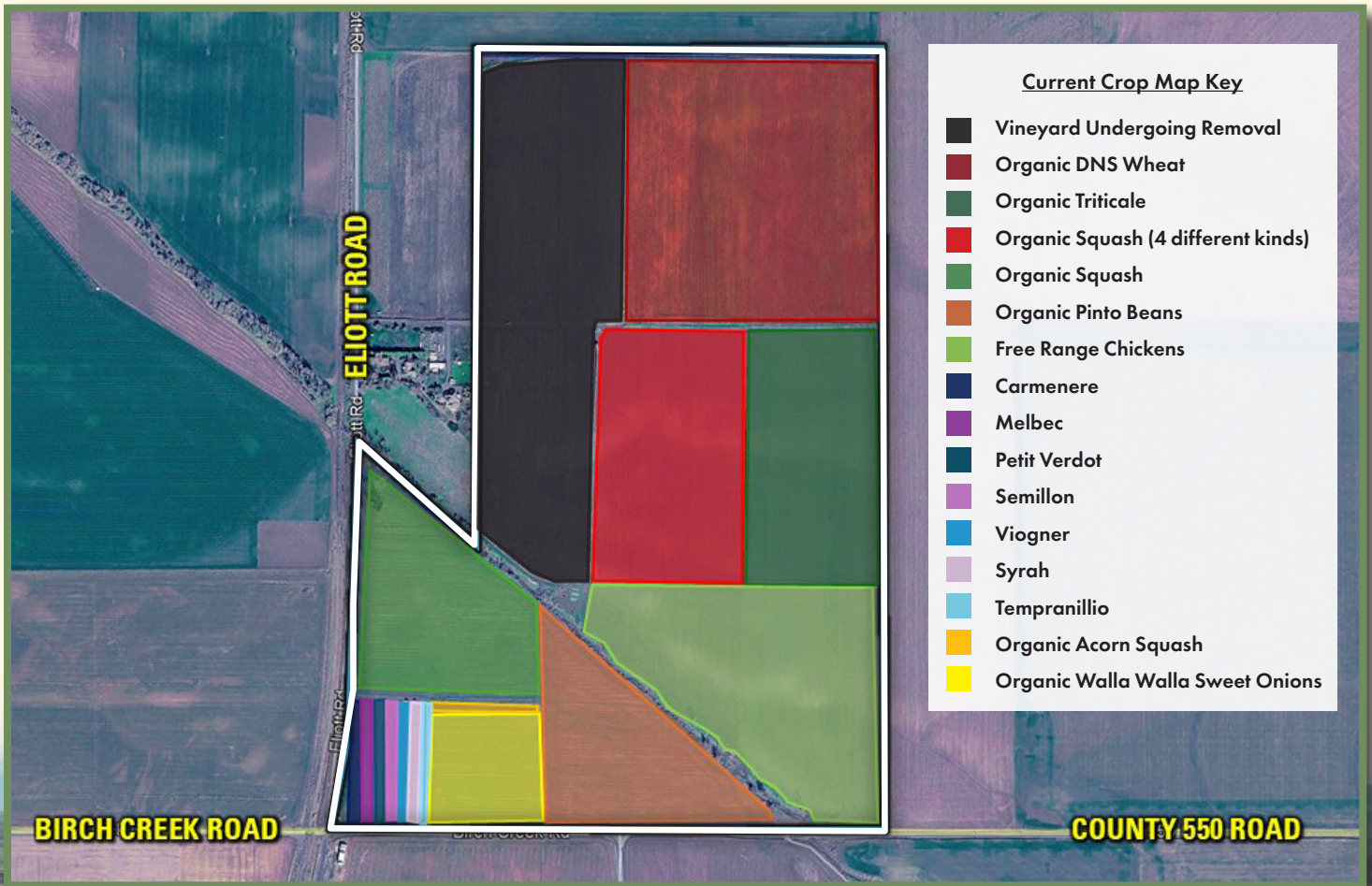


TILLABLE SOILS MAP

Code	Description	Acres	% of field	NCCPI
61A	Oliphant silt loam	46.03	70.48%	39
62C	Oliphant silt loam	40.08	19.35%	36
39A	Hermiston silt loam	21.07	10.17%	40
Weighted Average				38.5



2026 CROP MAP





Water Rights & Irrigation

IRRIGATED ORGANIC ROW CROP FARM

Irrigation water is supplied through four groundwater right certificates with priority dates ranging from 1975 to 1986. According to a third-party water rights report, 206.8 ± acres are irrigable.

Water is delivered from an irrigation well located on an adjacent parcel pursuant to a recorded and transferable well-use agreement with the neighboring landowner. The irrigation system is supported by an established network of PVC mainlines and a combination of handline and wheel line irrigation. All irrigation equipment associated with the farming operation will be included in the sale.

A third-party water rights report is available in the data room. Please contact the listing agent for additional information and access, which will be provided upon execution of a confidentiality agreement.

IRRIGATION MAP



Region & Climate

Located approximately seven miles south of Walla Walla, Washington, the farm is situated within the Walla Walla Valley, a highly productive agricultural region known for its diversified crop production, established irrigation infrastructure, and strong agricultural economy. The valley supports a wide range of crops, including vegetables, forage crops, grains, seed crops, orchards, and vineyards, benefiting from access to regional processors, suppliers, and export channels.

Influenced by the rain shadow of the Blue Mountains, the area experiences a semi-arid climate characterized by warm, dry summers and moderate winters. According to NRCS data, the farm

receives approximately 15-16 inches of precipitation annually. Combined with reliable irrigation, these conditions support a wide variety of agricultural production opportunities throughout the growing season.

In addition to its agricultural productivity, the surrounding landscape features rolling farmland, open vistas, and views of the Blue Mountains, contributing to the area's scenic character and rural appeal. Wildlife commonly observed throughout the region includes mule deer, pheasant, quail, partridge, and other native species.



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