

BIRCH CREEK

NON-IRRIGATED ROW CROP FARM

794.77 +/- DEEDED ACRES | 777.05 +/- CROPLAND ACRES
MILTON-FREEWATER, UMATILLA COUNTY, OR | OFFERED AT \$4,500,000





EXECUTIVE SUMMARY

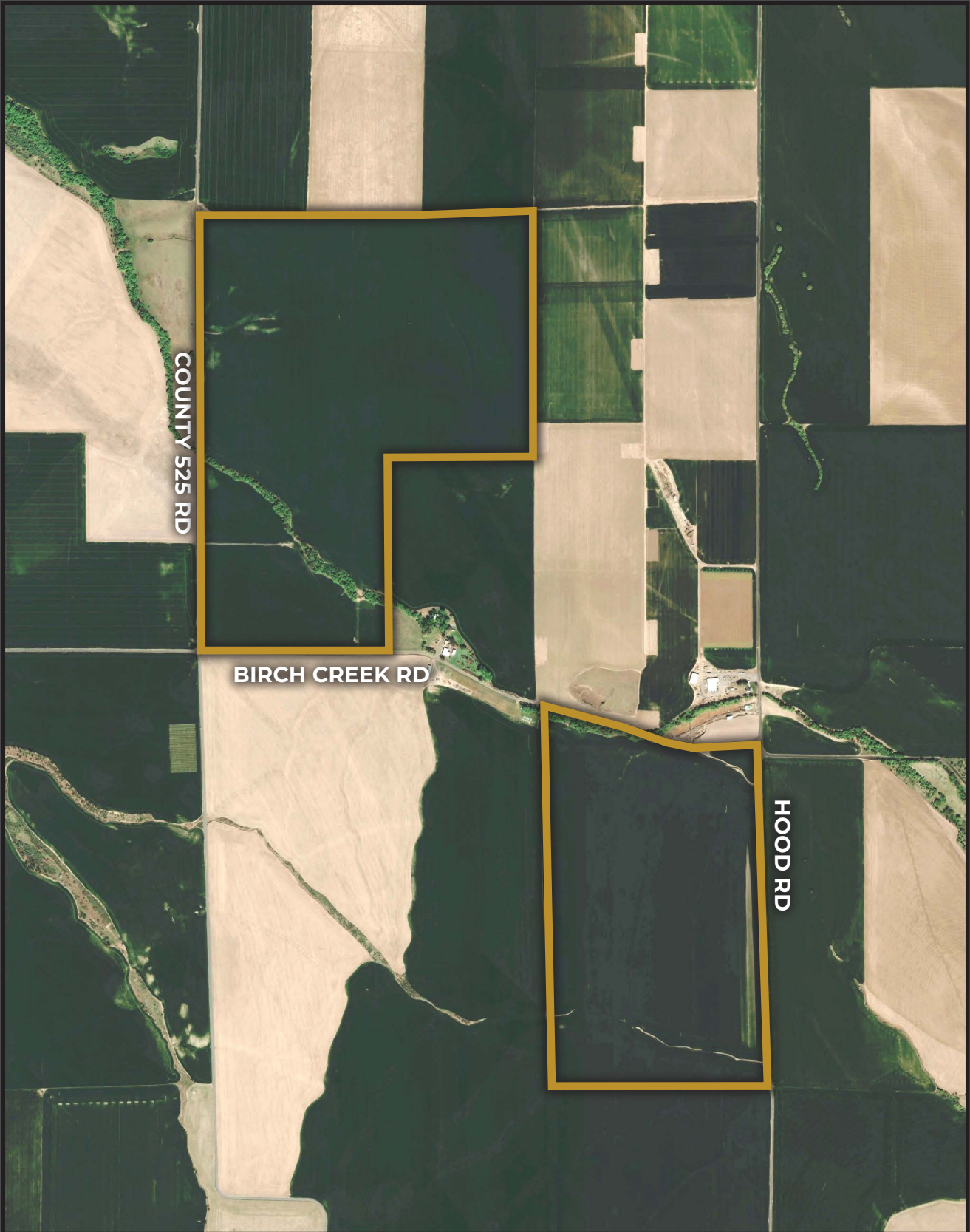
AgriBusiness Trading Group is pleased to present a rare opportunity to acquire a high-yielding, non-irrigated row crop farm in the Walla Walla Valley, located in Umatilla County, Oregon. Situated approximately seven miles south of Walla Walla, Washington, the farm is positioned within one of the Pacific Northwest's most productive agricultural regions, recognized for its favorable non-irrigated growing conditions, productive soils, and strong agricultural economy.

The farm consists of 794.77 ± deeded acres across two tax parcels, including 777.05 ± cropland acres according to the Umatilla County Farm Service Agency. The property has demonstrated exceptional non-irrigated winter wheat productivity under a summer fallow rotation, with 2026 reported yields of 108 and 155 bushels per acre across the respective FSA tracts and an actual production history (APH) average yield of 124 bushels per acre across the entire farm.

With approximately 18 inches of average annual precipitation, the property benefits from a favorable moisture profile for non-irrigated grain production. In addition to its established production history, the property could be converted to a continuous cropping program, providing a new owner with an opportunity to further enhance the farm's productive capacity and land utilization.

High-rainfall non-irrigated farms of this quality and scale are rarely offered for sale, creating a unique opportunity to acquire a well-established agricultural asset in a highly desirable farming area.





OVERVIEW DETAILS

TOTAL ACRES

- Per the Umatilla County Assessor, there are 794.77 ± deeded acres included in the sale of this asset.
 - » The property consists of two tax parcels. See Exhibit A for a full list of tax parcels and associated information.
 - » The total property taxes for 2026 are \$11,378.78.
- There are 777.05 ± cropland acres per the Umatilla County Farm Service Agency.

ZONING

- Per the Umatilla County Development Code, the property is zoned 'Exclusive Farm Use' with a 160-acre minimum parcel size.

STRUCTURES INCLUDED IN THE SALE

- There are no structures included in this sale.

CURRENT FARM OPERATION

- The current farming operation consists of a summer-fallow crop rotation of winter wheat.
- The APH-approved yield for wheat is 124 bushels.
- The Farm Service Agency (FSA) PLC yield for wheat is 77 bushels.
- The county T-yield for summer fallow winter wheat is 85 bushels.
- The county T-yield for continuous crop winter wheat is 68 bushels.

WATER RIGHTS & IRRIGATION

- There are no irrigation water rights included in this sale.

INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
 - » Summer fallow non-irrigated wheat and legume production.
- Potential, additional income sources:
 - » Small grains and legumes continuous crop production.

ELEVATION: 1,038 to 1,368 Feet

PRIMARY SOIL TYPE: Athena silt loam

SLOPE: 1% - 12% across tillable acres

RAINFALL: 18 inches per year



REGION

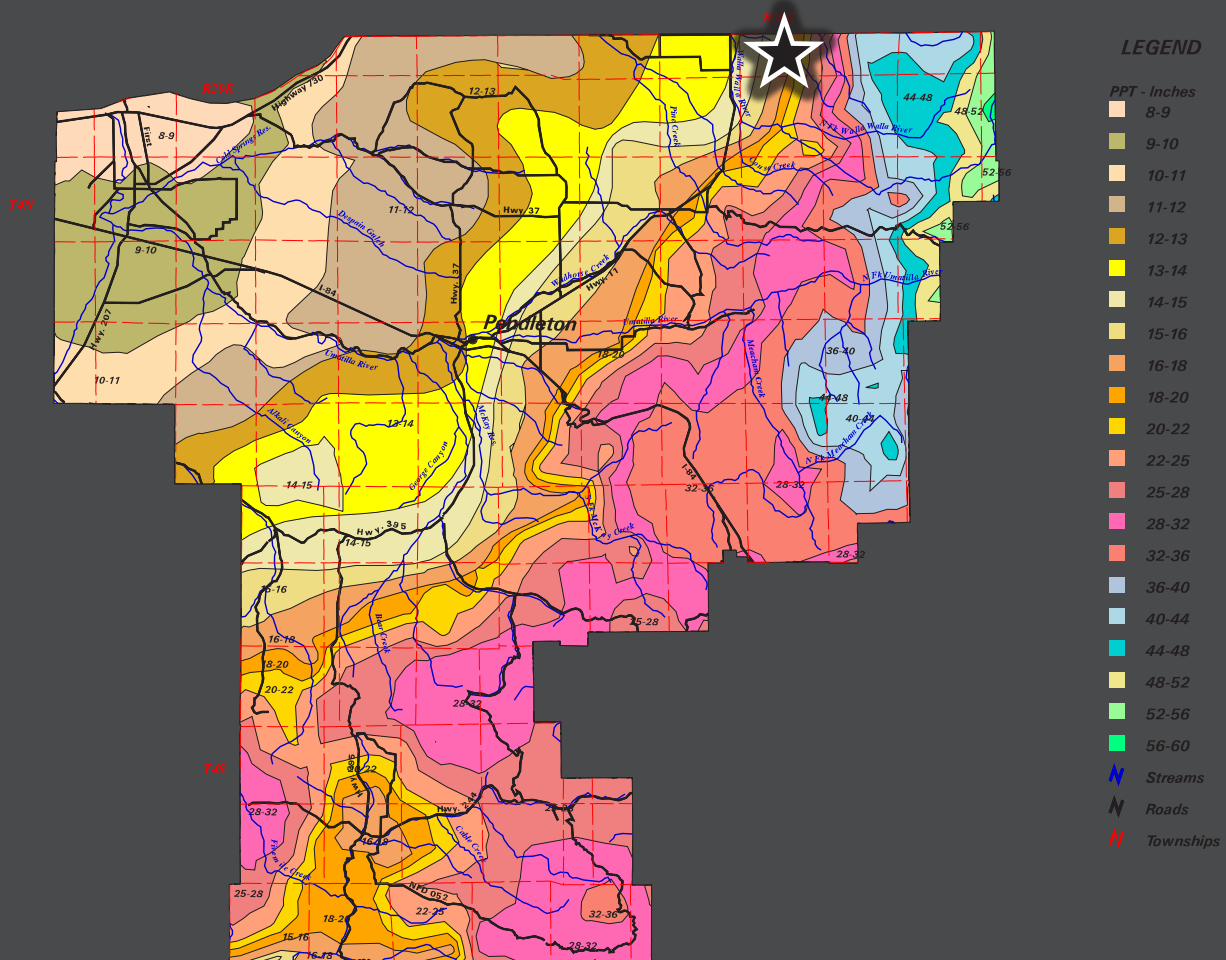
Located approximately seven miles south of Walla Walla, Washington, the farm is situated within the Walla Walla Valley, a well-established agricultural region recognized for its productive farmland, strong farming community, and favorable conditions for non-irrigated grain production. The surrounding area supports a diverse agricultural economy, with winter wheat and other grains playing an important role in the region's non-irrigated farming operations. Producers benefit from access to agricultural suppliers, equipment services, grain handling facilities, and regional grain terminals throughout the Walla Walla Valley and surrounding Columbia Basin.

The farm's location provides convenient access to Walla Walla and the broader regional agricultural infrastructure, while maintaining the rural character and open landscape associated with the valley. The surrounding countryside features rolling farmland, expansive views, and prominent 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.



CLIMATE & PRECIPITATION

PRECIPITATION MAP



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 18 inches of average annual precipitation, providing a favorable moisture profile for non-irrigated agricultural production.

The combination of winter precipitation and the area's seasonal growing conditions is particularly well suited to non-irrigated winter wheat and legume production, with adequate moisture supporting strong crop establishment, development, and yield potential. In favorable growing years, the area is capable of producing 100+ bushel-per-acre winter wheat yields, highlighting the productivity potential of the region's non-irrigated farmland.

Warm, dry summers also provide favorable conditions for grain maturation and harvest, while the concentration of precipitation during the cooler months supports moisture availability during key stages of the winter wheat growing cycle. Together, these climatic conditions contribute to a productive and well-established non-irrigated farming environment.



SOILS

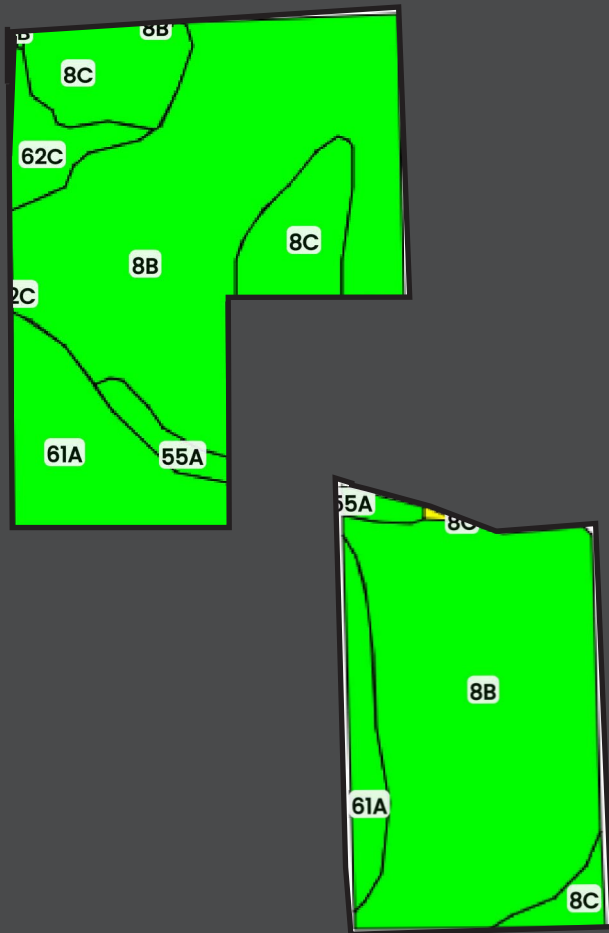
Written by: Dr. Alan Busacca

The soils and farming landscapes of eastern Washington are intertwined with the history of Ice Age mega floods (the largest flows of water ever to occur on Earth!) from glacier-impounded Lake Missoula in western Montana. The lake was filled with glacial meltwater and sediment, then giant floods broke out through the ice dam dozens of times between about 20,000 and 14,000 years ago. The floods roared from western Montana and northern Idaho through the Spokane Valley and flowed southwest through today's Tri-Cities and from there down the Columbia River canyon past today's Portland, Oregon to the sea. Erosion caused by the floods formed the 'moonscapes' of the famous 'Channeled Scab-land' of central Washington, such as the Grand Coulee and Dry Falls cataract, where the floods eroded into the hard black lava bedrock of the entire region.

As the floodwaters carried into south-central Washington, they deposited millions, perhaps billions, of tons of gravel, sand, and silt in the low-lying areas, and billions more tons of sediment were laid down by the same floods in Oregon's Umatilla Basin, and again in the Willamette Valley before the floods blasted into the Pacific Ocean.

These sediments from the floods, along with huge areas of sediment that were reworked by the wind in the current 'interglacial' period (last 14,000 years or so), form the basis for the tremendous agricultural soils throughout eastern Washington and northeastern Oregon, both in the non-irrigated and irrigated areas.

SOILS MAP



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
8B	Athena silt loam, 1 to 7 percent slopes	425.72	68.12 %	64	2	2	Well drained
61A	Oliphant silt loam 0 to 3 percent slopes	86.15	13.79 %	39	-	2	Well drained
8C	Athena silt loam, 7 to 12 percent slopes	77.27	12.36 %	63	3	3	Well drained
62C	Oliphant silt loam, 3 to 25 percent slopes, eroded	19.88	3.18 %	36	-	3	Well drained
55A	Mondovi silt loam, 0 to 3 percent slopes	15.17	2.43 %	57	1	2	Well drained
36E	Gwinly very cobbly silt loam, 7 to 40 percent slopes	0.75	0.12 %	19	-	7	Well drained
Average:				59.3			

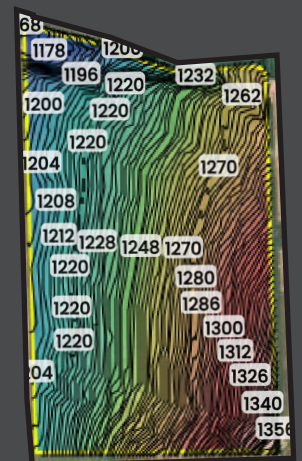
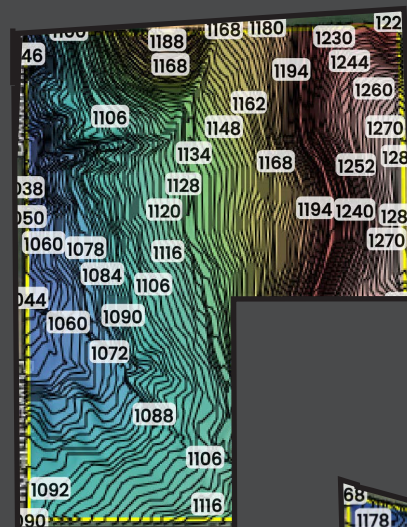


A wide-angle photograph of a vast, flat landscape under a bright, low sun, likely during sunrise or sunset. The foreground shows a dirt road curving through a field. The middle ground features a large, dark, rectangular structure, possibly a reservoir or a large building, surrounded by flat land. The background is hazy, suggesting distant hills or mountains. The sky is filled with soft, wispy clouds.

TOPOGRAPHY MAP

Along the path of today's Columbia River and other areas, the mega floods were raging fast and deep and so the sediments deposited there were coarse gravels and sands.

In the axial or tributary valleys to the Columbia River like the Walla Walla and Yakima valleys, quieter, slower-moving waters, still more than 800 feet deep, backed up into the valleys from the flooding along the Columbia and laid down layers of sediment from the quieting and eddying floodwaters. These deposits, locally called 'slackwater sediments' were tens or even hundreds of feet deep, forming a thick valley fill of silts and finer sands. Since the end of the last glacial epoch about 14,000 years ago, modern rivers like the Yakima and Walla Walla have flowed across and eroded deeply down into these deposits so that their remnants form low lying, nearly flat-topped terraces in these valleys.



CURRENT FARM OPERATION



The property is currently owner-operated and farmed under a non-irrigated summer fallow rotation, a well-established production system for the region. The historical crop rotation has primarily consisted of winter wheat, with an occasional pea crop incorporated to diversify the rotation and provide agronomic benefits.

The farm has demonstrated strong winter wheat production potential under non-irrigated conditions. 2026 reported yields were 108 and 155 bushels per acre for each of the FSA tracts, while the actual production history (APH) average yield is 124 bushels per acre across the entire farm.

The existing summer fallow system is designed to conserve soil moisture for the subsequent winter wheat crop, supporting consistent production in a non-irrigated environment. A future operator could continue the established summer fallow rotation or evaluate alternative cropping strategies, including more continuous crop production, depending on soil conditions, available moisture, crop economics, and management objectives.



