

ROW CROP FARM

ADAMS COUNTY, WASHINGTON

OTHELLO, WA | 383.84 +/- DEEDED ACRES | OFFERED AT \$5,500,000



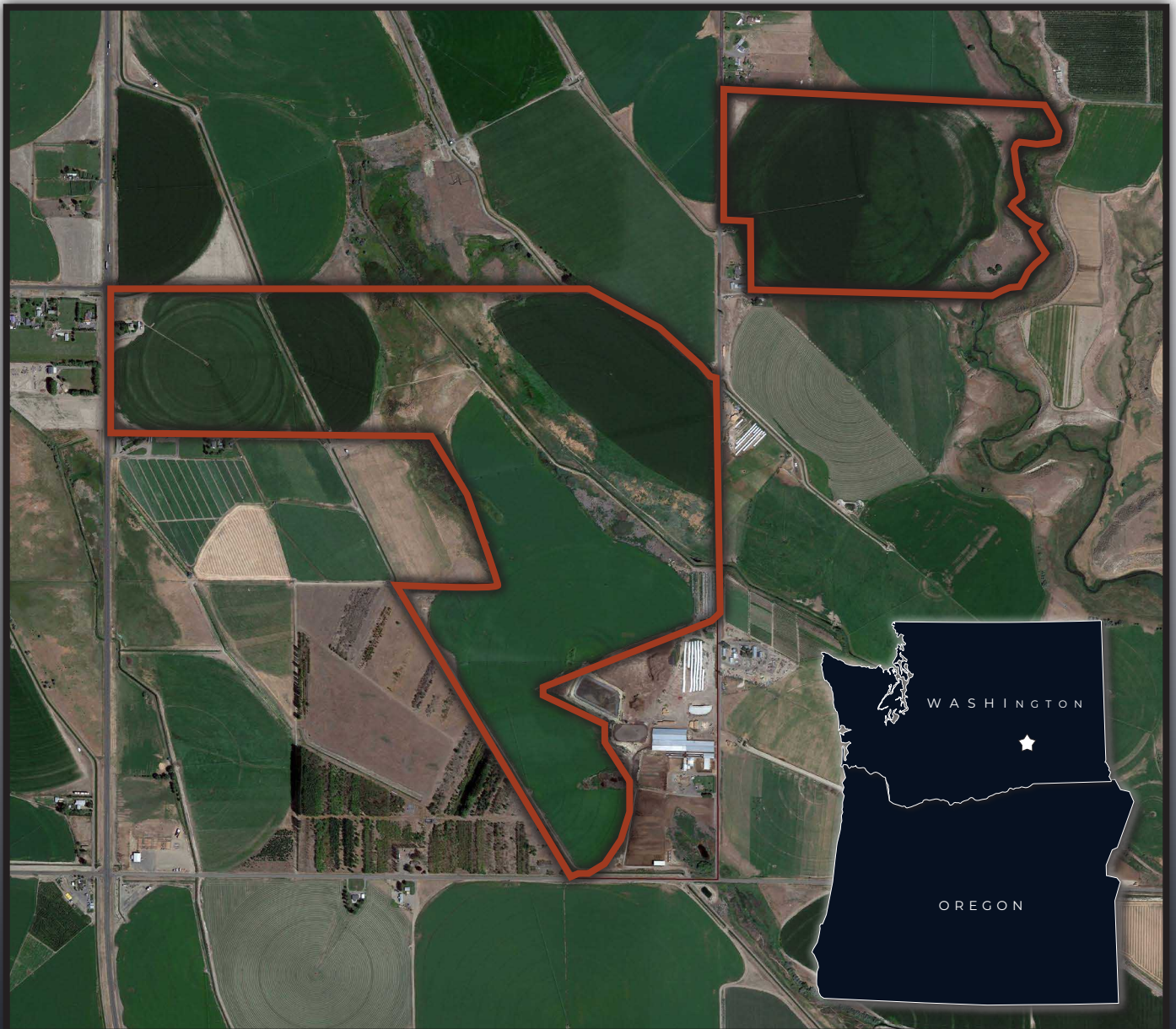
OVERVIEW

Located in the heart of the Columbia Basin, this Washington row crop farm offers 383.84 ± deeded acres across three tax parcels in Adams County, just outside Othello, the potato processing capital of the world. The owner-operator is selling to fulfill estate planning goals, presenting an opportunity for expansion of an existing farm operation or for a new owner to lease the ground to a third-party tenant.

There are 322.51 ± tillable acres under pivot and included in the sale, per the Grant County Farm Service Agency. The farm has historically been farmed under a double crop rotation of triticale and field corn for silage. The historical farm operation has been feed crop based to support the seller's dairy operation. The region's climate and soils support all major row crops such as forage crops, onions, potatoes, corn, and grass seed.

Water for the entire property is delivered via surface water rights from the East Columbia Basin Irrigation District (ECBID). These water rights, included in the sale, consist of an allocation for 354.00 irrigable acres. This asset is located in ECBID Block #45, this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.

The total acres included in the sale of this asset are subject to pending boundary line adjustments being completed by the Seller to separate their dairy operation from farmland. All pending boundary line adjustments will be finalized and recorded prior to closing. The farm's boundaries, as depicted herein, are a close representation of what the post-BLA property will be.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Adams County Assessor, there are 383.84 ± deeded acres included in the sale of this asset.
 - » The property consists of three tax parcels.
 - » The total acres included in the sale of this asset are subject to pending boundary line adjustments being completed by the Seller prior to closing.
 - » The total property taxes for 2025 will be recalculated post-BLA.
- There are 322.51 +/- tillable acres under pivot, per the Grant County Farm Service Agency.
- There are 61.33 +/- acres that are out ground, consisting of wet areas, roads, and other acres.

CURRENT FARM OPERATION & YIELDS

- The tillable acres are currently used as a feed crop farm that supports the seller's dairy operation; however, the region's climate and soils support all major row crops.
- The owner-operator has been double cropping the tillable acres in a rotation of triticale followed by field corn.
- Historical yields have been 33 tons per acre of field corn for silage and 9 tons/acre of triticale.

WATER RIGHTS

- Irrigation water for the entire asset is provided by the East Columbia Basin Irrigation District (ECBID).
- These water rights, included in the sale, consist of an allocation for 354.00 irrigable acres.
- This asset is located in ECBID Block #45 and this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.
- The 2025 irrigation assessment is \$28,742.27.
- Water for the homestead is supplied by a domestic well and private septic system.

IRRIGATION EQUIPMENT

- There are 8 pivot systems located on the property and included in the sale of this asset.

ZONING

- Per the Adams County Building and Planning Department, the property is zoned 'General Agriculture' with a 40-acre minimum parcel size.

INCOME SOURCES - POTENTIAL

- Potential income sources:
 - » Irrigated crop production.
 - » Cash rent lease with a farm tenant.
 - » Residential lease for homestead.

STRUCTURES

- 2,044 +/- square foot single-family residence.
- 960 +/- square foot Quonset hut.
- 80 +/- square foot pumphouse.

ELEVATION: 1,022 to 1,115 Feet

PRIMARY SOIL TYPES: Neppel fine sandy loam, Sagemoor silt loam, Burke silt loam, and Shano silt loam

SLOPE: 0%-5% across tillable acres

RAINFALL: 8-9 inches per year

REGION & CLIMATE

This farm is located near Othello, WA, and strategically positioned in the Columbia Basin region of central Washington State. Adams County, where this asset is located, is relatively flat, which made it ideal for early settlers to raise livestock on its dry grassland. The transition to fruit and row crop farming as the dominant industries resulted from the development of the Columbia Basin Project in the 1940s.

Agriculture is the most significant economic force in the region. Wheat, potatoes, and blueberries are the leading crops grown in Adams County. Processing facilities have expanded throughout the region; in fact, Othello is the world capital of frozen potato processing products, including french fries, hash browns, and tater tots, producing roughly 1.5 billion pounds each year! McCain Foods completed a \$300 million, 170,000-square-foot expansion in late 2022, which created the need for an additional 11,000 acres of potatoes.

The county's topography ranges from 590 feet above sea level to over 2,000 feet at its highest point. Annual rainfall figures double from 7 inches at the southernmost point of Adams County to 15 inches along its northeastern border.

The long growing season and solid availability of water make this region and the greater Columbia Basin a prime location for row crop and permanent crop farms.



ELEVATION: 1,022 to 1,115 Feet

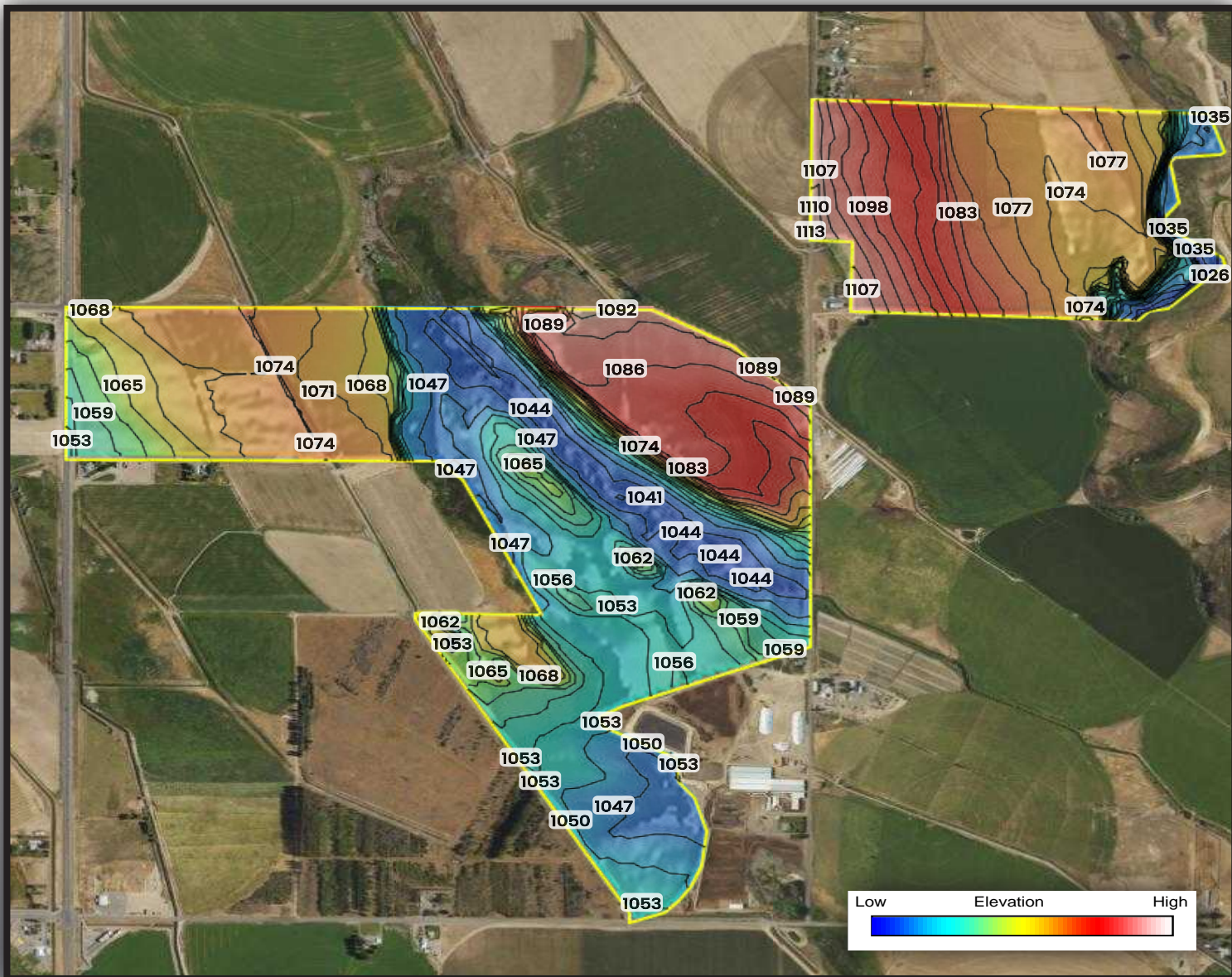
PRIMARY SOIL TYPES: Neppel fine sandy loam, Sagemoor silt loam, Burke silt loam, and Shano silt loam

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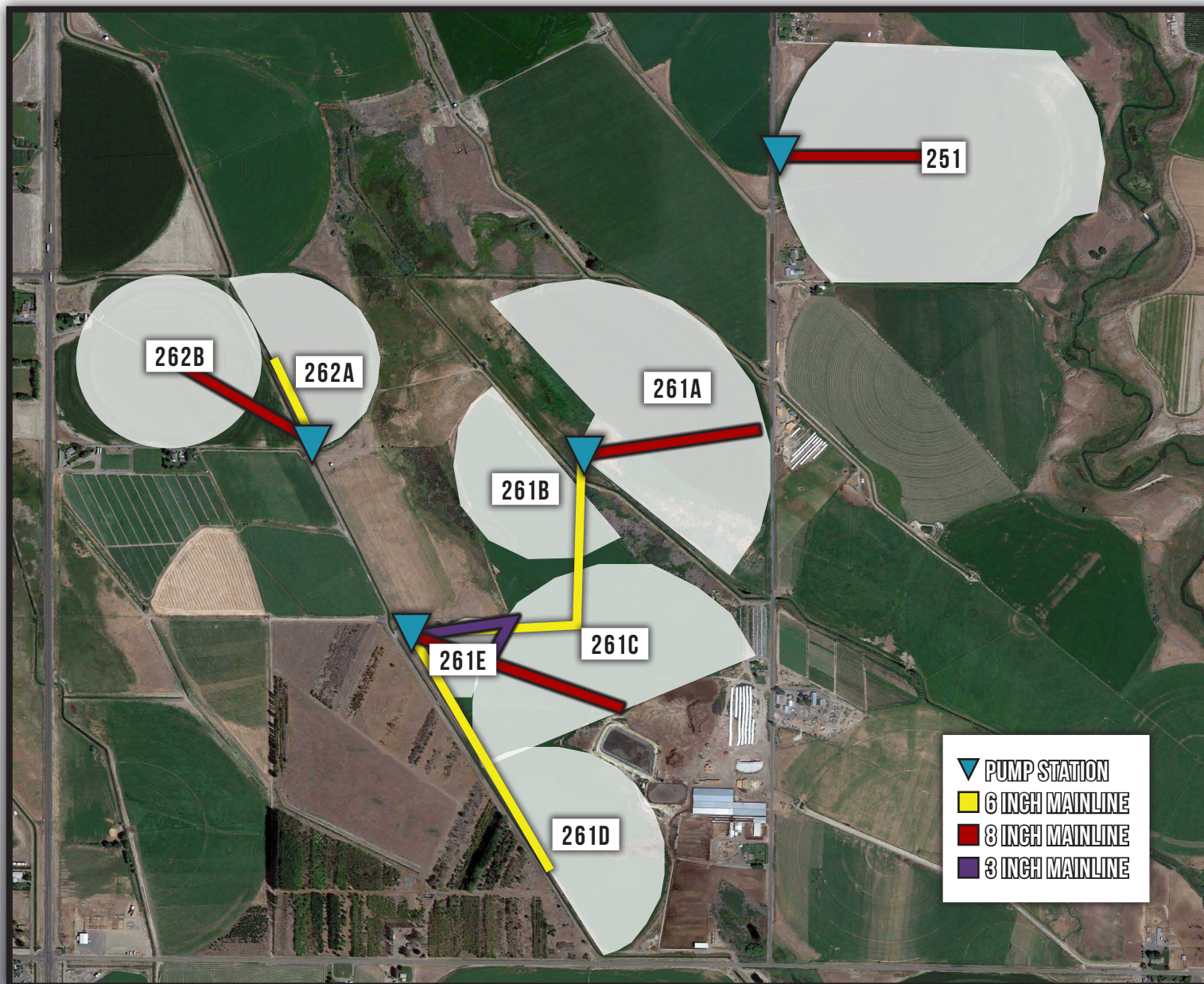
TOPOGRAPHY

The county's topography ranges from 590 feet above sea level to over 2,000 feet at its highest point. This farm asset ranges from 1,022 feet to 1,115 feet.



This Information Deemed Reliable But Not Guaranteed

WATER RIGHTS & IRRIGATION INFRASTRUCTURE



There are 8 pivots installed on the property and included in the sale of this asset. Water for the entire property is delivered via surface water rights from the East Columbia Basin Irrigation District (ECBID). These water rights, included in the sale, consist of an allocation for 354.00 irrigable acres. The 2025 irrigation assessment for these rights totals \$28,742.27.

The ECBID is the largest district in Washington State, with authorization to irrigate 472,000 acres. Currently, 169,000 acres are developed and managed by 4,500 landowners within the federal Columbia Basin Project. The district operates 86 miles of delivery canals, 527 miles of laterals, 917 miles of drains and wasteways, and 53 pumping plants.

The Columbia Basin Project is the largest Bureau of Reclamation project in the United States and irrigates \$1.44 billion in crops, supporting annual economic activity throughout the U.S. totaling \$5.81 billion. This asset is located in ECBID Block #45, this block is paid off and not subject to Reclamation Reform Act (RRA) acreage limitations.

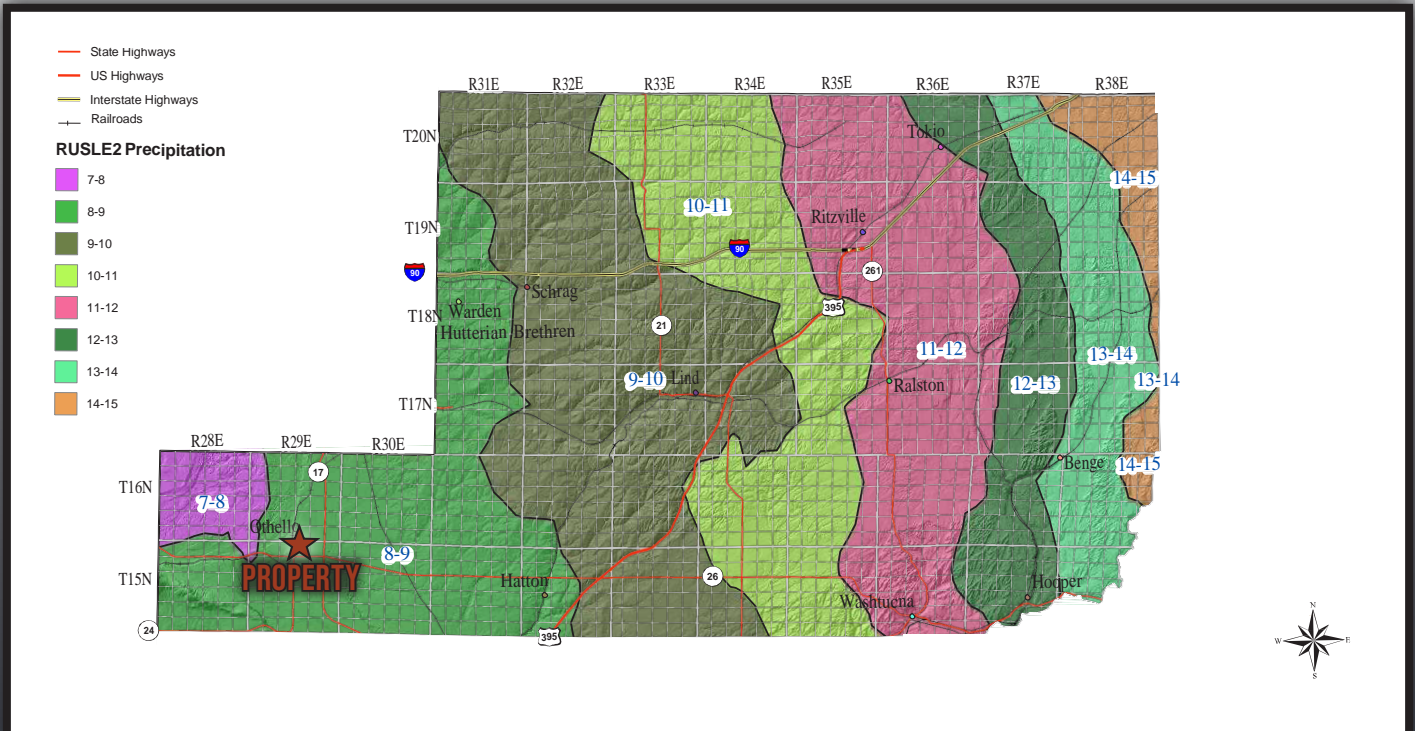
Water for the homestead is supplied by a domestic well, and a private septic system serves sanitation needs.

Access to the data room containing the complete third-party water report will be granted upon execution of a Non-Disclosure Agreement.

PRECIPITATION

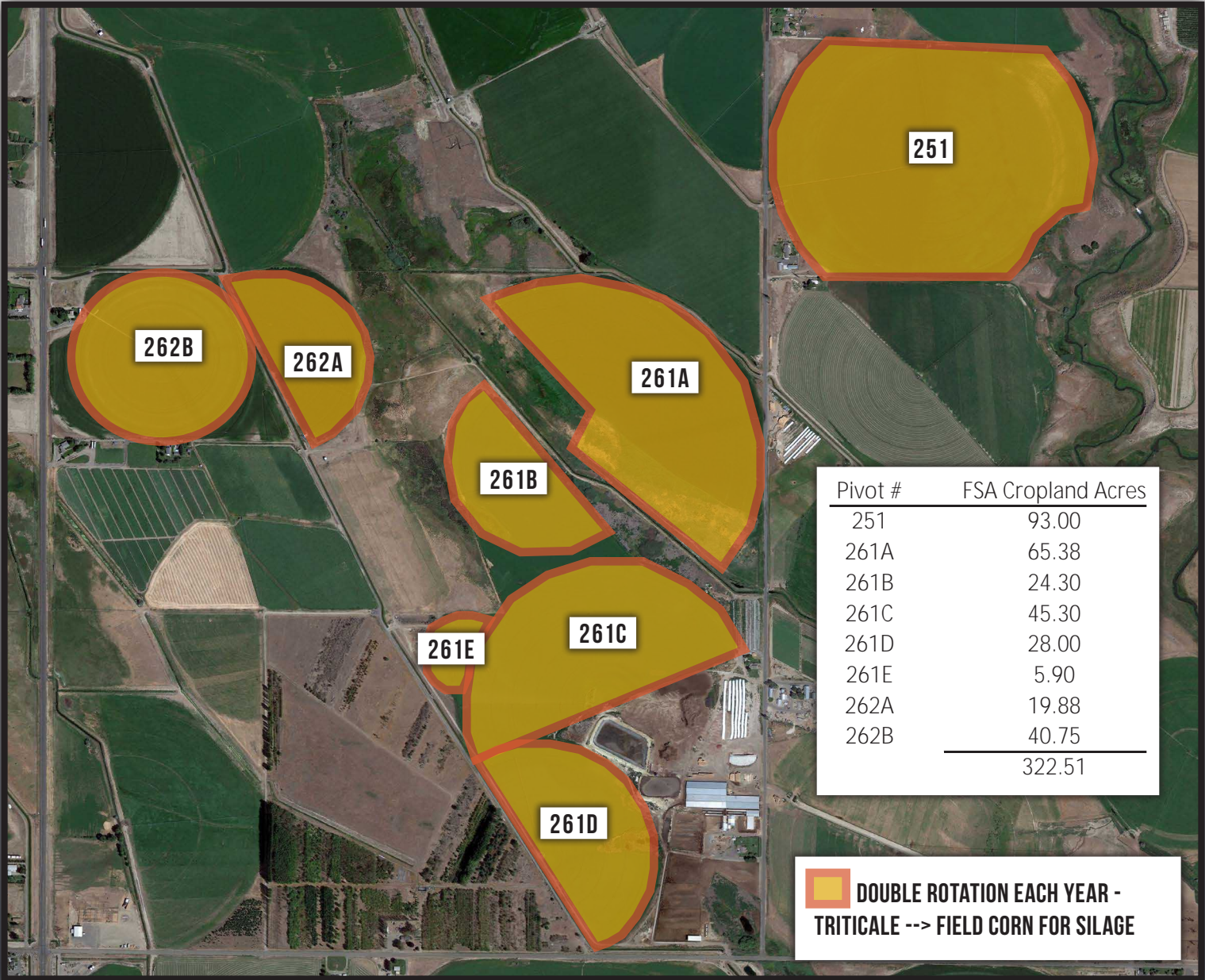


ADAMS COUNTY PRECIPITATION MAP

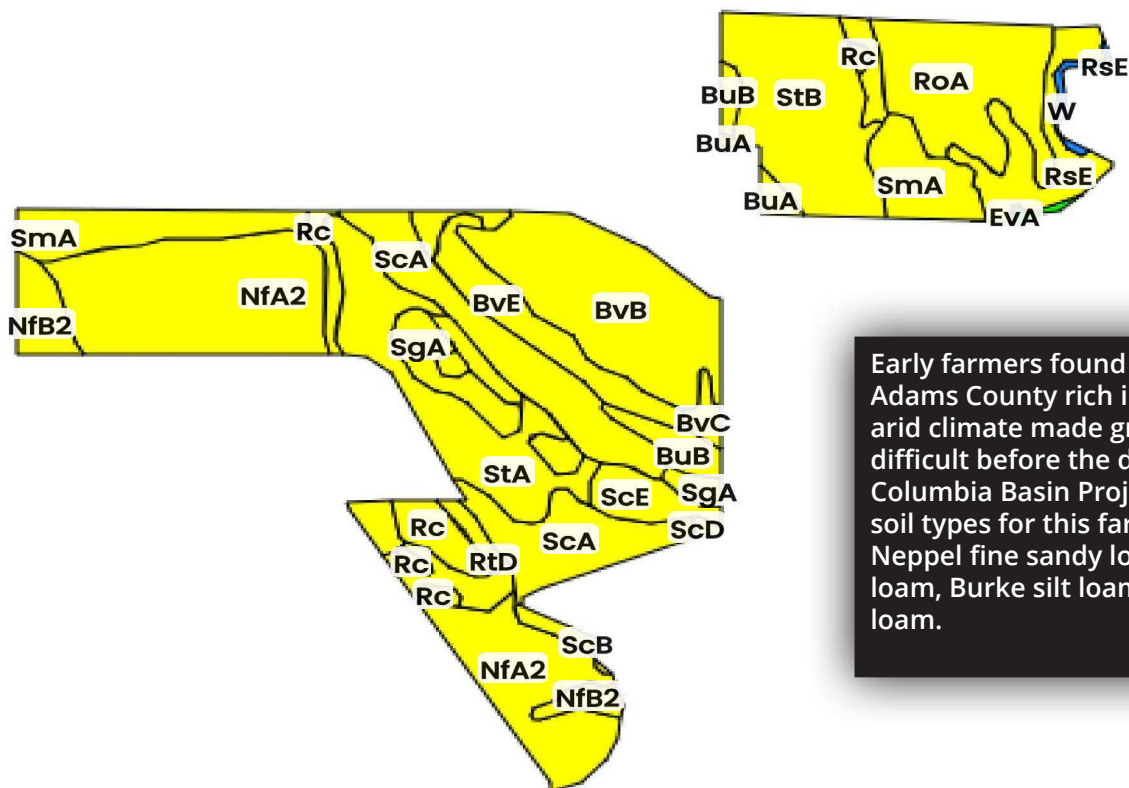


CURRENT FARM OPERATION

There are 322.51 ± tillable acres under pivot and included in the sale, per the Grant County Farm Service Agency. The owner-operator has historically managed the tillable acres under a double-cropping rotation, planting triticale followed by field corn each year. This proven system has supported strong production, with average yields reaching approximately 9 tons per acre of triticale and 33 tons per acre of field corn for silage.



SOILS



Early farmers found the volcanic soil in Adams County rich in nutrients, but an arid climate made growing most crops difficult before the development of the Columbia Basin Project. The primary soil types for this farm asset include Neppel fine sandy loam, Sagemoor silt loam, Burke silt loam, and Shano silt loam.

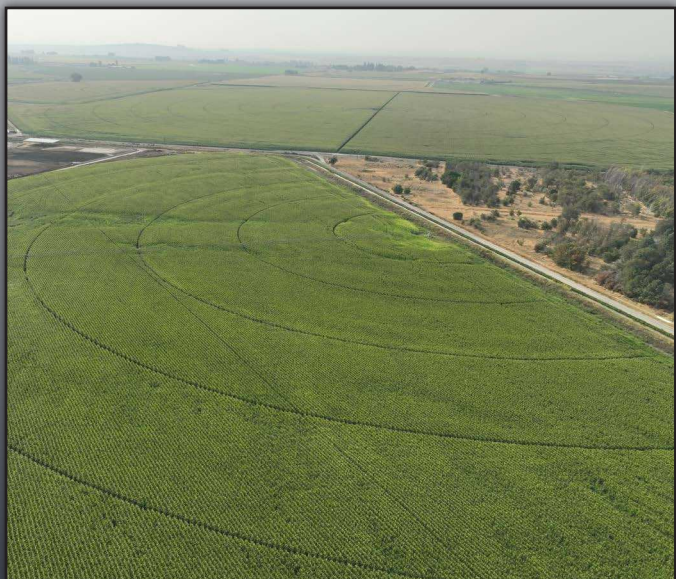
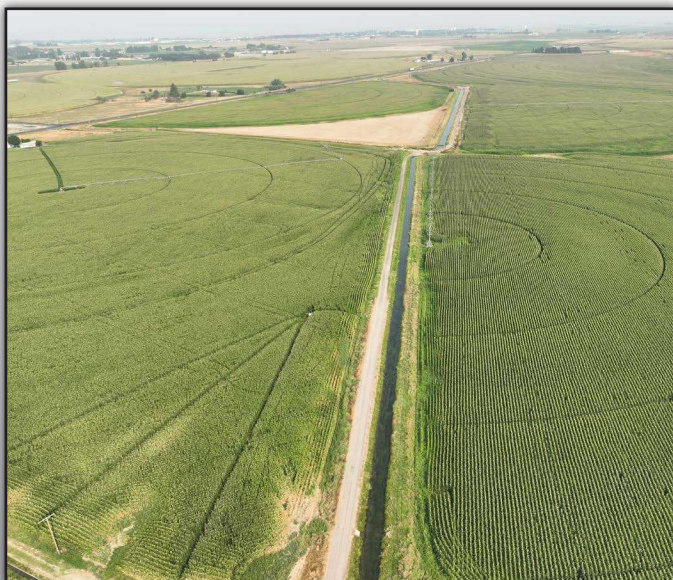
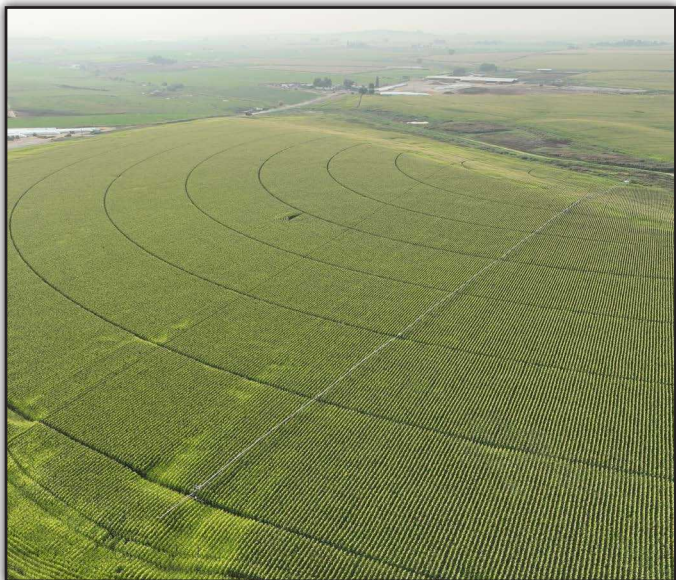
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
NfA2	Neppel fine sandy loam, 0 to 2 percent slopes, eroded	80.44	19.27 %	11	4	6	Well drained
BvB	Burke silt loam, shallow, 0 to 5 percent slopes	45.43	10.89 %	9	4	6	Well drained
ScA	Sagemoor silt loam, compact substratum, 0 to 2 percent slopes	44.76	10.73 %	16	1	6	Well drained
StB	Shano silt loam, moderately shallow, 2 to 5 percent slopes	38.40	9.20 %	16	2	6	Well drained
RoA	Royal very fine sandy loam, 0 to 2 percent slopes	33.85	8.11 %	11	2	6	Well drained
StA	Shano silt loam, moderately shallow, 0 to 2 percent slopes	32.78	7.85 %	16	1	6	Well drained
SmA	Scooteny loam, 0 to 2 percent slopes	28.59	6.85 %	12	2	6	Well drained
NfB2	Neppel fine sandy loam, 2 to 5 percent slopes, eroded	16.60	3.98 %	11	4	6	Well drained
RsE	Royal fine sandy loam, 15 to 30 percent slopes	16.45	3.94 %	11	6	6	Well drained
BvE	Burke silt loam, shallow, 15 to 30 percent slopes	15.47	3.71 %	8	6	6	Well drained
Rc	Rock outcrop	12.38	2.97 %	0	-	8	-
ScE	Sagemoor silt loam, compact substratum, 15 to 30 percent slopes	11.44	2.74 %	15	6	6	Well drained
SgA	Sagemoor silt loam, compact substratum, shallow, 0 to 2 percent	11.04	2.65 %	16	1	6	Well drained
BvC	Burke silt loam, shallow, 5 to 10 percent slopes	8.97	2.15 %	9	4	6	Well drained
BuB	Burke silt loam, 2 to 5 percent slopes	7.39	1.77 %	10	4	6	Well drained
ScD	Sagemoor silt loam, compact substratum, 5 to 15 percent slopes	4.06	0.97 %	16	4	6	Well drained
RtD	Royal fine sandy loam, loamy subsoil, 5 to 15 percent slopes	2.29	0.55 %	12	4	6	Well drained
BuA	Burke silt loam, 0 to 2 percent slopes	2.26	0.54 %	10	4	6	Well drained
ScB	Sagemoor silt loam, compact substratum, 2 to 5 percent slopes	2.19	0.52 %	16	2	6	Well drained
W	Water	1.62	0.39 %	0	-	-	-
EvA	Esquatzel fine sandy loam, 0 to 2 percent slopes	0.92	0.22 %	20	1	3	Well drained
NeA	Neppel very fine sandy loam, 0 to 2 percent slopes	0.01	0.00 %	12	4	6	Well drained
Average:				12.0			

Soils data provided by USDA and NRCS.

HOMESTEAD

There is one home located on the property and included in the sale of this asset. The home is 2,044 square feet and was built in 1956, with two bedrooms and one and a half bathrooms. It is currently occupied by a farm employee.





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