



Listing Information Packet

DRYLAND WHEAT FARM
Tull Road
Dayton (Prescott), Columbia County
Washington

\$798,000

Listed By:

Michael Fredrickson

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509-522-2272

WA Lic.#21009558

This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

Associated Appraisers of Walla Walla, LLC

2 West Main Street
Walla Walla, WA 99362
Firm #21010246

Tull Road Dryland Farm Property Walla Walla and Columbia Counties, Washington

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present the offer for sale a property located north of Prescott in Walla Walla and Columbia Counties.

This farm is located about 10 miles northeast of Prescott along the east and west sides of Tull Road, it has a total of **473.26 acres** of which there are **419.83 tillable acres**. The farm currently has **233.84 CRP acres**, with a contract expiration date of 2026. The CRP payment is based on \$84.13 per acre, or \$19,673 per year, and the tillable acres are leased for \$9,300 per year.

The tract is provided access from county-maintained, gravel Tull Road. The irregular shaped tract is sloping to steep in topography with elevations ranging from 1,780 feet along the county line and rises up to 1,900 feet above sea level along the ridge tops of the northern area. The predominant soil type is Walla Walla silt loam, 8 to 30 percent slopes. The average annual rainfall is 15 to 16 inches. Power is available to the tract. The historic winter wheat yield is 85 bushels per acre on a winter wheat/summer fallow rotation.

Walla Walla and Columbia Counties Aerial Parcel Map



**Tull Road Dryland Farm Property
Walla Walla and Columbia Counties, Washington**

Google Earth Map



Tull Road Dryland Farm Property Walla Walla and Columbia Counties, Washington

Soils

The predominant soil types are Walla Walla silt loam, 8 to 30 percent slopes.



Tull Road Dryland Farm Property Walla Walla and Columbia Counties, Washington

FSA Aerial Maps - Walla Walla County Parcel

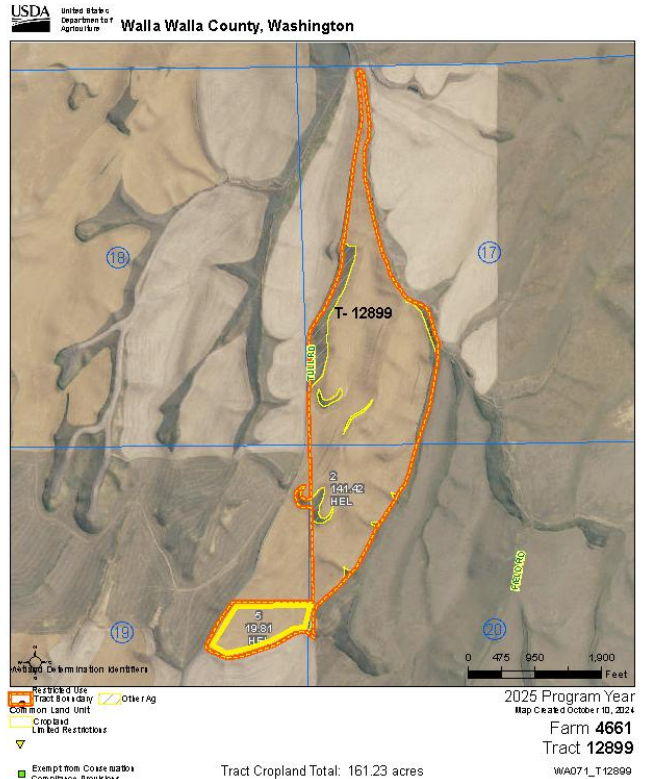
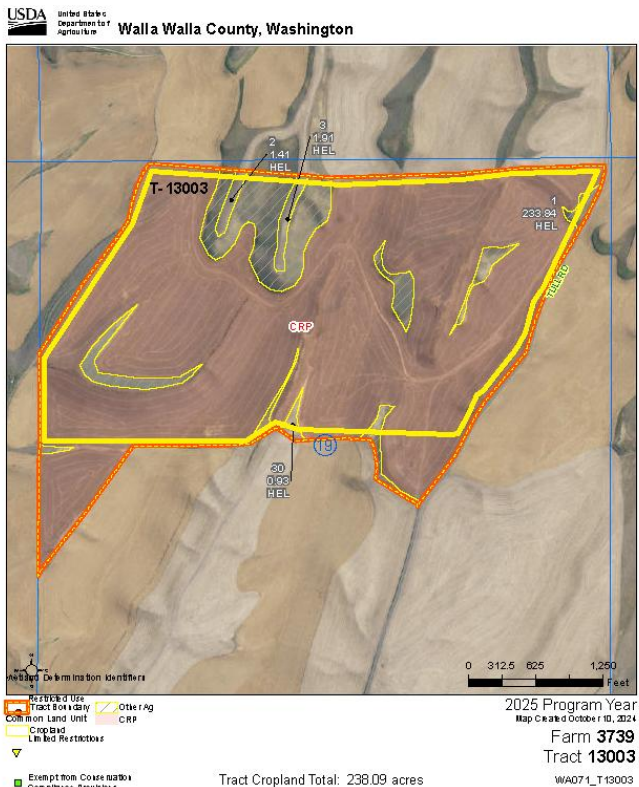
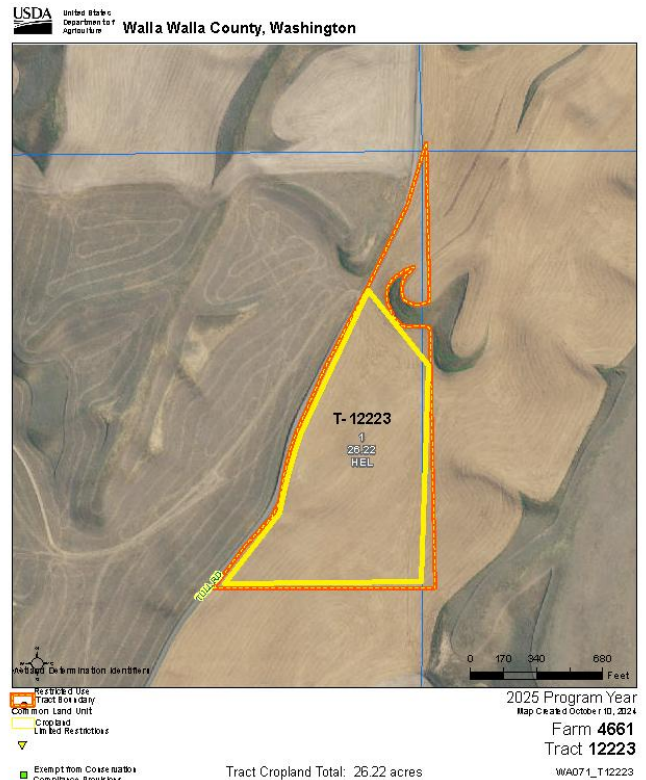
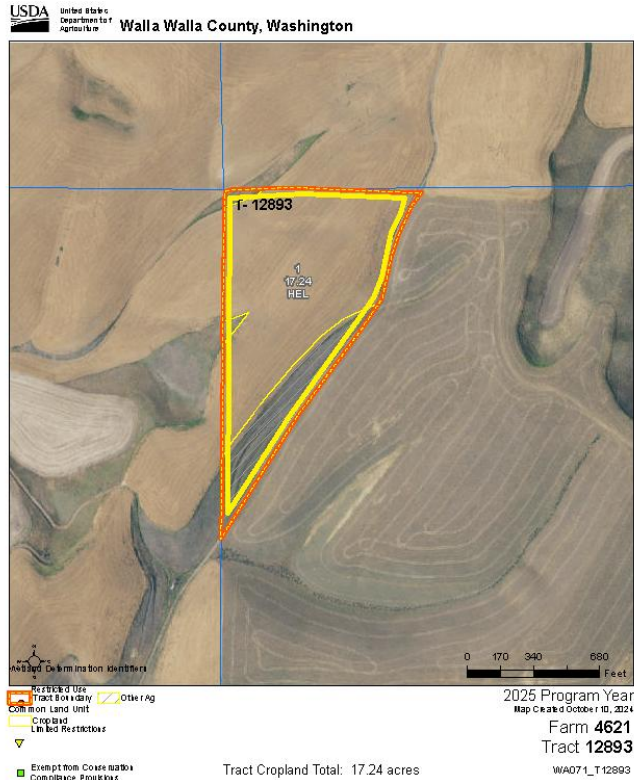
Portion noted in red on the bottom map is outside of the parcel.



Tull Road Dryland Farm Property Walla Walla and Columbia Counties, Washington

FSA Aerial Maps - Columbia County Parcel

Portions inside of the parcel are outlined in yellow.



**Tull Road Dryland Farm Property
Walla Walla and Columbia Counties, Washington**



Facing North on Tull Road – Subject Farm is on Both Sides of the Road

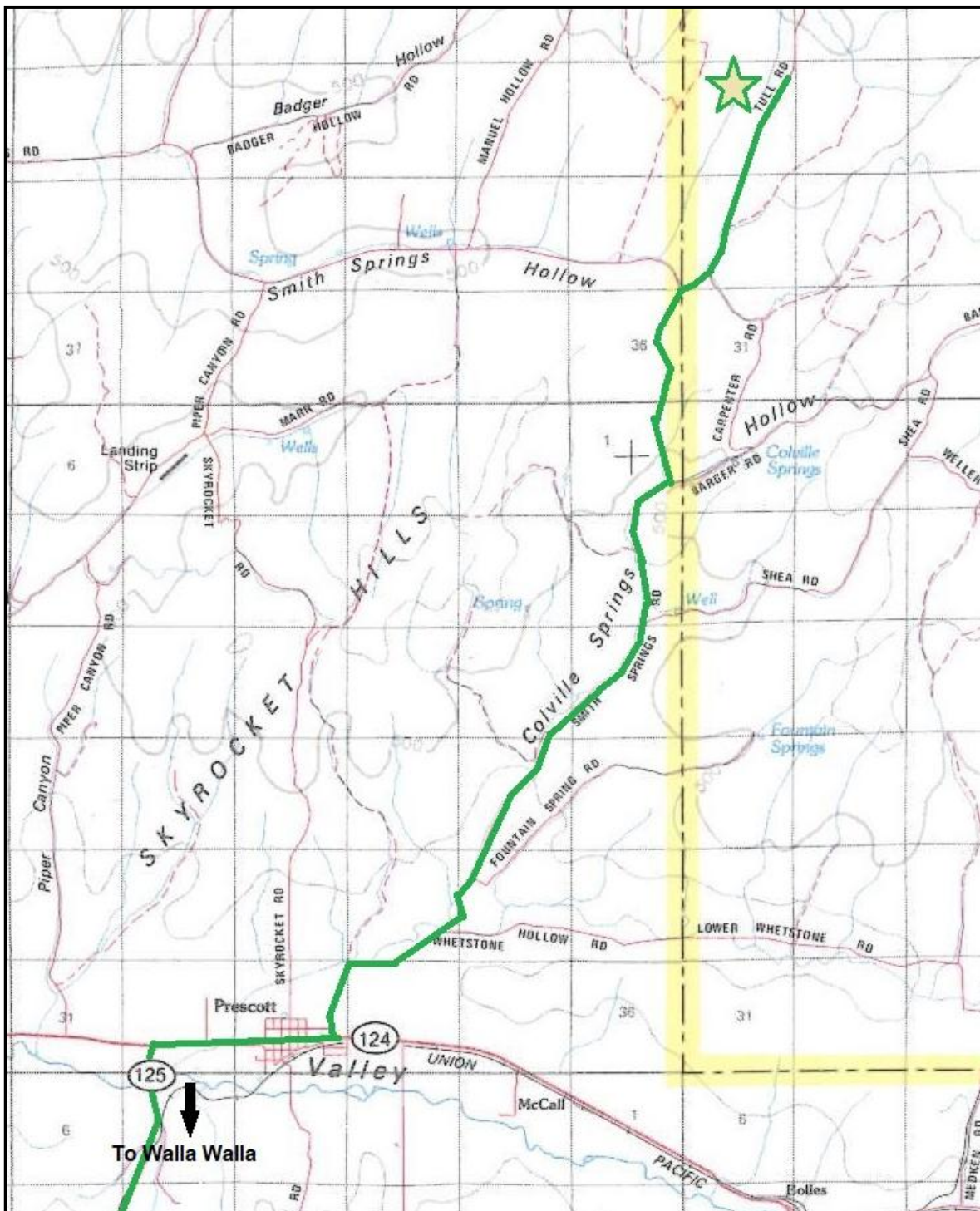
Facing Northeast Along a Hillside Field



Tull Road Dryland Farm Property Walla Walla and Columbia Counties, Washington

Driving Directions

From Prescott, follow Hwy 124 east to Smith Springs Road. After approximately 8 miles, take Fields Gulch Road east to Tull Road. After approximately 1.5 miles, Tull Road bisects the farm.



**Tull Road Dryland Farm Property
Walla Walla and Columbia Counties, Washington**

COUNTY ASSESSED VALUE AND TAXES

<u>County</u>	<u>Parcel</u>	<u>Acres</u>	<u>Improvement Value</u>	<u>Market Value</u>	<u>Taxable Value</u>	<u>Taxes</u>
WW Co.	36-11-24-41-0002	160.00	-	\$ 172,750	\$ 55,530	\$ 559.94
Col. Co.	2-011-37-019-8000	<u>313.26</u>	-	<u>\$ 352,420</u>	<u>\$ 87,460</u>	<u>\$ 912.30</u>
		473.26		\$ 525,170	\$ 142,990	\$ 1,472

ZONING

Within Walla Walla County, the farm is zoned Primary Agriculture 40 (PA-40), which requires 40-acre minimum lot sizes to construct a single-family residence.

Within Columbia County, the farm is zoned Agriculture A-1, which also requires 40-acre minimum lot sizes to construct a single-family residence.

LEGAL DESCRIPTION

Walla Walla County Parcel

THE SOUTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 11 NORTH OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPTING THEREFROM ALL THE ABOVE DESCRIBED LANDS, ANY PORTION OF LAND LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

ALL SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

Columbia County Parcel

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FILE NO.: ORC-2167

Situated in the State of Washington, County of Columbia:

The North half of Section 19, Township 11 North, Range 37 E.W.M.

EXCEPTING THEREFROM the following described tract:

Beginning at the Northeast corner of said Section 19; thence West along the North line of said Section 19, 111.0 feet; thence South 14°10' West 409.0 feet; thence South 28°38' West 361.0 feet; thence South 57°00' East 460.0 feet to the East line of said Section 19; thence North 964.0 feet to the place of beginning.

ALSO EXCEPT public road rights of way.

ABBREVIATED LEGAL: Frac. N1/2 Sec. 19, Twp. 11 N., Rng. 37 E.W.M.

PARCEL NO(S): 2-011-37-019-8000

PURPORTED ADDRESS: NKA, Dayton, WA 99328