

SEALED BID OFFERING

YAKIMA VALLEY, WASHINGTON FARM PORTFOLIO FOR SALE

511.91 +/- DEEDED ACRES OFFERED | YAKIMA COUNTY, WA



SEALED BIDS DUE JULY 8, 2025 @ 4:00 PM (PT)

ADAM WOIBLET
Adam@AgTradeGroup.com
509.520.6117
AgTradeGroup.com

 **AGRI BUSINESS™**
TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS

OVERVIEW

AgriBusiness Trading Group is pleased to announce a farm sale of four non-contiguous Yakima Valley, Washington orchard tracts in Tieton and Yakima, Washington.

The tracts in this portfolio will be sold via a sealed bid offering and may be purchased individually, in any combination of multiple tracts, or all together as a single asset. The Seller will consider all bids and combinations thereof. All bids are due by Tuesday, July 8 @ 4:00 PM (PT).

The tracts range from 19.33 to 350.87 +/- deeded acres and are currently operated as irrigated orchard properties by the landowner. Tracts 1-3 are located near Tieton, Washington, while Tract 4 is located south of Yakima, Washington, within the boundaries of the Yakama Nation Tribal Reservation.

Irrigation water for Tracts 1-3 is provided through surface water rights from the Yakima-Tieton Irrigation District (YTID). Tract 4's surface water rights are managed by the Bureau of Indian Affairs – Wapato Irrigation Project (WIP). In addition to the irrigation water rights, there are various domestic wells located on the properties for service to the structures.

This portfolio of irrigated farm ground would make an excellent addition to an existing orchard enterprise or farming operation. It could also potentially serve as a smart investment opportunity for a Buyer looking to diversify their portfolio or develop additional permanent crops in this sought-after area.

The total acres included in the sale of this asset are subject to pending boundary line adjustments being completed by the Seller on Tract 1. All pending boundary line adjustments will be finalized and recorded prior to closing on the affected tract. Tract 1 boundaries, as depicted herein, are a close representation of what the post-BLA property will be.



OVERVIEW MAP



REGION

The Yakima Valley, stretching from Tieton to the Tri-Cities, is home to Washington State's largest apple-growing region. Known for producing high-quality apples of various varieties, the area benefits from an extended growing season that starts early and ends late, which is ideal for fruit production. In addition to apples, the valley is known for cherries, pears, and wine grapes, contributing to its agricultural diversity. Yakima County is divided by the Ahtanum Ridge and Rattlesnake Ridge, creating two distinct growing regions within its borders.

The Tieton sub-region, where Tracts 1-3 are located, is in the northernmost portion of the Yakima Valley. Due to its higher elevation and specific geographical features, the Tieton region has distinct microclimates. The combination of elevation and exposure to the surrounding ridgelines creates a more varied climate, which can be advantageous for certain crops that require a longer growing season or more gradual temperature shifts, such as apples.

While other parts of the Yakima Valley are more exposed to temperature extremes from the east and west, Tieton's unique topography offers greater protection from cold air sweeping down from Canada, creating a more stable growing environment—especially during critical stages like bloom and fruit set.



REGION MAP



AMERICAN VITICULTURAL AREAS



COLUMBIA VALLEY AVA – Tracts 1-4 Located in This AVA

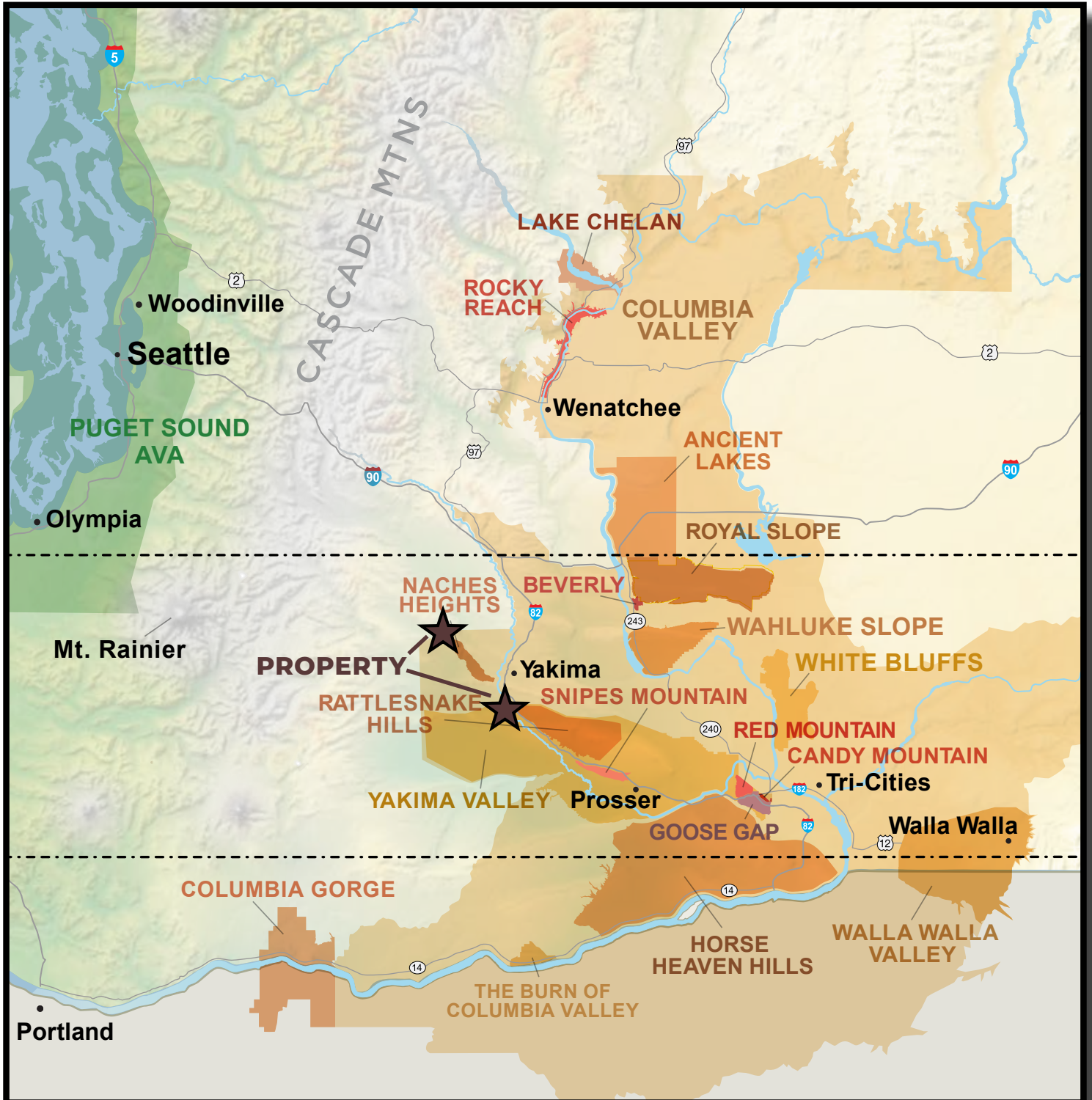
Awarded appellation status in 1984, the Columbia Valley AVA is located east of the Cascade Mountain Range. Irrigation, combined with consistently warm and dry temperatures throughout the growing season, gives growers greater control over grape development compared to many other wine regions. As a result, there is less vintage variation and more consistent production of high-quality wines. There are approximately 60,079 acres currently under vine, and the primary grape varieties include Cabernet Sauvignon, Merlot, Chardonnay, Riesling, and Syrah.

NACHES HEIGHTS AVA (Sub-AVA of the Greater Columbia Valley AVA) – Tract 1 Located in This Sub-AVA

Awarded appellation status in 2011, the Naches Heights AVA is entirely contained within the Columbia Valley AVA. The appellation is located on a million-year-old lava flow and has andesite bedrock, rather than the basalt bedrock found throughout the rest of the Columbia Valley AVA. The region is still in its early stages of development, but several high-quality wineries are producing wines with a focus on minimal intervention and terroir-driven characteristics. Approximately 50 acres of land are currently under vine, with the primary grape varieties including Pinot Gris, Riesling, Gewürztraminer, and Syrah.



AVA MAP



TRACT ONE OVERVIEW

Tract 1 comprises 350.87 +/- deeded acres with approximately 229.10 +/- planted orchard acres per crop insurance records. This tract consists of 24 tax parcels and is located north of Tieton, Washington, in an area that receives 16-18 inches of rainfall per year, per the NRCS. The total acres included in the sale of this tract are subject to pending boundary line adjustments being completed by the Seller prior to closing.

The landowner has operated this tract for many years and has developed it as an orchard. There are 229.10 +/- acres planted, of which 126.00 +/- planted to apples, 43.80 +/- planted to pears, 18.30 +/- planted to apricots, 28.00 +/- planted to cherries, and 13.00 +/- planted to alfalfa. This tract is farmed and certified organic, except for one block of apples totaling 4.00 +/- acres, 28.00 +/- acres of cherries, and 13.00 +/- acres of alfalfa.

Irrigation water for this tract is delivered via surface water rights from the Yakima-Tieton Irrigation District. There are 336.54 +/- water shares, and the 2025 irrigation assessment is \$58,194.69 +/- . This irrigation district is not subject to RRA acreage limitations. All irrigation and filtration equipment is included in the sale.

This tract is entirely within the Columbia Valley AVA, with all tax parcels located east of Section 1 Road within the Naches Heights AVA, a sub-AVA of the Columbia Valley AVA.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.

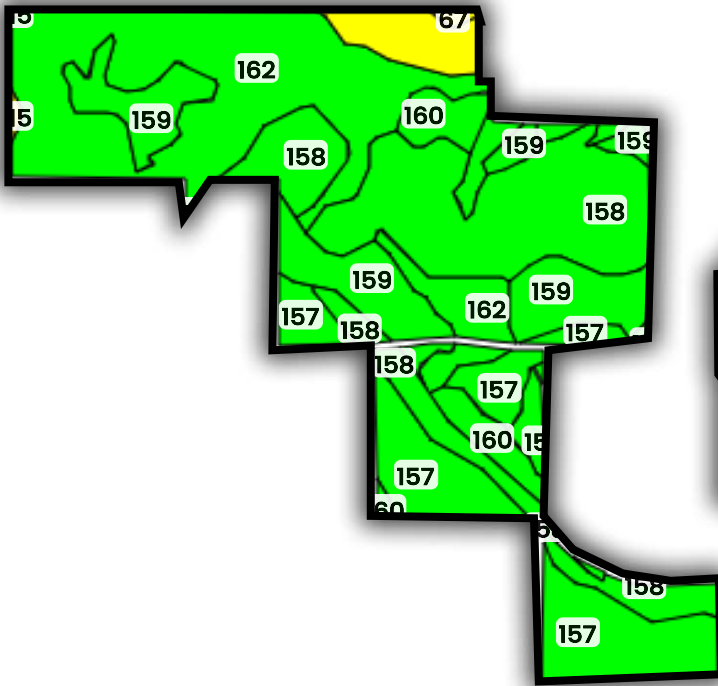
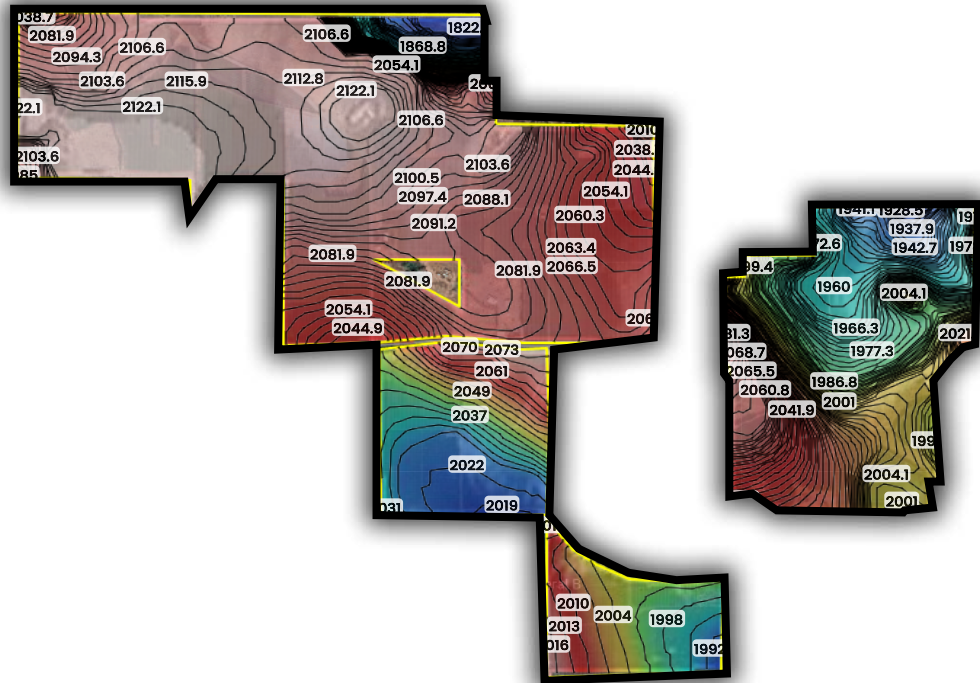
Final acres, irrigation allotments and assessments, and property taxes are subject to change post-boundary line adjustment, which will be finalized and recorded prior to closing on this tract. Tract 1, as shown herein, represents the anticipated post-BLA size and scope.



TRACT ONE SOILS & TOPOGRAPHY

TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 1,822 feet and 2,122 feet above sea level.

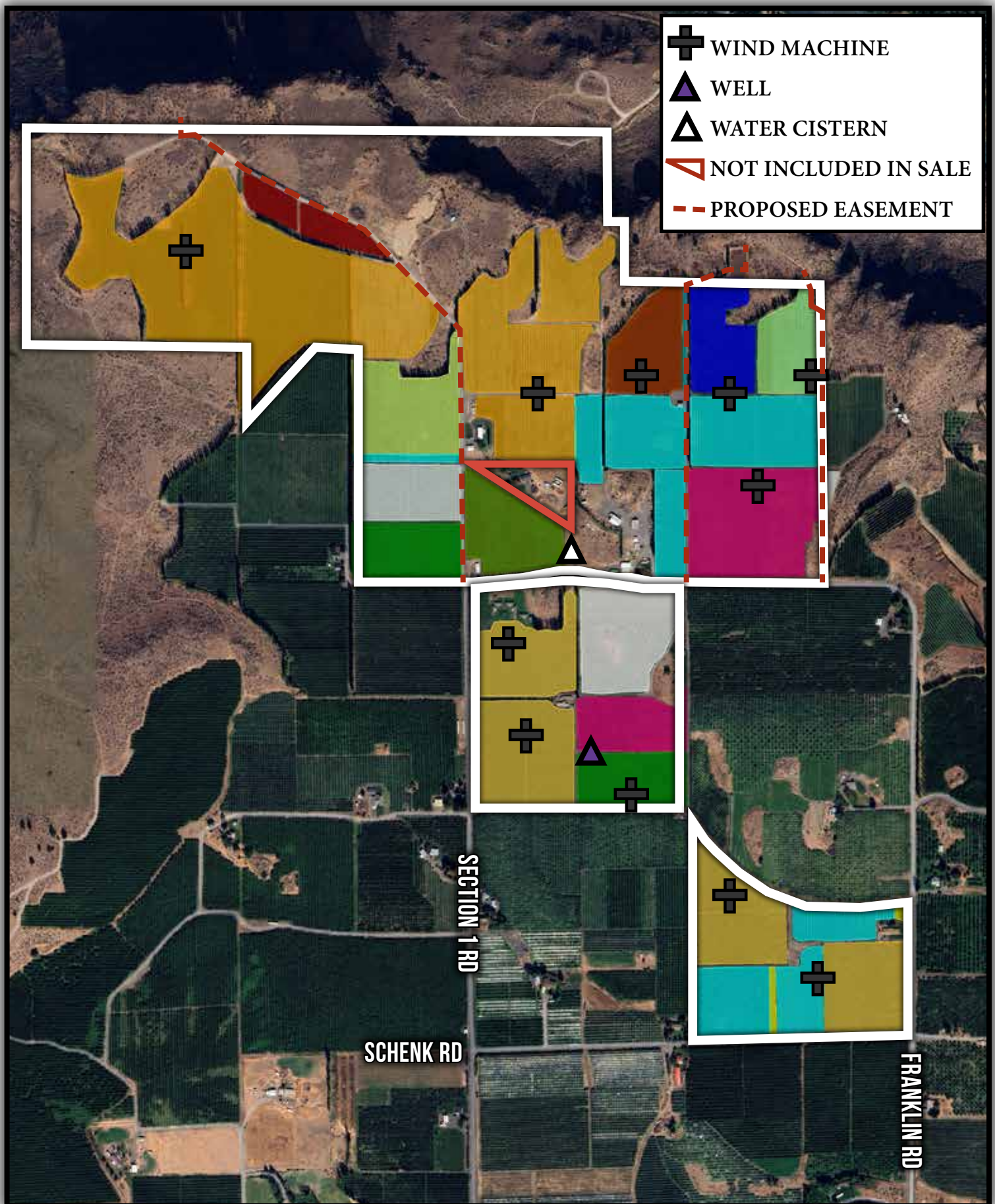


SOILS

The primary soil type for this tract is Tieton loam. The Tieton series consists of deep, well-drained soils formed in loess and weathered andesite. The soils are found on uplands with slopes of 0 to 35 percent. These soils are found in south-central Washington.

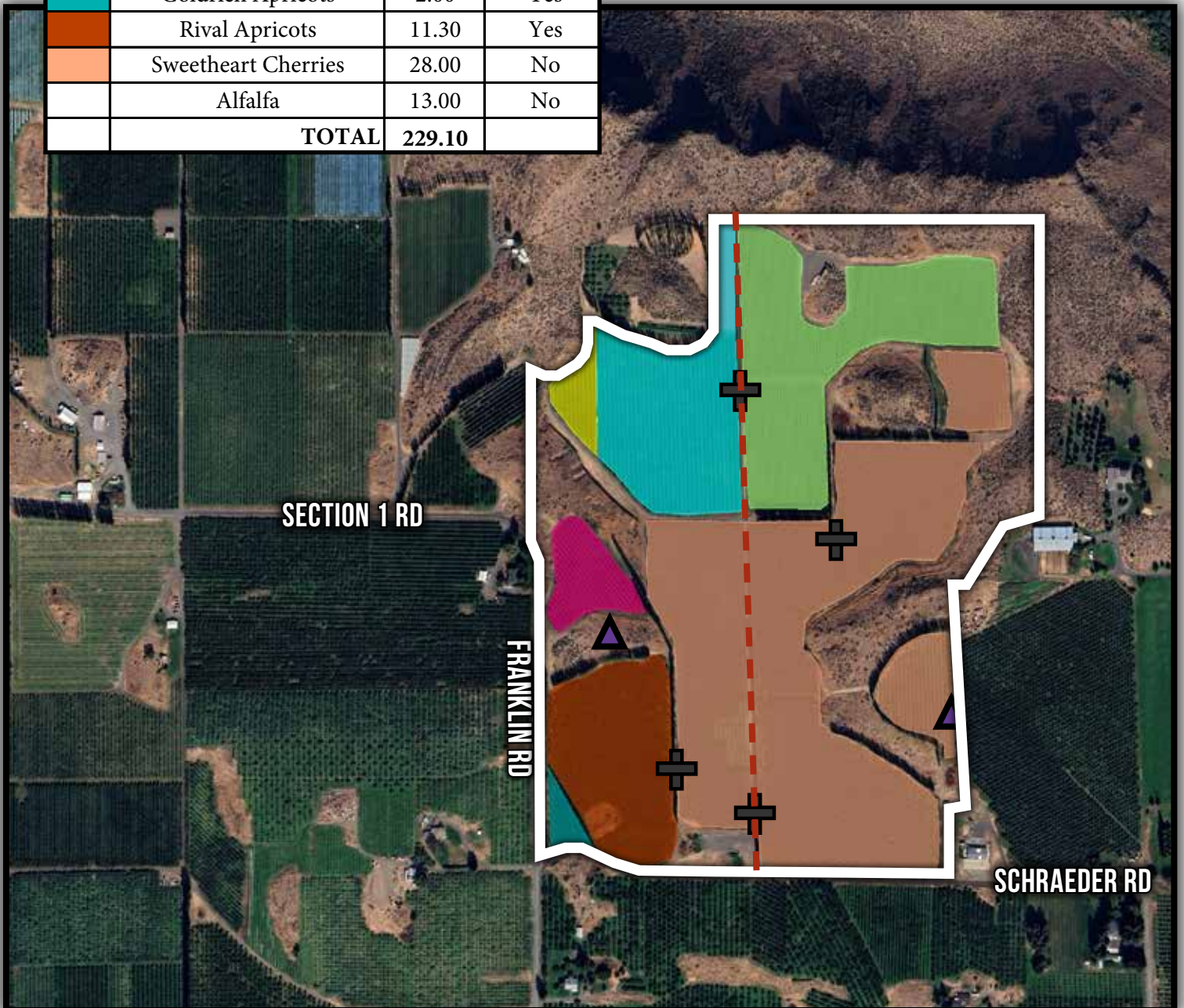
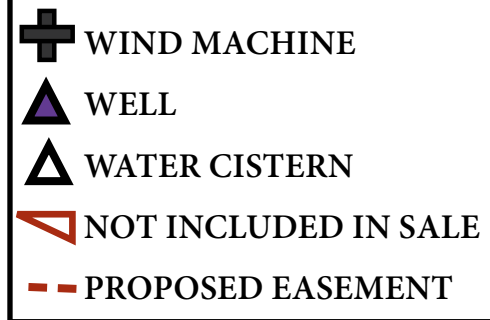
Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
162	Tieton-Rock outcrop complex, 0 to 30 percent slopes	101.03	28.85 %	15	6	4	Well drained
158	Tieton loam, 2 to 5 percent slopes	89.24	25.49 %	33	2	2	Well drained
159	Tieton loam, 5 to 8 percent slopes	71.87	20.53 %	32	3	3	Well drained
157	Tieton loam, 0 to 2 percent slopes	44.95	12.84 %	33	2	2	Well drained
160	Tieton loam, 8 to 15 percent slopes	23.78	6.79 %	32	4	3	Well drained
161	Tieton loam, 15 to 30 percent slopes	9.13	2.61 %	30	6	4	Well drained
65	Kiona stony silt loam, 15 to 45 percent slopes	9.00	2.57 %	8	-	6	Well drained
67	Lickskillet silt loam, 5 to 30 percent slopes	0.62	0.18 %	25	-	6	Well drained
115	Rubbleland-Rock outcrop association	0.52	0.15 %	0	-	8	Excessively drained
Average:				26.7			

TRACT ONE OVERVIEW MAP



TRACT ONE OVERVIEW MAP CONT.

	Variety	Acres	Organic
	Golden Apples	27.00	Yes
	Jonagold Apples	9.60	Yes
	Honeycrisp Apples	47.90	Yes
	Pinova Apples	17.50	Yes
	Ambrosia Apples	14.50	Yes
	Heirloom Apples	5.50	Yes
	Red Flesh Apples	4.00	No
	Bartlett Pears	34.50	Yes
	Anjou Pears	1.80	Yes
	Bosc Pears	7.50	Yes
	Le Crème Apricots	5.00	Yes
	Goldrich Apricots	2.00	Yes
	Rival Apricots	11.30	Yes
	Sweetheart Cherries	28.00	No
	Alfalfa	13.00	No
	TOTAL	229.10	



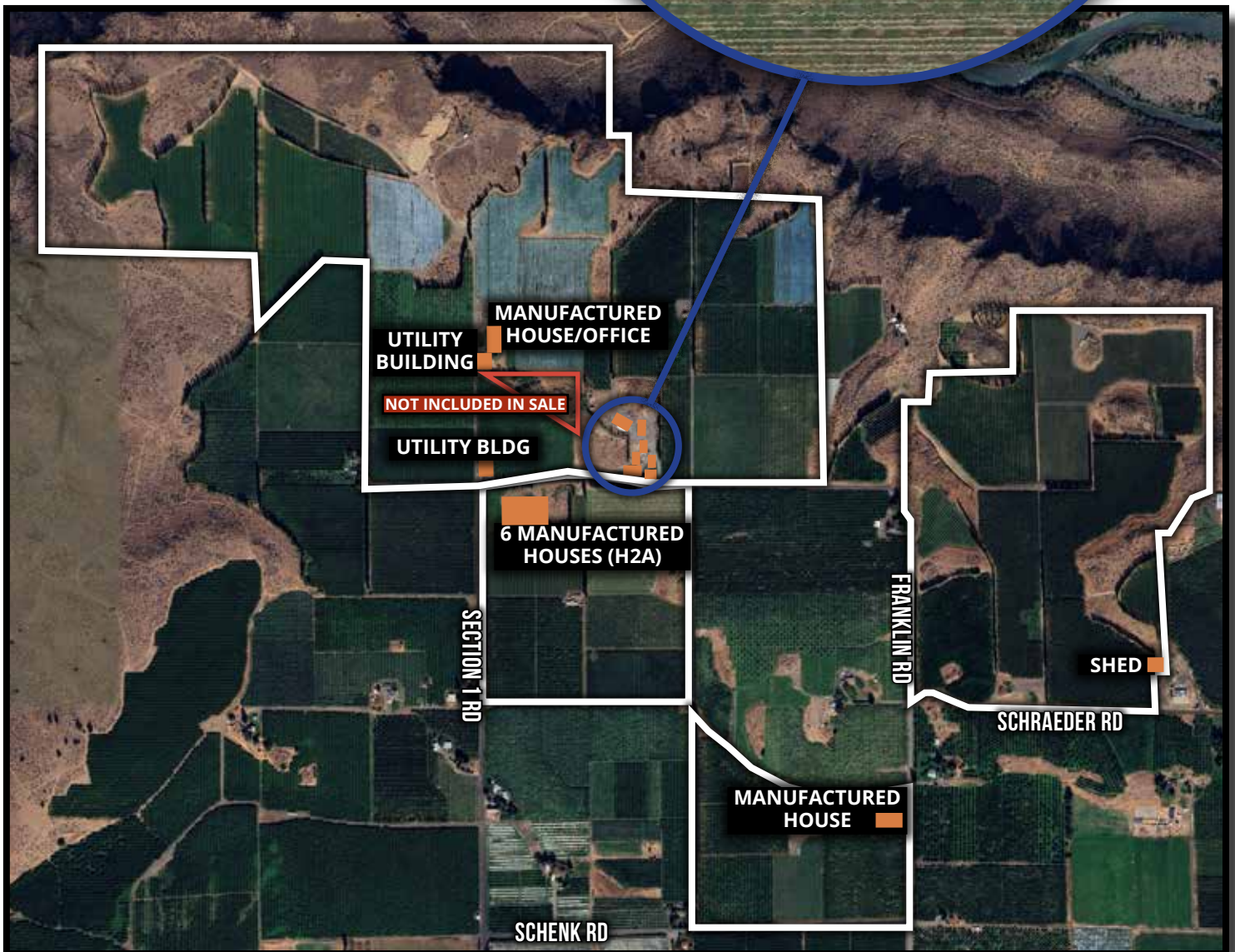
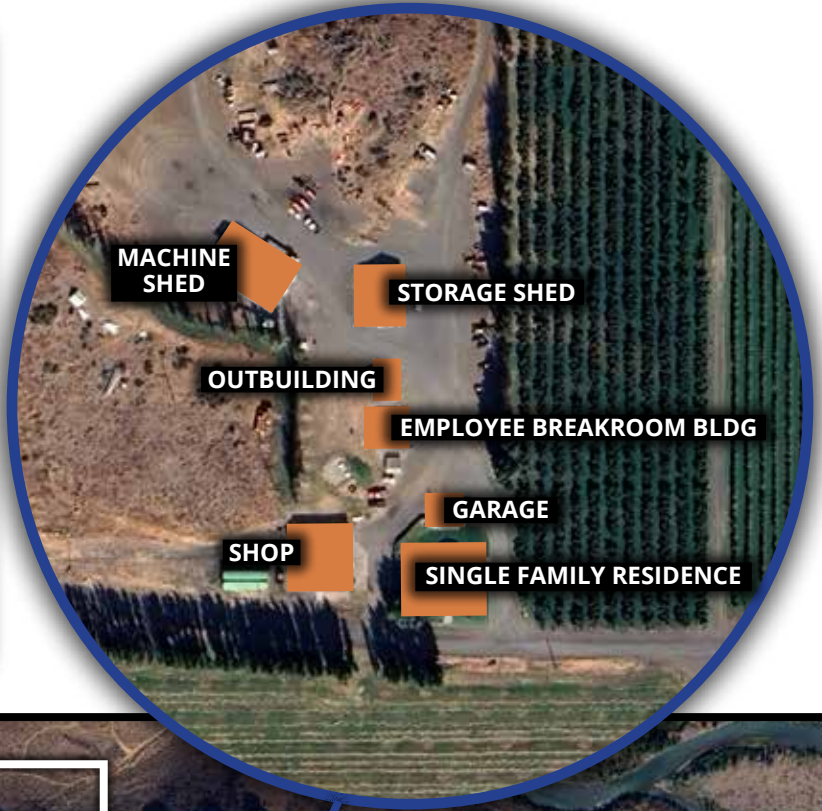
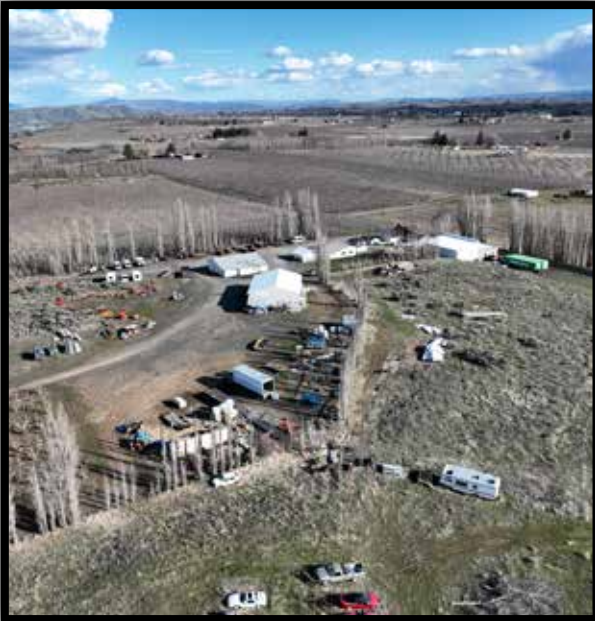
TRACT ONE BUILDING INFO

There is a single-family residence, nine manufactured houses, three sheds, three garages, three utility buildings, and 15 propane-powered wind machines located on the property and included in the sale of this tract. The buildings are used for equipment storage and maintenance, while the houses are used for employee/H2A housing. The H2A permits allow for 30 occupants in six of the manufactured homes. A domestic well and private septic systems serve all of the buildings. The total property taxes for 2025 are \$30,509.04.

Most of the tract is located in an Agricultural Zone, and a small portion, specifically the northernmost parcels, falls within the Remote/Extremely Limited Development Potential Zone. According to the Yakima County Planning Division, the minimum parcel size for both zones is 40 acres.



TRACT ONE BUILDING MAP



TRACT TWO OVERVIEW

Tract 2 comprises 58.23 +/- deeded acres with approximately 39.70 +/- planted orchard acres per crop insurance records. This tract consists of four tax parcels and is located south of Tieton, Washington, in an area that receives 14-15 inches of rainfall per year, per the NRCS. The property is situated in the Columbia Valley AVA.

The landowner has operated this tract for many years and has developed it as an orchard. There are 22.10 +/- acres currently planted to apples, 11.10 +/- acres planted to pears, 6.50 +/- acres planted to apricots, and 13.00 +/- acres planted to alfalfa. The orchard acres are USDA-certified organic, excluding the alfalfa field.

Irrigation water for this tract is delivered via surface water rights from the Yakima-Tieton Irrigation District. There are 58.79 +/- water shares, and the 2025 irrigation assessment is \$10,686.52. The irrigation district is not subject to RRA acreage limitations. All irrigation and filtration equipment is included in the sale.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



TRACT TWO MAP

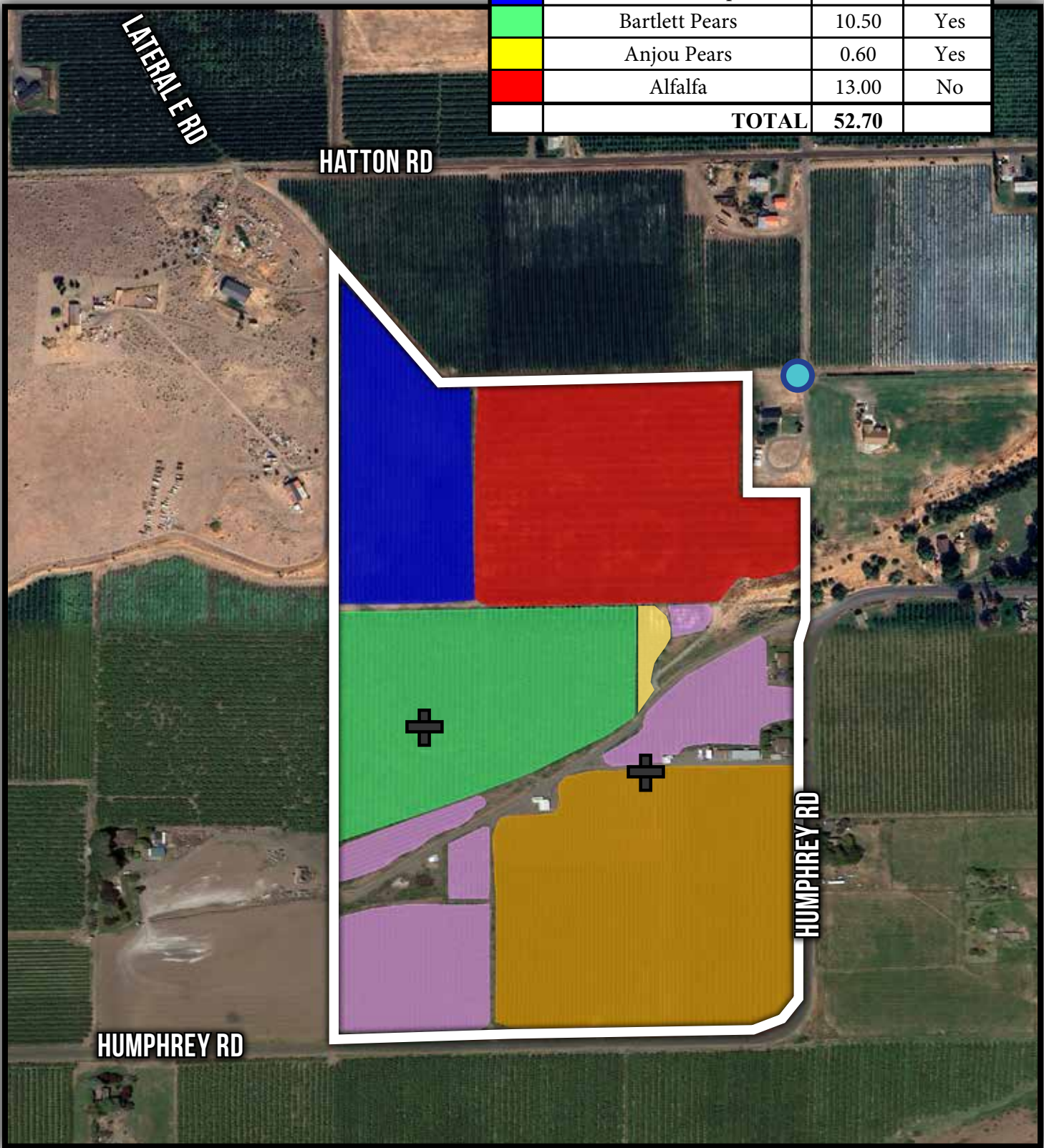


WIND MACHINE



TURNOUT

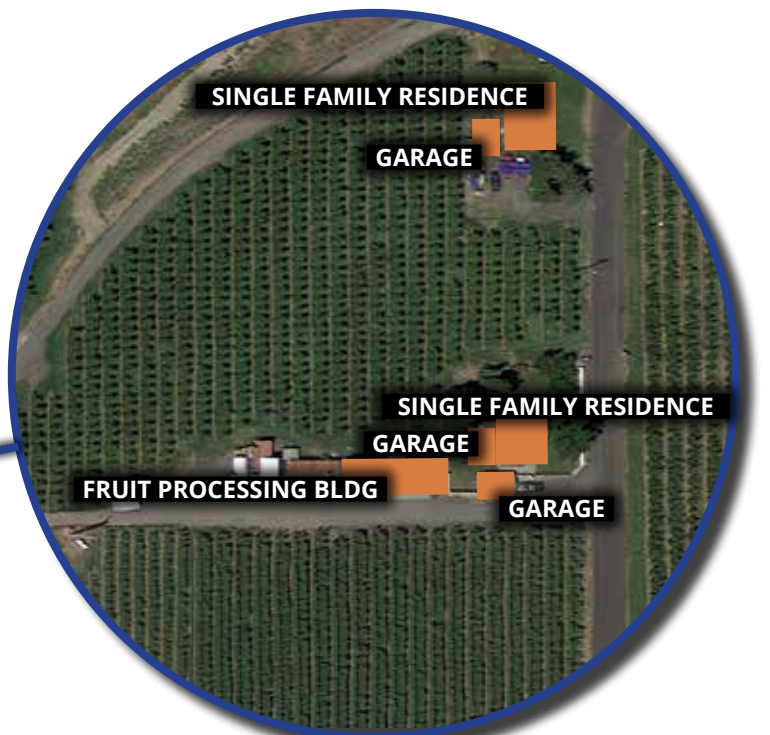
	Variety	Acres	Organic
	Lady Apples	7.50	Yes
	Honeycrisp Apples	14.60	Yes
	Southern Cross Apricots	6.50	Yes
	Bartlett Pears	10.50	Yes
	Anjou Pears	0.60	Yes
	Alfalfa	13.00	No
	TOTAL	52.70	



TRACT TWO BUILDING INFO/PICS

There are two single-family residences, three garages, one shed, and two propane-powered wind machines located on the property and included in the sale of this tract. The buildings are used for packing and storage, while the houses are used for employee/H2A housing. The H2A permits allow for eight occupants in one of the residences. A domestic well serves the homes and buildings. The total property taxes for 2025 are \$8,832.10.

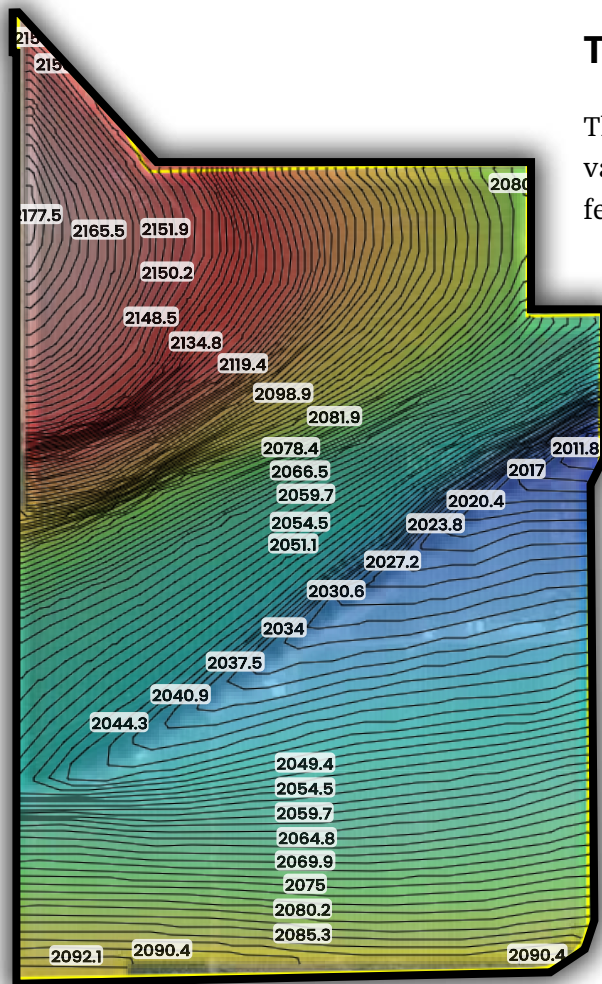
According to the Yakima County Planning Division, the tract is located in an Agricultural Zone, and the minimum parcel size is 40 acres.



TRACT TWO SOILS & TOPOGRAPHY

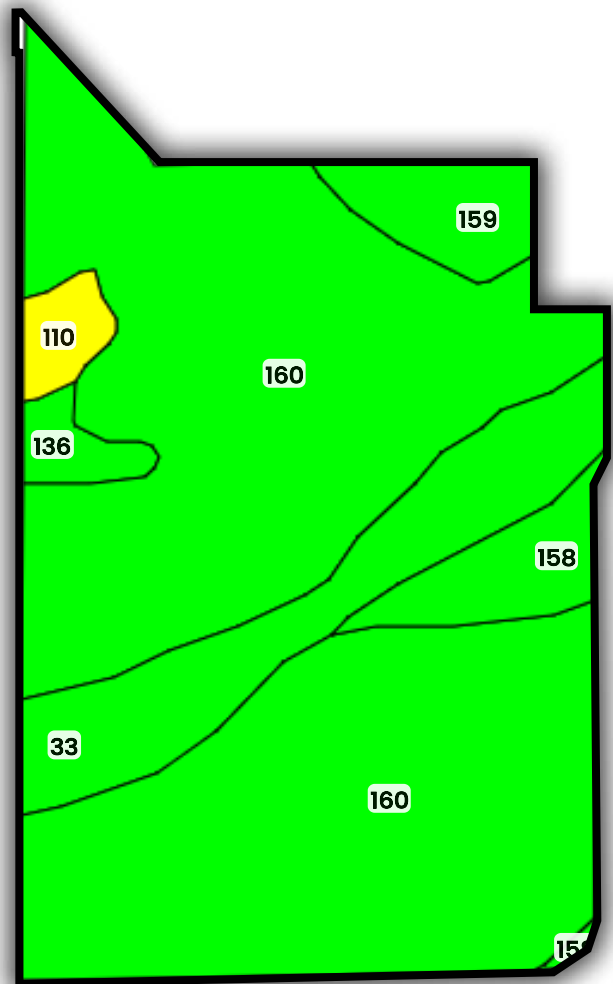
TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 2,012 feet and 2,178 feet above sea level.



SOILS

The primary soil type for this tract is Tieton loam. The Tieton series consists of deep, well-drained soils formed in loess and weathered andesite. The soils are found on uplands with slopes of 0 to 35 percent. These soils are found in south-central Washington.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
160	Tieton loam, 8 to 15 percent slopes	44.64	76.00 %	32	4	3	Well drained
33	Esquatzel silt loam, 2 to 5 percent slopes	7.11	12.10 %	21	2	3	Well drained
158	Tieton loam, 2 to 5 percent slopes	2.58	4.39 %	33	2	2	Well drained
159	Tieton loam, 5 to 8 percent slopes	2.38	4.05 %	32	3	3	Well drained
110	Rock Creek-Clint-Simcoe complex, 0 to 45 percent slopes	1.03	1.75 %	16	-	7	Well drained
136	Simcoe silt loam, 5 to 15 percent slopes	1.00	1.70 %	21	4	3	Well drained
Average:				30.2			

TRACT THREE OVERVIEW

Tract 3 comprises 19.33 +/- deeded acres with approximately 17.50 +/- planted orchard acres per crop insurance records. This tract consists of one tax parcel located south of Tieton, Washington, in an area that receives 14-15 inches of rainfall per year, per the NRCS. The property is situated in the Columbia Valley AVA.

The landowner has operated this tract for many years and has fully developed it as an orchard. There are 9.50 +/- acres currently planted to apples and 8.00 +/- acres planted to apricots. All of the acres are USDA-certified organic.

Irrigation water for this tract is delivered via surface water rights from the Yakima-Tieton Irrigation District. There are 18.96 +/- water shares, and the 2025 irrigation assessment is \$3,304.82. The irrigation district is not subject to RRA acreage limitations. All irrigation and filtration equipment is included in the sale.

One propane-powered wind machine is located on the property and is included in the sale of this tract. The total property taxes for 2025 are \$1,400.35.

According to the Yakima County Planning Division, this tract is located in an Agricultural Zone, and the minimum parcel size is 40 acres.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.

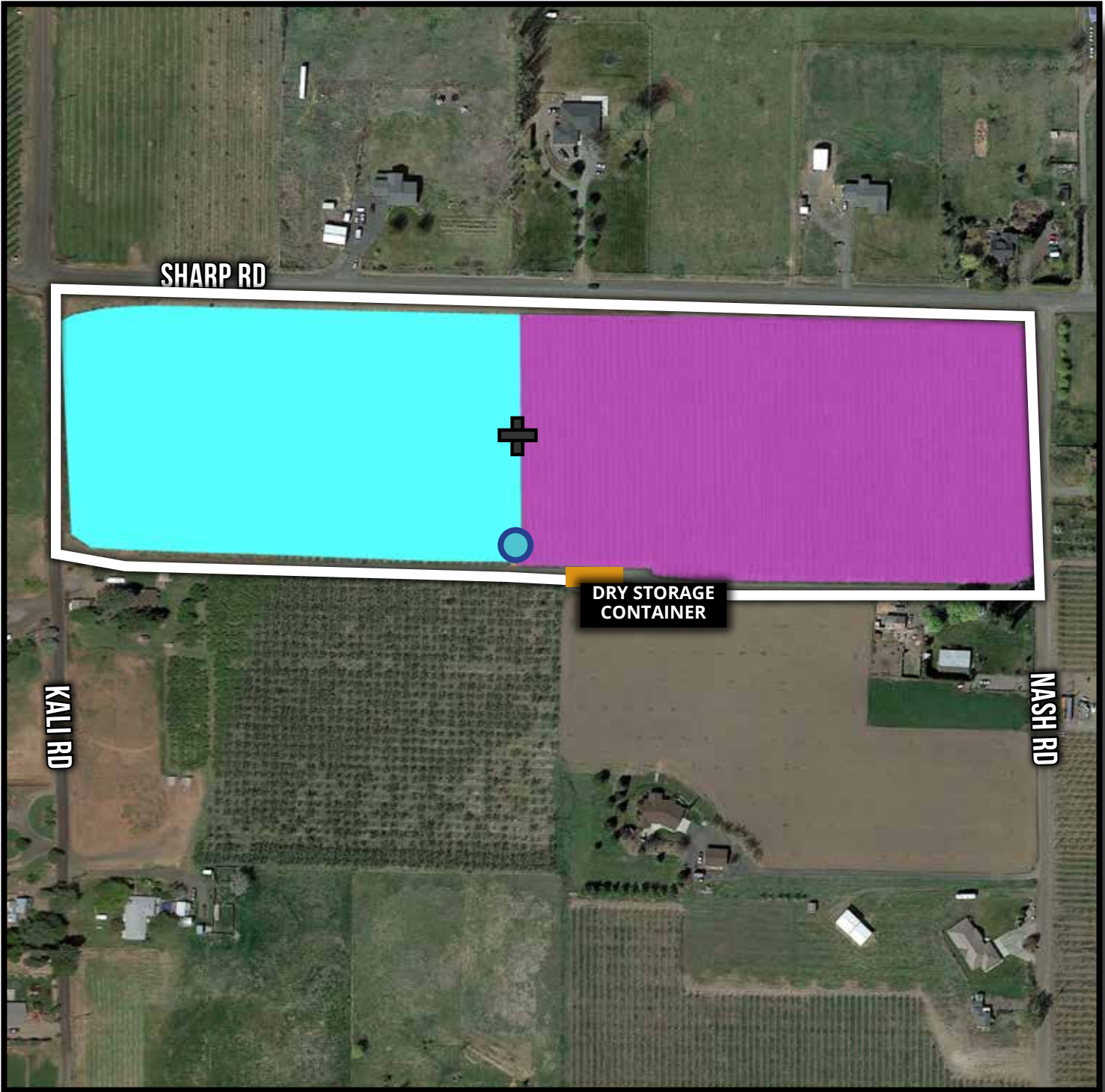


TRACT THREE OVERVIEW MAP

WIND MACHINE

TURNOUT

	Variety	Acres	Organic
	Honeycrisp Apples	9.50	Yes
	Le Crème Apricots	8.00	Yes
	TOTAL	17.50	



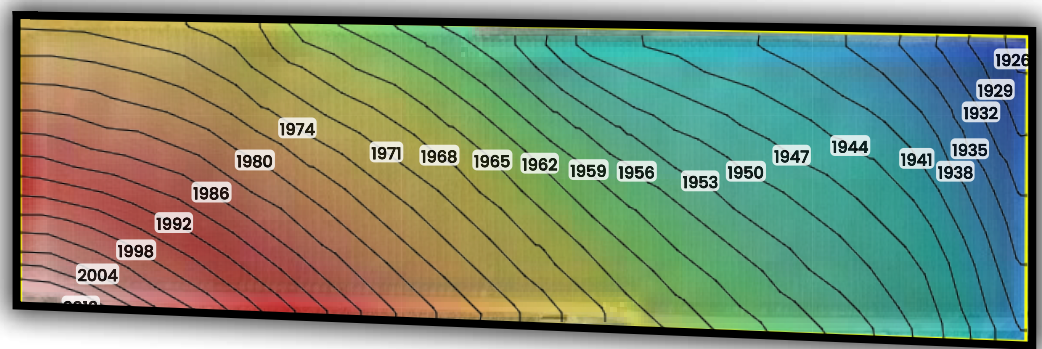
TRACT THREE PICTURES



TRACT THREE SOILS & TOPOGRAPHY

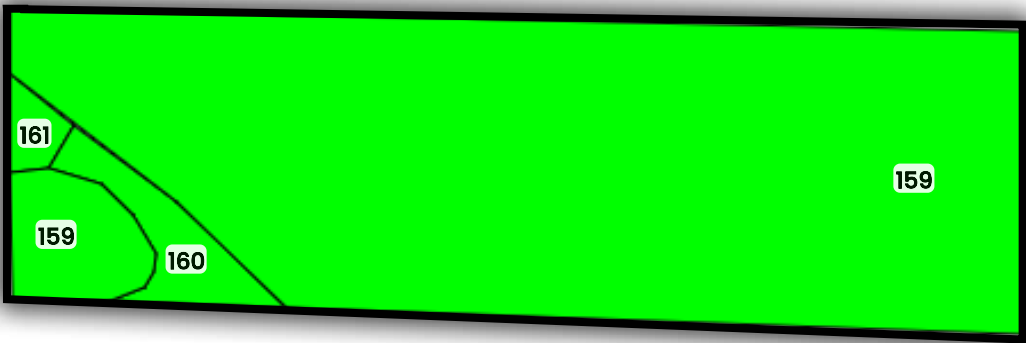
TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 1,926 feet and 2,013 feet above sea level.



SOILS

The primary soil type for this tract is Tieton loam. The Tieton series consists of deep, well-drained soils formed in loess and weathered andesite. The soils are found on uplands with slopes of 0 to 35 percent. These soils are found in south-central Washington.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
159	Tieton loam, 5 to 8 percent slopes	18.21	94.30 %	32	3	3	Well drained
160	Tieton loam, 8 to 15 percent slopes	0.84	4.35 %	32	4	3	Well drained
161	Tieton loam, 15 to 30 percent slopes	0.26	1.35 %	30	6	4	Well drained
Average:				32.0			

TRACT FOUR OVERVIEW

Tract 4 comprises 83.48 +/- deeded acres with approximately 48.50 +/- planted orchard acres per crop insurance records. This tract consists of three tax parcels and is located south of Yakima, Washington, in an area that receives 7-8 inches of rainfall per year, per the NRCS. The property is situated in the Columbia Valley AVA.

The deeded acres and all structures, included in the sale, are all located within the boundaries of the Yakama Nation Tribal Reservation. The deeded parcels are held fee simple by the owner just as they would be on non-tribal land and enjoy the same ownership benefits as any other real estate owned within Washington State. Fee simple owned land typically refers to reservation land owned by non-tribal members, that is no longer in trust or subject to restriction.

The landowner has operated this tract for many years and has developed it as an orchard. There are 41.50 +/- acres currently planted to apples, 7.00 +/- acres planted to pears, and 16.07 +/- acres of open, plantable acres. The orchard acres are USDA-certified organic, except for 6.50 +/- acres of Fuji apples. Shade cloth is installed and used on this orchard tract.

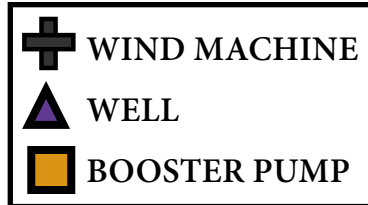
Irrigation water for this tract is delivered via surface water rights from Ahtanum Creek, delivered and managed through the Wapato Irrigation Project (WIP). There are 73.10 +/- irrigable acres via the water right certificate with 321.64 acre-feet available per year, which can be utilized from April 1 to October 1, although the WIP water is typically turned off in mid-July each year. The 2025 irrigation assessment is \$2,677.50. The irrigation district is not subject to RRA acreage limitations. All irrigation and filtration equipment is included in the sale.

This information is deemed reliable but not guaranteed - Buyer is responsible for verifying all information before closing.

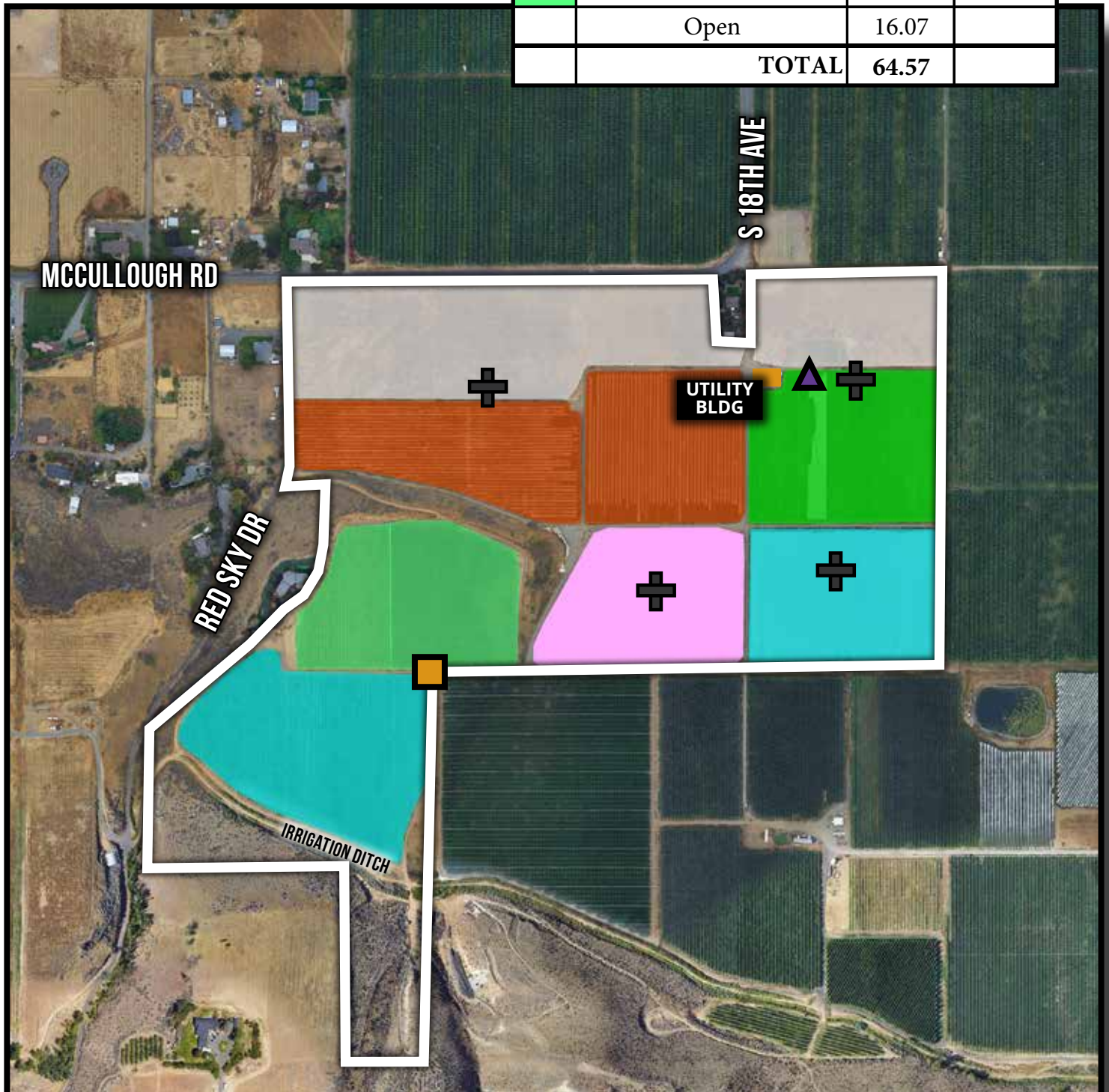
Access to the data room containing production records and other confidential information will be granted upon executing a Non-Disclosure Agreement.



TRACT FOUR OVERVIEW MAP



	Variety	Acres	Organic
	Fuji Apples	6.50	No
	Fuji Apples	6.00	Yes
	Granny Smith Apples	7.50	Yes
	Honeycrisp Apples	6.00	Yes
	Gala Apples	15.50	Yes
	Bartlett Pears	7.00	Yes
	Open	16.07	
	TOTAL	64.57	



TRACT FOUR BUILDING INFO/PICS

There is one utility building and four propane-powered wind machines located on the property, which are included in the sale of this tract. The building is used for equipment storage and maintenance. The total property taxes for 2025 are \$6,103.65.

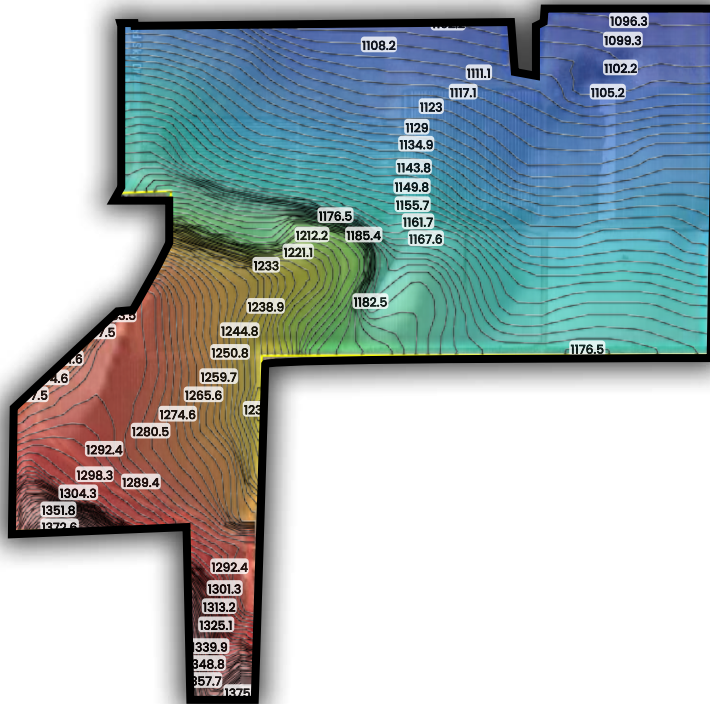
According to the Yakima County Planning Division, the tract is located in an Agricultural Zone, and the minimum parcel size is 40 acres.



TRACT FOUR SOILS & TOPOGRAPHY

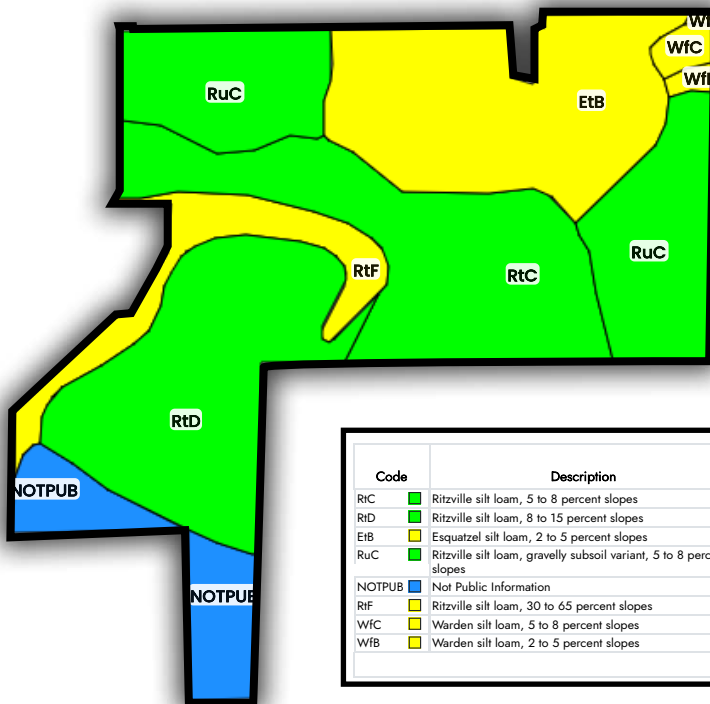
TOPOGRAPHY

This tract has a moderate elevation variation, ranging between 1,093 feet and 1,384 feet above sea level.



SOILS

The primary soil type for this tract is Ritzville silt loam. The Ritzville series consists of well-drained soils that formed in loess. These soils are typically found on uplands and ridges, with slopes ranging from 0 to 70 percent. These soils are found in eastern Washington and eastern Oregon.



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
RtC	Ritzville silt loam, 5 to 8 percent slopes	17.77	21.57 %	25	3	3	Well drained
RtD	Ritzville silt loam, 8 to 15 percent slopes	17.70	21.49 %	24	4	3	Well drained
EtB	Esquatzel silt loam, 2 to 5 percent slopes	17.68	21.46 %	22	2	6	Well drained
RuC	Ritzville silt loam, gravelly subsoil variant, 5 to 8 percent slopes	15.94	19.35 %	20	3	3	Well drained
NOTPUB	Not Public Information	6.29	7.64 %	0	-	-	-
RtF	Ritzville silt loam, 30 to 65 percent slopes	5.75	6.98 %	12	-	7	Well drained
WfC	Warden silt loam, 5 to 8 percent slopes	0.80	0.97 %	18	3	6	Well drained
WfB	Warden silt loam, 2 to 5 percent slopes	0.44	0.53 %	16	2	6	Well drained
Average:				20.2			

SEALED BIDS DUE TUESDAY, JULY 8 @ 4:00 PM (PT)

TERMS & CONDITIONS

Notice. The information provided herein represents the extent of the information available from Seller. Bidder understands the Offering Memorandum contains selected information about the property and does not purport to contain all the data a prospective buyer may desire. Bidder agrees to conduct, at their own risk and expense, their own independent inspections, investigations, inquiries, and due diligence concerning the property to verify the accuracy and completeness of any information obtained from the Offering Memorandum. Bidder hereby acknowledges that neither the Seller nor any person acting on the Seller's behalf has made any representations or warranties, expressed or implied, as to the accuracy or completeness of this information or contents herein or the suitability of the information contained herein for any purpose. At any time, this information is subject to, among other things, corrections or errors and omissions, addition or deletion of terms, and/or change of terms. Each potential bidder shall be liable for any property damage and/or personal injuries (including death) caused by or arising from any such inspection or investigations by them or their agents or consultants. Seller reserves the right to accept or reject any bid or offer, terminate negotiations, withdraw the property from the market without notice, amend these Terms & Conditions, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Real Estate Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow. This information has been obtained from sources believed to be reliable. Seller and Agribusiness Trading Group, Inc. ("Broker") may supplement, revise, or add property information until bids are due. Potential Bidders should continue to monitor the Broker's website to ensure that the Bidder is aware of the most up-to-date information.

Seller Intent. Seller intends to obtain the highest value for the property.

Data Room. Broker has set up an electric data room ("Data Room") where Bidders may examine documents about the sale, including but not limited to existing leases, maps, pro forma title insurance commitments, and reports. Access to the Data Room will be made available to all Bidders upon execution of a Non-Disclosure Agreement to be provided by the Broker.

Agency. Broker is acting exclusively as the agent for the Seller. The Buyer acknowledges they are either representing themselves or have their own representation to assist them in completing a sales transaction.

Broker Participation. A broker representing a Bidder ("Cooperating Broker") who qualifies under the Broker's broker incentive program requirements will be paid under the terms of the program at the Closing of the Property. A Cooperating Broker must complete the registration form with the Broker, as required for this incentive program, 48 hours before the Cooperating Broker's client's bid submission. A Cooperating Broker registration form with complete instructions will be made available upon request by the Cooperating Broker to the Broker.

Bid Submittal Process & Deadline. Sealed Bids, in written or electronic format, for the property will be due no later than 4:00 PM PT, on July 8, 2025, to the following:

Adam Woiblet
AgriBusiness Trading Group
109 W Poplar Street

Walla Walla, WA 99362
509.520.6117
Adam@AgTradeGroup.com

Sealed Bids for the Property should be submitted on the Sealed Bid Submittal Form found in the Data Room or available by contacting the Broker directly. Handwritten bids, if legible, may be acceptable at the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, negotiate with one or more Bidders, or withdraw the property from the market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding PSA. The Seller shall not be obligated or bound to sell the property until the Seller has entered into a fully executed, definitive PSA.

Earnest Money. Unless otherwise agreed to between the Seller and Buyer, within five (5) business days of the Effective Date of the PSA, Buyer will deposit with Escrow and Closing Agent, First American Title Insurance Company, 200 SW Market, Suite 250, Portland, OR 97201, the required Earnest Money Deposit payable in the form of a guaranteed check or wire transfer.

Closing Date. The fully executed PSA will govern the Closing date.

Closing Expenses & Prorations. Buyer and Seller shall share equally all escrow fees and other closing fees and costs. Seller shall pay real estate transfer taxes for the transfer of the Real Property and the premium for a standard owner's title insurance policy to be issued to Buyer in the amount of the Purchase Price allocated to the Real Property. The Buyer will pay any additional title insurance coverage or endorsements requested by the Buyer or its lender(s). Buyer shall pay all recording fees and all applicable use/sales tax on the Personal Property (if any). All real estate taxes accruing through the Closing Date will be prorated as of closing and paid in full by the Seller as a credit to the Buyer on the Settlement Statement. The buyer will be responsible for all real estate taxes after closing.

TERMS & CONDITIONS CONTINUED

Title to Property. Seller shall convey good, marketable, and insurable fee simple title to the Property to Buyer free and clear of all liens and encumbrances, subject to exceptions to be outlined in the PSA. A standard, basic owner's policy of title insurance in the amount equal to the purchase price of the property will be furnished at the Seller's cost. The Buyer shall pay any additional costs, fees, coverages, and endorsements on the title insurance policy. If the Buyer desires further survey information, the Buyer shall be responsible for the cost of such. Title to Real Property shall transfer pursuant to the terms provided in the PSA in a form reasonably acceptable to Seller. Title to Personal Property shall transfer by Bill of Sale subject to the restrictions and reservations provided in the PSA in a form reasonably acceptable to Seller. Seller will cause any water rights if any, appurtenant to the property and owned by the Seller to transfer with the sale of the property.

Leases. The property may be subject to a farm lease(s), and the Buyer will purchase the Property subject to any leases. The Buyer shall agree to assume each respective lease for the property and indemnify and hold the Seller, its officers, members, agents, and employees harmless from and against any claims, liabilities, fees, penalties, or costs resulting, directly or indirectly, from any breach of or default under the respective lease(s) as a result of Buyer's actions or any successor or assign of Buyer. Please contact the Broker for details.

Possession. Possession of the Property will be given at closing, subject to tenant's rights.

Survey. The Seller will not complete a survey of the property before closing. If a potential Bidder or the successful Buyer desires to obtain a survey, it will be at the Bidder's and/or Buyer's sole expense.

Current Use Status. If the Property is in a Current Use Status, the Buyer will continue the Current Use Status after Closing. If Buyer elects to discontinue the Current Use Status, Buyer will be responsible for any resulting taxes, penalties, and interest associated therewith.

Governing Law. The PSA to be executed by Seller and Buyer shall be governed by and constructed by the laws of the State where the property is situated.

Disclaimer. By submitting a sealed bid, each Bidder acknowledges, represents, and warrants to Seller and Broker that the Bidder has assessed, or has had the opportunity to evaluate, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title (including, but not limited to, all easements, rights of way, covenants, conditions and restrictions, reservation of rights, and other encumbrances and restrictions affecting the Real Property or any portion thereof), value, condition (including, but not limited to, the physical and environmental condition of the Real

Property), water rights, irrigation and water systems, and all other material aspects of the Real Property and Personal Property, and the Bidder is not relying on, nor influenced by, any statement or representation or warranty of the Real Property and Personal Property. Seller hereby disclaims any warranties of habitability, merchantability, and fitness for a particular purpose, expressed or implied. Unless otherwise expressly agreed to in writing by the Seller, the winning Bidder is acquiring the Real Property and Personal Property "AS IS, WHERE IS, WITH ALL OF ITS FAULTS" in its current condition existing as of the Closing Date, without any representation, warranty, promise, covenant, agreement or guaranty of any kind or nature whatsoever by the Seller, whether expressed or implied, oral or written, past, present or future, of, as, to or concerning any aspect of the Real Property or Personal Property.

Information provided in the Data Room and elsewhere to prospective Bidders is believed to be substantially accurate; however, Bidders shall perform their own investigation to verify all information independently. Each Bidder hereby unconditionally waives and releases Seller and Broker from and against any causes of action, now existing or hereafter arising, which the Bidder may have against Seller or Broker, or their agents, concerning the accuracy or completeness of the information provided.

Acknowledgement. By signing and submitting a bid, including via the Sealed Bid Submittal Form, the Bidder acknowledges and accepts the Terms and Conditions referenced herein. If the Bidder's offer is accepted, the Bidder agrees to enter into a PSA with the Seller upon notification of a successful bid. Seller reserves the right to negotiate any agreements submitted by a Bidder before acceptance.

Thank you in advance for your consideration. If you have questions, please contact:

Adam Woiblet
509.520.6117
Adam@AgTradeGroup.com

SEALED BID OFFERING

YAKIMA VALLEY, WASHINGTON FARM PORTFOLIO FOR SALE

511.91 +/- DEEDED ACRES OFFERED | YAKIMA COUNTY, WA



SEALED BIDS DUE JULY 8, 2025 @ 4:00 PM (PT)

ADAM WOIBLET
Adam@AgTradeGroup.com
509.520.6117
AgTradeGroup.com

 **AGRIBUSINESS™**
TRADING GROUP
INVESTMENT GRADE AGRICULTURAL ASSETS

 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS