

**Brinkmann**  
**Wooden Road Farm**  
**12 Miles Northwest of Prescott**  
**Dryland Farm Walla Walla County**

|                     |                                                                            |
|---------------------|----------------------------------------------------------------------------|
| List Price:         | \$853,540.00                                                               |
| FSA Farmland Acres: | 968.2 acres                                                                |
| FSA Cropland Acres: | 853.54 acres                                                               |
| Annual Rainfall:    | 11-12 inches of annual rainfall (See attached map)                         |
| Crop Yields:        | See attached RCIS information.                                             |
| Property Taxes:     | \$1,953.04 (2025)                                                          |
| Soil Information:   | Predominantly Ritzville silt loam soils<br>(See attached soil description) |

Seller is planting 497.04 acres m/l in Winter Wheat. The balance of the cropland is fallow this next year. Some of the roads are rocky.



PO Box 1684, Walla Walla, WA 99362

715 Sharp Road, Prescott, WA 99348

Office: 509-524-9055

**Mark Grant-Broker/Owner**

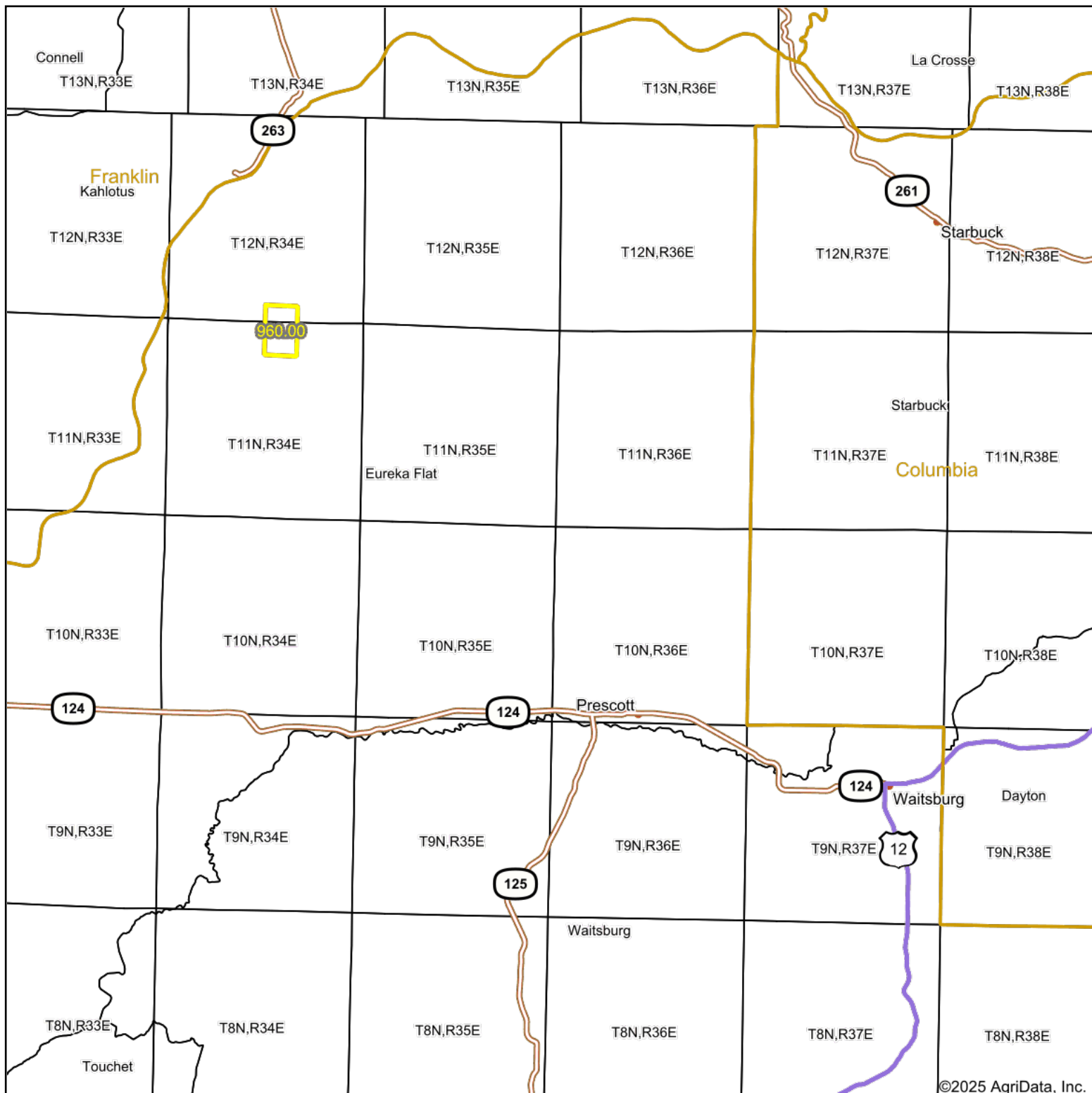
**Accredited Land Consultant**

**Cell: 509-520-1906**

**[mark.grant@heritagelandgroup.com](mailto:mark.grant@heritagelandgroup.com)**

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 and, in particular, to verify, if important to them, room sizes, the square footage, lot size, property boundaries, age of structures, school, district, flood insurance, zoning, restrictions and easements, fixtures or personal property excluded, and availability of water and sewer prior to submitting an offer to purchase the property.

# Overview Map



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Map Center: 46° 22' 14.61, -118° 22' 7.68

0mi 4.8mi 9.5mi

Maps Provided By:

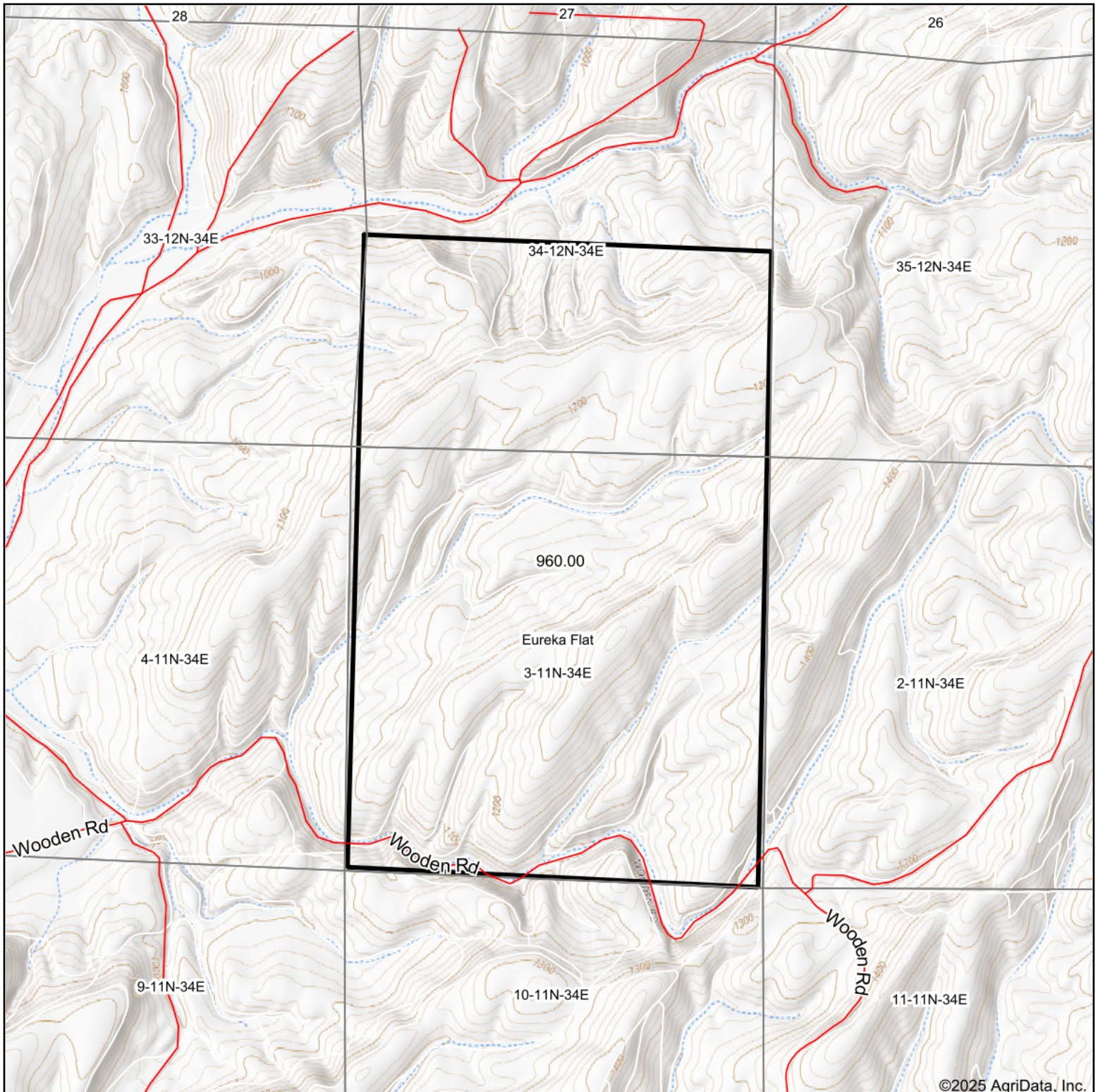


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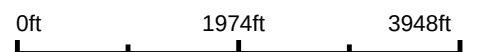
10/10/2025

# Topography Map



©2025 AgriData, Inc.

Map Center: 46° 27' 59.45, -118° 32' 42.28



**3-11N-34E**  
**Walla Walla County**  
**Washington**

Maps Provided By:  
 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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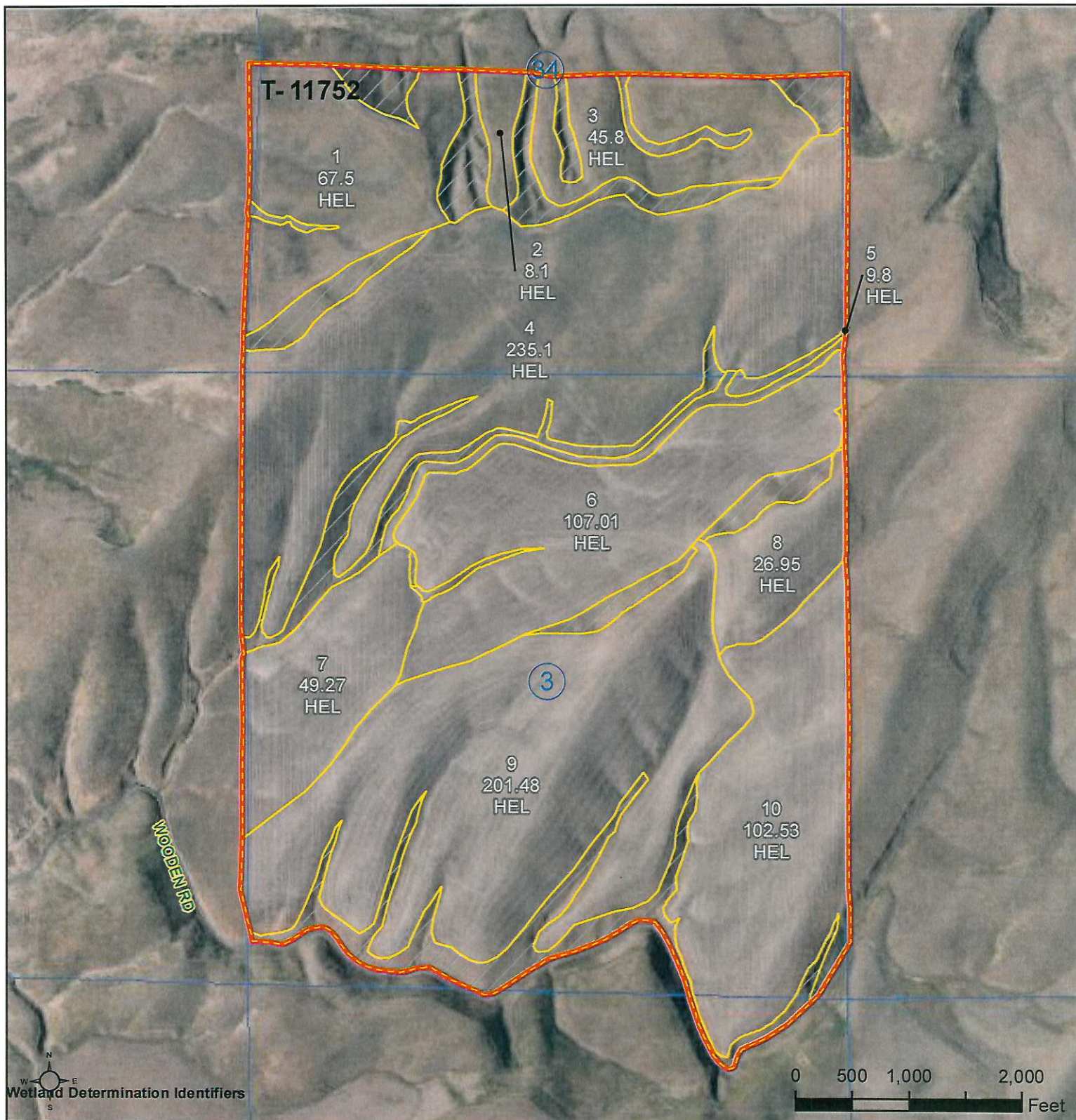






United States  
Department of  
Agriculture

## Walla Walla County, Washington



Wetland Determination Identifiers

- Restricted Use
- Tract Boundary
- Common Land Unit
- Cropland
- Limited Restrictions
- Other Ag



- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 853.54 acres

2025 Program Year

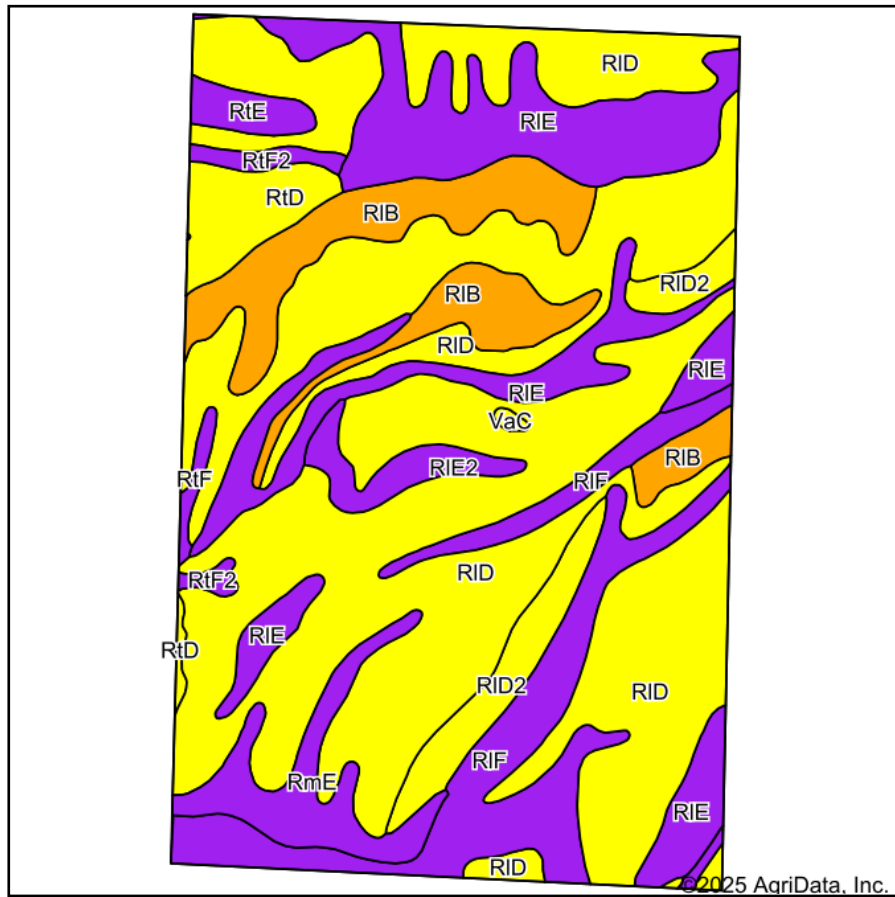
Map Created October 10, 2024

Farm **3785**  
Tract **11752**

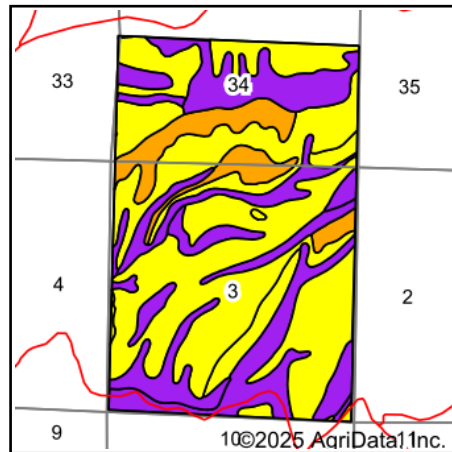
WA071\_T11752

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# Soils Map

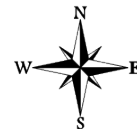


Soils data provided by USDA and NRCS.



State: **Washington**  
 County: **Walla Walla**  
 Location: **3-11N-34E**  
 Township: **Eureka Flat**  
 Acres: **960**  
 Date: **10/10/2025**

Maps Provided By:



Area Symbol: WA671, Soil Area Version: 9

| Code | Soil Description                                              | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Alfalfa hay Tons | Alfalfa hay Irrigated Tons | Barley Bu | Barley Irrigated Bu | Corn Irrigated Bu | Grass legume hay Tons | Grass legume hay Irrigated Tons | Irish potatoes Irrigated Cwt | Pasture Irrigated AUM | Spring canola Lbs |
|------|---------------------------------------------------------------|--------|------------------|----------------------|------------------|--------------|------------------|----------------------------|-----------|---------------------|-------------------|-----------------------|---------------------------------|------------------------------|-----------------------|-------------------|
| RID  | Ritzville silt loam, 8 to 30 percent slopes                   | 469.07 | 49.0%            |                      | IVe              | Vle          | 1                | 5                          | 35        | 125                 | 165               | 1                     | 6                               |                              | 15                    | 1350              |
| RIE  | Ritzville silt loam, 30 to 45 percent slopes                  | 147.31 | 15.3%            |                      | Vle              | Vle          | 1                |                            | 30        | 125                 |                   | 1                     |                                 |                              |                       | 1350              |
| RIF  | Ritzville silt loam, 45 to 60 percent slopes                  | 92.45  | 9.6%             |                      | Vlle             |              |                  |                            |           |                     |                   |                       |                                 |                              |                       | 1350              |
| RIB  | Ritzville silt loam, 0 to 8 percent slopes                    | 85.22  | 8.9%             |                      | IIle             | IIle         | 2                | 6                          | 35        | 125                 | 165               | 1                     | 6                               | 500                          | 17                    | 1350              |
| RtD  | Ritzville very fine sandy loam, 8 to 30 percent slopes        | 58.06  | 6.0%             |                      | IVe              | Vle          | 1                | 6                          | 35        | 125                 | 165               | 1                     | 6                               |                              | 15                    | 1350              |
| RmE  | Ritzville silt loam, moderately deep, 30 to 45 percent slopes | 35.11  | 3.7%             |                      | Vle              |              |                  |                            |           |                     |                   |                       |                                 |                              |                       |                   |

Soils data provided by USDA and NRCS.



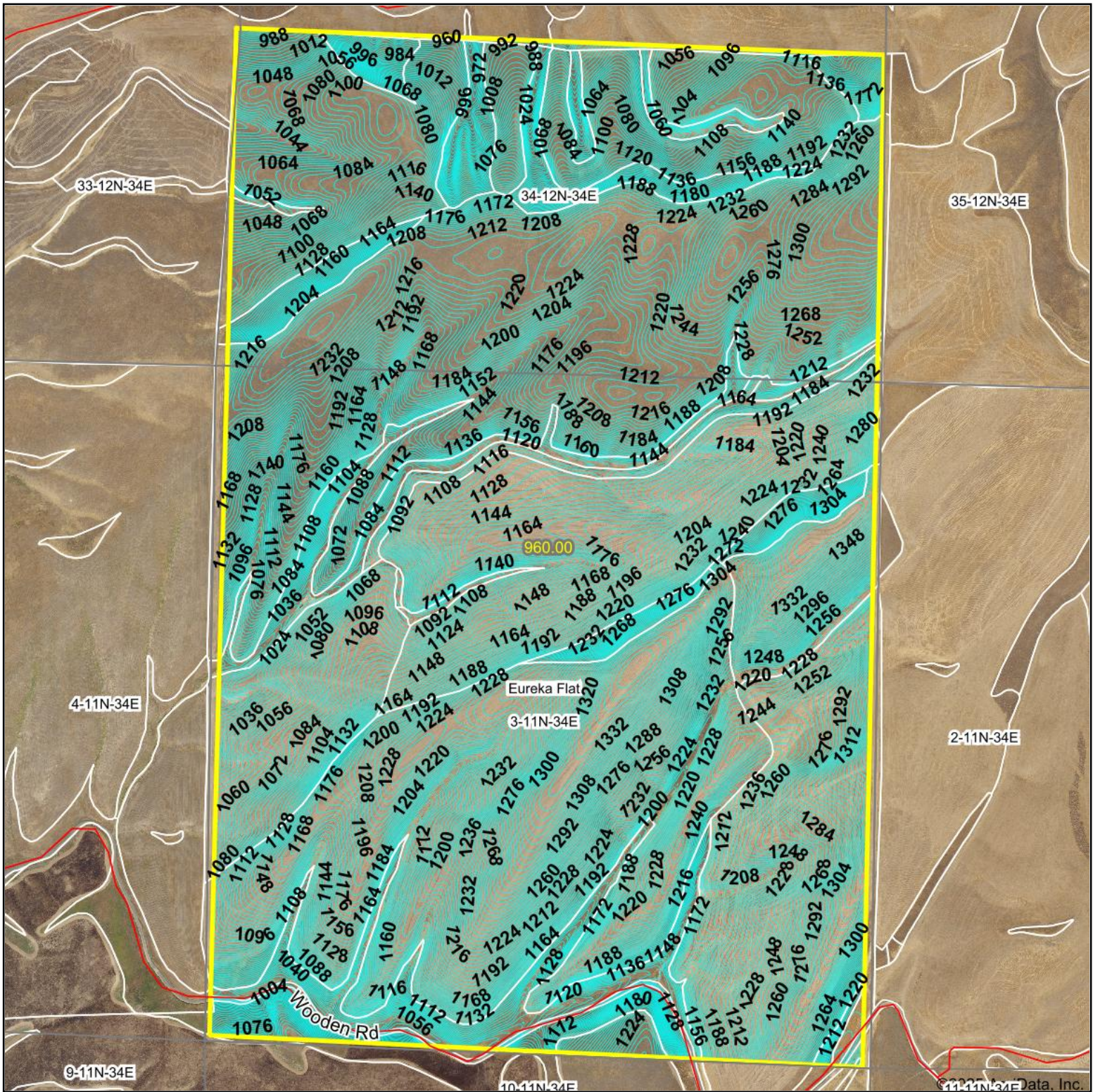
| Code                    | Soil Description                                                | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Alfalfa hay Tons | Alfalfa hay Irrigated Tons | Barley Bu   | Barley Irrigated Bu | Corn Irrigated Bu | Grass legume hay Tons | Grass legume hay Irrigated Tons | Irish potatoes Irrigated Cwt | Pasture Irrigated AUM | Spring canola Lbs |
|-------------------------|-----------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------|------------------|----------------------------|-------------|---------------------|-------------------|-----------------------|---------------------------------|------------------------------|-----------------------|-------------------|
| RID2                    | Ritzville silt loam, 8 to 30 percent slopes, eroded             | 34.08 | 3.6%             |                      | IVe              | Vle          |                  |                            | 25          |                     |                   |                       |                                 |                              |                       |                   |
| RIE2                    | Ritzville silt loam, 30 to 45 percent slopes, eroded            | 15.63 | 1.6%             |                      | Vle              |              |                  |                            |             |                     |                   |                       |                                 |                              |                       |                   |
| RtE                     | Ritzville very fine sandy loam, 30 to 45 percent slopes         | 9.88  | 1.0%             |                      | Vle              | Vle          | 1                |                            | 30          | 125                 |                   | 1                     |                                 |                              |                       | 1350              |
| RtF2                    | Ritzville very fine sandy loam, 30 to 60 percent slopes, eroded | 8.13  | 0.8%             |                      | Vle              |              |                  |                            |             |                     |                   |                       |                                 |                              |                       |                   |
| RtF                     | Ritzville very fine sandy loam, 45 to 60 percent slopes         | 3.93  | 0.4%             |                      | Vlle             |              |                  |                            |             |                     |                   |                       |                                 |                              |                       | 1350              |
| VaC                     | Vitrandic Haploxerepts, 15 to 30 percent slopes                 | 1.13  | 0.1%             |                      | IVe              | Vle          |                  |                            |             |                     |                   |                       |                                 |                              |                       |                   |
| <b>Weighted Average</b> |                                                                 |       |                  |                      | <b>4.66</b>      | <b>*-</b>    | <b>0.9</b>       | <b>3.3</b>                 | <b>28.1</b> | <b>100.2</b>        | <b>105.2</b>      | <b>0.8</b>            | <b>3.8</b>                      | <b>44.4</b>                  | <b>9.7</b>            | <b>1217.7</b>     |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Topography Contours



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 938.2

Max: 1,371.8

Range: 433.6

Average: 1,178.0

Standard Deviation: 83.6 ft

0ft 1238ft 2477ft



10/10/2025

**3-11N-34E**  
**Walla Walla County**  
**Washington**

Boundary Center: 46° 27' 57.9, -118° 32' 40.28

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

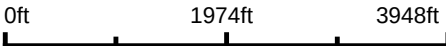


Aerial Map



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Boundary Center: 46° 27' 57.9, -118° 32' 40.28



**3-11N-34E**  
**Walla Walla County**  
**Washington**

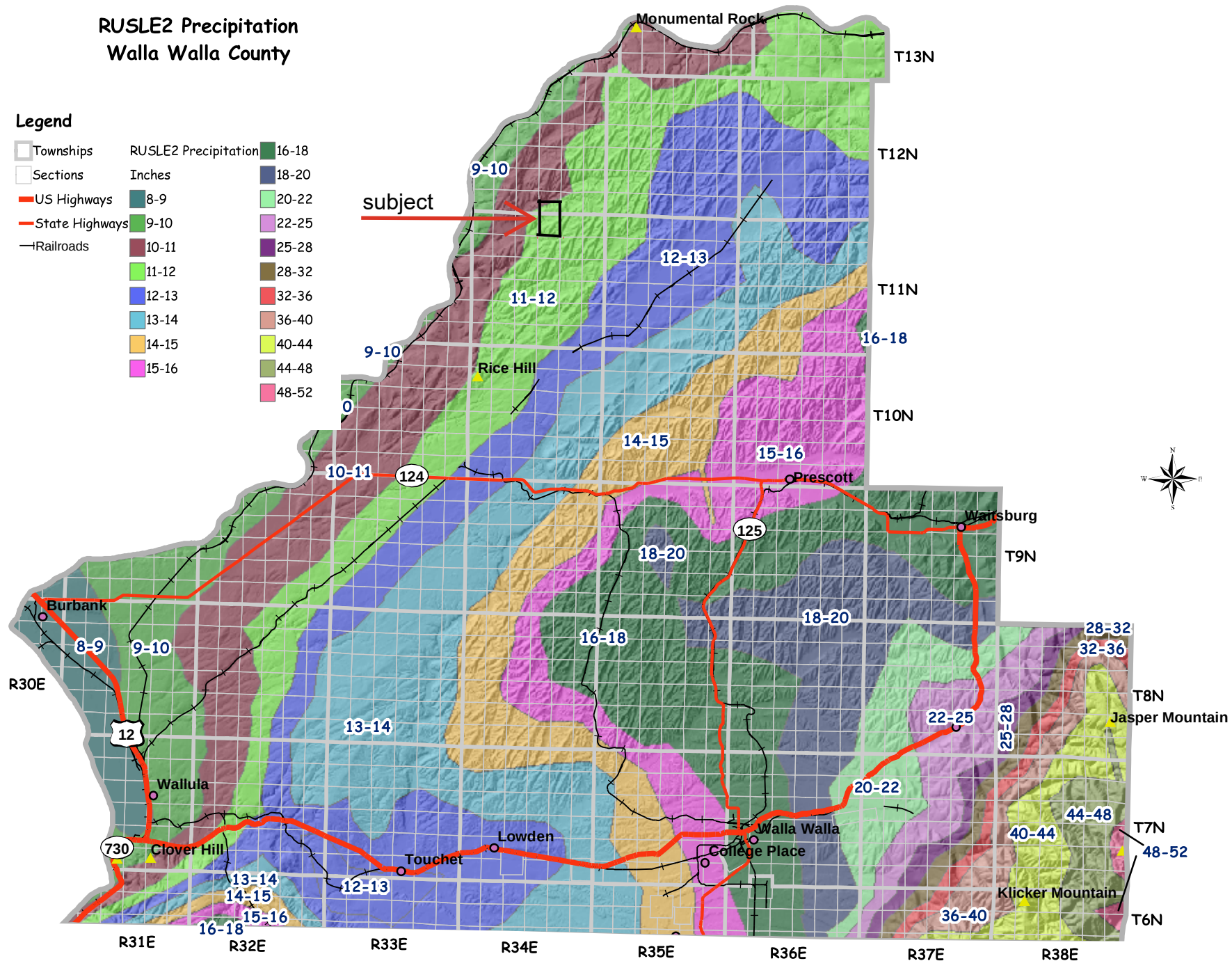
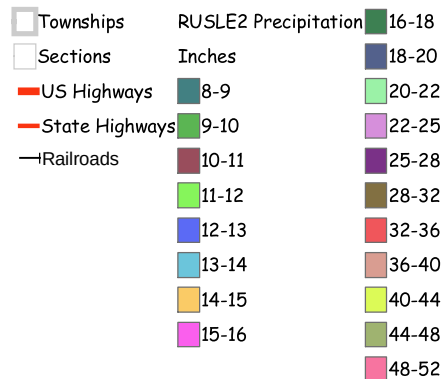


10/10/2025



# RUSLE2 Precipitation Walla Walla County

## Legend



WASHINGTON  
WALLA WALLA

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3785

Prepared : 9/26/25 3:31 PM CST

Crop Year : 2025

Operator Name :  
CRP Contract Number(s) : None  
Recon ID : 53-071-2008-27  
Transferred From : None  
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

| Farmland           | Cropland           | DCP Cropland           | WBP  | EWP            | WRP  | GRP  | Sugarcane | Farm Status          | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 968.20             | 853.54             | 853.54                 | 0.00 | 0.00           | 0.00 | 0.00 | 0.0       | Active               | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland |      | Double Cropped |      | CRP  | MPL       | DCP Ag.Rel. Activity | SOD              |
| 0.00               | 0.00               | 853.54                 |      | 0.00           |      | 0.00 | 0.00      | 0.00                 | 0.00             |

Crop Election Choice

| ARC Individual | ARC County   | Price Loss Coverage |
|----------------|--------------|---------------------|
| None           | WHEAT, BARLY | None                |

DCP Crop Data

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield | HIP |
|--------------|---------------|-----------------------------|-----------|-----|
| Wheat        | 119.40        | 0.00                        | 47        | 0   |
| Barley       | 371.00        | 0.00                        | 41        |     |
| <b>TOTAL</b> | <b>490.40</b> | <b>0.00</b>                 |           |     |

NOTES

Tract Number : 11752

Description : L5H<34-12-34,3-11-34<\*  
FSA Physical Location : WASHINGTON/WALLA WALLA  
ANSI Physical Location : WASHINGTON/WALLA WALLA  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners :  
Other Producers : None  
Recon ID : 53-071-2008-26

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP  | EWP  | WRP  | GRP  | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 968.20    | 853.54   | 853.54       | 0.00 | 0.00 | 0.00 | 0.00 | 0.0       |



**Abbreviated 156 Farm Record**

**Tract 11752 Continued ...**

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP  | MPL  | DCP Ag. Rel Activity | SOD  |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00               | 0.00               | 853.54                 | 0.00           | 0.00 | 0.00 | 0.00                 | 0.00 |

**DCP Crop Data**

| Crop Name    | Base Acres    | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Wheat        | 119.40        | 0.00                        | 47        |
| Barley       | 371.00        | 0.00                        | 41        |
| <b>TOTAL</b> | <b>490.40</b> | <b>0.00</b>                 |           |

**NOTES**

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| 1. Insured Information                                    |  |  |  | 2. Agent / Agency Information               |  | 3. Crop Year         | 4. Policy Number |
|-----------------------------------------------------------|--|--|--|---------------------------------------------|--|----------------------|------------------|
| <b>Person Type</b><br><b>Phone</b> _____ <b>EIN</b> _____ |  |  |  | <b>Phone</b> _____ <b>Agency Code</b> _____ |  | 2024 PR / 2025 APH   | WA-951-415995    |
|                                                           |  |  |  |                                             |  | 5. State Code / Name |                  |
|                                                           |  |  |  |                                             |  | WA                   | WASHINGTON       |

|                                                                                             |                                      |                                                                                               |                                                    |                                        |              |
|---------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------|--------------|
| 6. County<br>WALLA WALLA                                                                    |                                      | 7. Type/Practice                                                                              |                                                    |                                        |              |
|                                                                                             |                                      | Commodity Type                                                                                | Class                                              | Sub Class                              | Intended Use |
| 8. Crop / Plan<br>WHEAT / RP                                                                |                                      | WINTR                                                                                         |                                                    |                                        |              |
|                                                                                             |                                      | Irrigation Practice                                                                           | Cropping Practice                                  | Org Practice                           | Interval     |
| 9. Unit 0001-0001-000                                                                       |                                      | SUMFW                                                                                         |                                                    |                                        |              |
| 10. Sect Twp Rng / FN or Other<br>3-011N-034E / 3785<br>10-011N-034E / 3785<br>34-012N-034E |                                      |                                                                                               | 11. FSA Farm/ Tract/Field #                        |                                        |              |
| 12. Farm Name<br>BRINKMANN                                                                  |                                      |                                                                                               | 13. Area Class                                     | 14. Map Area<br>001                    |              |
| 15. T-Yield<br>43.0                                                                         | 16. Insurability<br>I                | 17. <input type="checkbox"/> CRP/USDA <input type="checkbox"/> NB <input type="checkbox"/> NS |                                                    |                                        |              |
| 18. Est Share<br>1.0000                                                                     | 19. Current Yr Rec Type (RT) **<br>M |                                                                                               | 20. <input type="checkbox"/> New Prod <sup>A</sup> |                                        |              |
| 21. Multiple Crop Year Reporting Reason:                                                    |                                      |                                                                                               |                                                    |                                        |              |
| 22. Shareholder[LLT]                                                                        |                                      |                                                                                               |                                                    |                                        |              |
| 23. Remarks/ Other                                                                          |                                      |                                                                                               |                                                    | 24. <input type="checkbox"/> YC OptOut |              |

| 25. Year | 26. PQ/EH<br>Prod | 27. Total<br>Prod/RT | 28. Acres | 29. PQ/EH<br>Yield | 30. Yield | 31. Desc. QL/EH | 32. OptOut<br>YE         | 33. UUF                  |
|----------|-------------------|----------------------|-----------|--------------------|-----------|-----------------|--------------------------|--------------------------|
| 2015     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> | <input type="checkbox"/> |
| 2016     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> |                          |
| 2017     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> |                          |
| 2018     |                   | 21,520.00            | A 487.20  |                    | 44        | A               | <input type="checkbox"/> |                          |
| 2019     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> |                          |
| 2020     |                   | 32,800.00            | A 487.20  |                    | 67        | A               | <input type="checkbox"/> |                          |
| 2021     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> | <input type="checkbox"/> |
| 2022     |                   | 30,813.00            | A 487.20  |                    | 63        | A               | <input type="checkbox"/> |                          |
| 2023     |                   | 0.00                 | 0.00      |                    | 0         | Z               | <input type="checkbox"/> |                          |
| 2024     |                   | 27,388.10            | M 497.04  |                    | 55        | L A             | <input type="checkbox"/> |                          |

|              |                    |             |            |              |                 |
|--------------|--------------------|-------------|------------|--------------|-----------------|
| 34. Rate Yld | 35. Approved Yield | 36. Adj Yld | 37. SA Yld | 38. Prel Yld | 39. Date Signed |
|              | 57.0               | 0.0         |            |              | 09/18/2024      |

|                 |             |                                                                            |                                      |
|-----------------|-------------|----------------------------------------------------------------------------|--------------------------------------|
| 40. Prior Yield | 41. Yld Ind | 42. Field Review? <input type="checkbox"/> Yes <input type="checkbox"/> No | 43. <input type="checkbox"/> Include |
| 54              |             | Inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No       | UUF/3rd Party                        |

**\*Additional Exist** L-Production from a loss \*\*Record Type A. Production Sold / Commercial Storage B. Farm Stored Measured by Insured C. Pick/Daily Sales Records D. Automated Yield Monitoring System E. Farm-Stored Measured by Authorized Representative F. Livestock Feeding Records G. Field Harvest Records H. Other I. Unharvested and destroyed. (ARPI) J. Unharvested and put to another use (ARPI) K. Unharvested and production appraised by AIP (ARPI) L. Unreported production (ARPI) M. Claim for indemnity N. Appraisal (non-loss) O. UUF/3rd Party Damage P. Unharvested with Harvest Incomplete (ARPI) Q. Zero production when no claim/appraisal/UUF/3rd party or production record (CCIP) R. Pre-harvest appraisal allocated production S. Appraisal (uninsured cause of loss not UUF or third party) T. No production (unable to finish harvest (insurable cause), delayed claim or records unavailable by PRD) Z. Zero Planted Acres \*\*\*EH production / yield is used for Sugar Beets

Opt-Out YE ☐ - Eligible for exclusion per actuarials





# Production and Yield Worksheet / Report

|              |                                           |                                 |                                |
|--------------|-------------------------------------------|---------------------------------|--------------------------------|
| INSURED NAME | AGENCY NAME<br>MCDONALD ZARING INSURANCE, | CROP YEAR<br>2024 PR / 2025 APH | POLICY NUMBER<br>WA-951-415995 |
|--------------|-------------------------------------------|---------------------------------|--------------------------------|

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Agents, Loss Adjusters, and Policyholders

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**New Producer:** As a New Producer, I certify that I have not produced the insured crop in the county for more than two APH crop years. I certify that I was not a member of another insured entity as a substantial beneficial interest holder, which produced the insured crop in the county for more than two APH crop years. I certify that any substantial beneficial interest holders for the policy in which new producer status is requested, have not produced the insured crop in the county for more than two APH crop years. I understand that any mis-certification may result in recalculation of my yield guarantees, premiums and any applicable loss payments.

**QL/EH/YC/YE Opt Out:** This form must be signed by the insured if used to opt out of Quality Loss Option (QL), Early Harvest (EH), Yield Cup (YC) or Yield Exclusion (YE).

I certify that to the best of my knowledge and belief all of the information on this form is correct. I also understand that failure to report completely and accurately may result in sanctions under my policy, including but not limited to voidance of the policy, and in criminal or civil penalties (18 U.S.C. §1006 and §1014; 7 U.S.C. §1506; 31 U.S.C. §3729, §3730 and any other applicable federal statutes).

|                            |                         |          |
|----------------------------|-------------------------|----------|
| 44. Insured's Printed Name | 45. Insured's Signature | 46. Date |
|----------------------------|-------------------------|----------|

