



FOR SALE - IRRIGATED FARMLAND
±400.48 GROSS AC. - ±372.75 CROPLAND AC.
MOSES LAKE, WA



**LYBBERT
FIELDING**

BROKERED BY:

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CODY FIELDING, MBA
DIRECT: 509.492.8611

Location: ±3 miles Southeast of Moses Lake, WA - Grant County

Land: ±400.48 Gross Acres, ±372.75 FSA Cropland Acres

Asking Price: \$6,300,000

Parcels: 313601000, 190716000, 190711000, 190713000

Water Information

East Columbia Basin Irr. Dist.
Total Water = 1,478.95 ac. ft.
Irrigable Acres = 359.2 acres
Water/Acre = 4.11 ac. ft.

Irrigation Information
4 Valley Pivots, rill irrigation
PVC mainlines

Crop History

Unit 19

Alfalfa - 2016-2020
Wheat - 2016
Onions - 2015

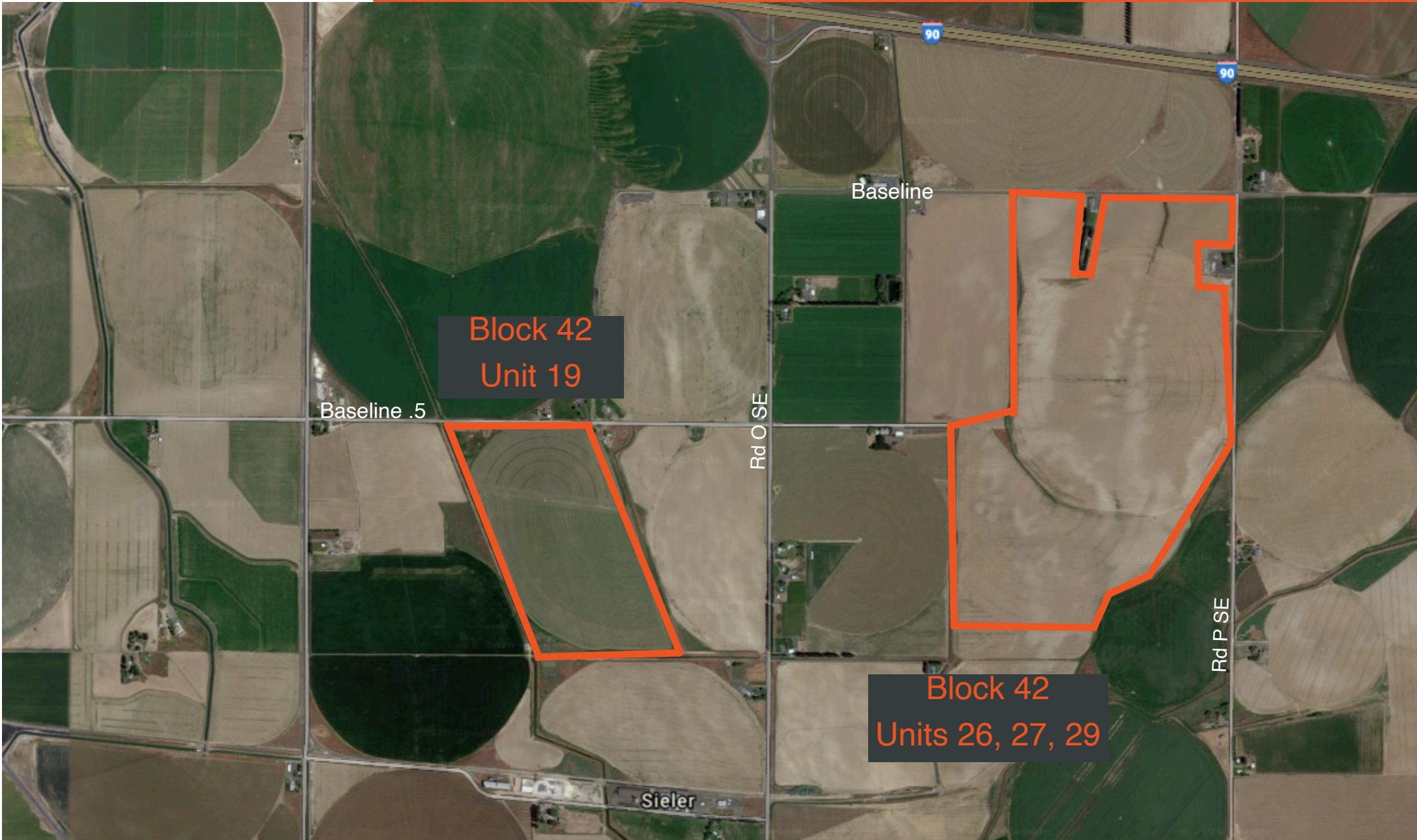
Units 26, 27, 29

Alfalfa Seed - 2020-2021
Alfalfa - 2019
Timothy - 2018
Potatoes - 2017
Beans/Corn - 2016

Corn, Wheat, Beans, Alfalfa were Previous leasee for 17 yrs.

ACREAGE BREAKDOWN

| Block, Farm Unit | Tax Parcel ID | Acres per County | Total Acres per County | FSA Farmland Acres | FSA Cropland Acres | Irrigable Acres per ECBID | Total Acre Feet | Acft/Cropland Acres |
|------------------|---------------|------------------|------------------------|--------------------|--------------------|---------------------------|-----------------|---------------------|
| 42 - 19 | 313601000 | 106.79 | 106.79 | 101.49 | 97.23 | 88 | 351.55 | 3.62 |
| 42 - 26,27,29 | 190716000 | 73.52 | 293.69 | 288.53 | 275.52 | 271.2 | 1127.4 | 4.09 |
| | 190711000 | 114.82 | | | | | | |
| | 190713000 | 105.35 | | | | | | |
| | Totals | 400.48 | 400.48 | 390.02 | 372.75 | 359.2 | | |





**Block 42
Unit 19**

**Block 42
Units 26, 27, 29**

One Valley model #600C corner pivot installed in March of 1994, SN# 70629 3 spans @ 164.4 Ft. 6 5/8" pipe, 5 spans @ 146.3 Ft. 6 5/8" pipe with a 272' 6" Valley track & roller super corner. Nozzled for 1250 GPM @ 66# @ pivot. 5HP booster pump with SR-100 end gun and drop nozzle sprinkler package and Cams pivot panel. Included on north end of unit is a waterbox pump station with a 75 HP centrifugal pump and cross line control panel of the same age as the center pivot. Mainline and wire as required with some rill ground on north end.

Irrigation Equipment on B-42 Unit 29

One Valley model #800 corner pivot installed in November of 1996, SN# 86048 span @ 180 Ft. 6 5/8" pipe, 6 spans @ 160 Ft. 6 5/8" pipe with a 287' 6 5/8" pipe Valley Precision super corner. Nozzled for 700 GPM @ 36# @ pivot. 5HP booster pump with SR-100 end gun and drop nozzle sprinkler package and Cams pivot panel. Included on the west side of unit is a pond pump station with a 40 or 50HP centrifugal pump and cross line control panel of the same age as the center pivot. Mainline and wire as required with some risor ground on south end.
NOTE: south boundary of this unit may have been moved slightly north.

All equipment has been installed and mostly maintained by Lad Irrigation of Moses Lake WA. It is believes to be all in good working condition and adequate to do the job required.

Washington U.S. Department of Agriculture FARM: 10294
 Grant Farm Service Agency Prepared: 1/13/21 6:25 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name [REDACTED] Farm Identifier [REDACTED] Recon Number 2012 - 78

Farms Associated with Operator:
 [REDACTED]

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 101.49 | 97.23 | 97.23 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | | |
| 0.0 | 0.0 | 97.23 | 0.0 | 0.0 | | | | | |

| ARC/PLC | | | | | | |
|--------------|--------|--------|-------------|----------------|----------------|------|
| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default | |
| CORN , BARLY | NONE | NONE | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 9.2 | 130 | 0.00 |
| BARLEY | 2.3 | 85 | 0.00 |
| Total Base Acres: | 11.5 | | |

Tract Number: 5712 Description U29 19-42 <POR 4-18-29>
 FSA Physical Location : Grant, WA ANSI Physical Location: Grant, WA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 101.49 | 97.23 | 97.23 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | |
| 0.0 | 0.0 | 97.23 | 0.0 | 0.0 | | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|--------------|-----------|-----------------------|
| CORN | 9.2 | 130 | 0.00 |
| BARLEY | 2.3 | 85 | 0.00 |
| Total Base Acres: | 11.5 | | |

Owners: ALLRED, WILEY ALLRED, MARIA B J



Grant County, Washington



- Tract Boundary
- Other Ag
- Common Land Unit**
- Cropland
- Wetland Determination Identifiers**
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Unit 19 - B42

2021 Program Year
Map Created October 09, 2020

S4-T18-R29

Farm 10294
Tract 5712

Tract Cropland Total: 97.23 acres

WA025_T5712

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Washington
Grant

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 11048
Prepared: 2/9/21 10:43 AM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

| Operator Name | Farm Identifier | Recon Number |
|---------------|-----------------|--------------|
| [REDACTED] | [REDACTED] | 2018 - 59 |

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|-------------|------------------|
| 288.53 | 275.52 | 275.52 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | | | |
| 0.0 | 0.0 | 275.52 | 0.0 | 0.0 | | | | | |

ARC/PLC

| PLC | ARC-CO | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|-------------|--------|--------|-------------|----------------|----------------|
| WHEAT, CORN | NONE | NONE | NONE | NONE | NONE |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------|-----------------------|
| WHEAT | 23.64 | 97 | 0.00 |
| CORN | 124.12 | 194 | 0.00 |
| Total Base Acres: | 147.76 | | |

Tract Number: 11915 Description V29 26,27 & 29-42 <POR 3-18-29>

FSA Physical Location : Grant, WA ANSI Physical Location: Grant, WA

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Recon Number

Wetland Status: Tract does not contain a wetland

2009 - 1

WL Violations: None

| Farmland | Cropland | DCP Cropland | WBP | WRP | EWP | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|-----|--------------|-----|
| 288.53 | 275.52 | 275.52 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | | | |
| 0.0 | 0.0 | 275.52 | 0.0 | 0.0 | | | |

| Crop | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|--------------------------|---------------|-----------|-----------------------|
| WHEAT | 23.64 | 97 | 0.00 |
| CORN | 124.12 | 194 | 0.00 |
| Total Base Acres: | 147.76 | | |

Owners: WILEY P & MARIE B J ALLRED 1996 IRRV CHILDRENS TR



Grant County, Washington



Tract Boundary
 Other Ag
Common Land Unit

Cropland
Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Unit 26,27,& 29 - B42

2021 Program Year
Map Created October 09, 2020

S3-T18-R29

Farm 11048
Tract 11915

Tract Cropland Total: 285.03 acres

WA025_T11915

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East Columbia Basin Irrigation District

Parcel Inquiry Report

Parcel Number: 042-019-442-002-00
Owner : Allred, Wiley & Maria
Customer #: 8989

| | | | |
|-------------------------|-------|--------------------------------------|--------|
| Irrigable Acres: | 88.00 | Base Quantity: (sfd) | 155.05 |
| | | Base Quantity: (acft) | 307.50 |
| | | Total Allotment in Acre Feet: | 351.55 |

| | | | |
|-----------------|-------|-----------------------------|-------|
| Class 1: | | Class 1 Eqiv. Acres: | |
| Class 2: | | O&M: | |
| Class 3: | 27.30 | Const: | 35.40 |
| Class 4: | 60.70 | | |

| | | | |
|----------------------|--------|-------------|------|
| Class 6: | 9.10 | | |
| Right of Way: | 9.80 | SSC: | 1.49 |
| High Acres: | | | |
| Gross Acres: | 106.90 | | |

| | <u>Billing Amt</u> | <u>Amt Owing</u> |
|--------------------------------------|------------------------|--------------------|
| 2020 Assessments- 042-019-442-002-00 | 5,621.93 | 0.00 |
| | <u>5,621.93</u> | <u>0.00</u> |

East Columbia Basin Irrigation District

Parcel Inquiry Report

Parcel Number: 042-026-000-000-01

Owner : Allred Suc Trust, Bryan R

Customer #: 8994

| | | | |
|-------------------------|--------|--------------------------------------|--------|
| Irrigable Acres: | 104.50 | Base Quantity: (sfd) | 192.08 |
| | | Base Quantity: (acft) | 381.00 |
| | | Total Allotment in Acre Feet: | 433.25 |
| Class 1: | | Class 1 Equiv. Acres: | |
| Class 2: | 79.50 | | |
| Class 3: | 25.00 | O&M: | |
| Class 4: | 0.00 | Const: | 75.72 |
| Class 6: | 9.80 | | |
| Right of Way: | 0.50 | SSC: | 1.84 |
| High Acres: | 0.00 | | |
| Gross Acres: | 114.80 | | |

| | <u>Billing Amt</u> | <u>Amt Owing</u> |
|---------------------------------------|--------------------|------------------|
| 2020 Assessments- 042-026-000-000-01 | 7,660.10 | 0.00 |
| Payment | 100.00 | 0.00 |
| 2020 Supplemental & Excess - 042-026- | 7,740.73 | 7,740.73 |
| | <u>15,500.83</u> | <u>7,740.73</u> |

12/9/2020

East Columbia Basin Irrigation District

Parcel Inquiry Report

| | | | |
|-------------------------|---------------------------|--------------------------------------|--------|
| Parcel Number: | 042-027-000-000-01 | | |
| Owner : | Allred Suc Trust, Bryan R | | |
| Customer #: | 8994 | | |
| Irrigable Acres: | 96.10 | Base Quantity: (sfd) | 172.42 |
| | | Base Quantity: (acft) | 342.00 |
| | | Total Allotment in Acre Feet: | 390.05 |
| Class 1: | | Class 1 Equiv. Acres: | |
| Class 2: | 12.30 | O&M: | |
| Class 3: | 60.20 | Const: | 50.88 |
| Class 4: | 23.60 | | |
| Class 6: | 1.40 | | |
| Right of Way: | 7.90 | SSC: | 1.66 |
| High Acres: | | | |
| Gross Acres: | 105.40 | | |

| | <u>Billing Amt</u> | <u>Amt Owing</u> |
|--------------------------------------|--------------------|------------------|
| 2020 Assessments- 042-027-000-000-01 | <u>6,514.66</u> | <u>0.00</u> |
| | <u>6,514.66</u> | <u>0.00</u> |

12/9/2020

East Columbia Basin Irrigation District

Parcel Inquiry Report

Parcel Number: 042-029-000-000-01

Owner : Allred Suc Trust, Bryan R
Customer #: 8994

| | | | |
|-------------------------|-------|--------------------------------------|--------|
| Irrigable Acres: | 70.60 | Base Quantity: (sfd) | 135.52 |
| | | Base Quantity: (acft) | 268.80 |
| | | Total Allotment in Acre Feet: | 304.10 |

| | | | |
|-----------------|-------|------------------------------|-------|
| Class 1: | | Class 1 Equiv. Acres: | |
| Class 2: | 27.20 | O&M: | |
| Class 3: | 43.40 | Const: | 45.27 |
| Class 4: | | | |

| | | | |
|----------------------|-------|-------------|------|
| Class 6: | | SSC: | 1.29 |
| Right of Way: | 3.10 | | |
| High Acres: | | | |
| Gross Acres: | 73.70 | | |

| | <u>Billing Amt</u> | <u>Amt Owing</u> |
|--------------------------------------|------------------------|--------------------|
| 2020 Assessments- 042-029-000-000-01 | 5,009.06 | 0.00 |
| | <u>5,009.06</u> | <u>0.00</u> |

12/9/2020



LYBBERT FIELDING

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±400.48 GROSS AC. - ±372.75 CROPLAND AC.
MOSES LAKE, WA

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