



Listing Information Packet

DRYLAND FARM
3463 Smith Springs Road
Prescott, Walla Walla County
Washington

Price - \$1,800,000

Listed By:

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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

Smith Springs Road Dryland Farm Property Walla Walla County, 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 County.

This farm is located about three miles northeast of Prescott along the west side of Smith Springs Road, it has a total of **1,168.02 acres** of which **853.14 acres are tillable and 4.00 acres are farmstead.**

The tract is provided access from county-maintained, paved Smith Springs Road. The irregular shaped tract is fairly level along Smith Springs Road, and sloping to steep in topography in the remainder of the tract with elevations ranging from 1,220 feet along Smith Springs Road, rising up to 2,080 feet above sea level along the ridge tops of the northern area. The predominant soil type is Walla Walla silt loam, 30 to 45 percent slopes. The average annual rainfall is 15 to 16 inches. Power is available to the tract. Sewer is provided from an onsite system and water is provided from a domestic well. The historic winter wheat yield is 86 bushels per acre on a winter wheat/summer fallow rotation.

Facing Southwest along Smiths Springs Road, Subject at Right



**Smith Springs Road Dryland Farm Property
Walla Walla County, Washington**



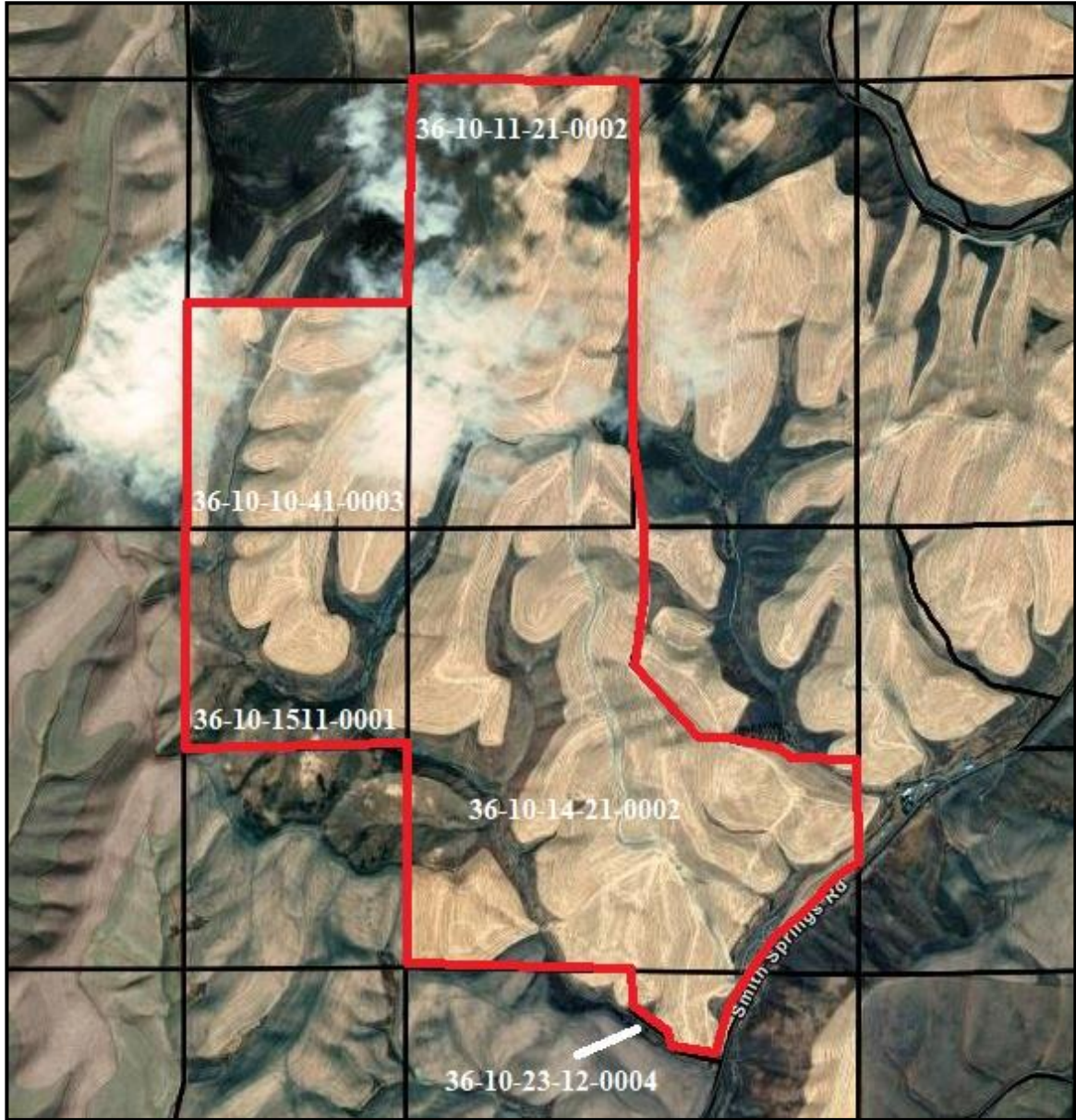
Facing Southwest from the Tract's Northwest Ridgetop

Facing North across the Northern Area of the Tract



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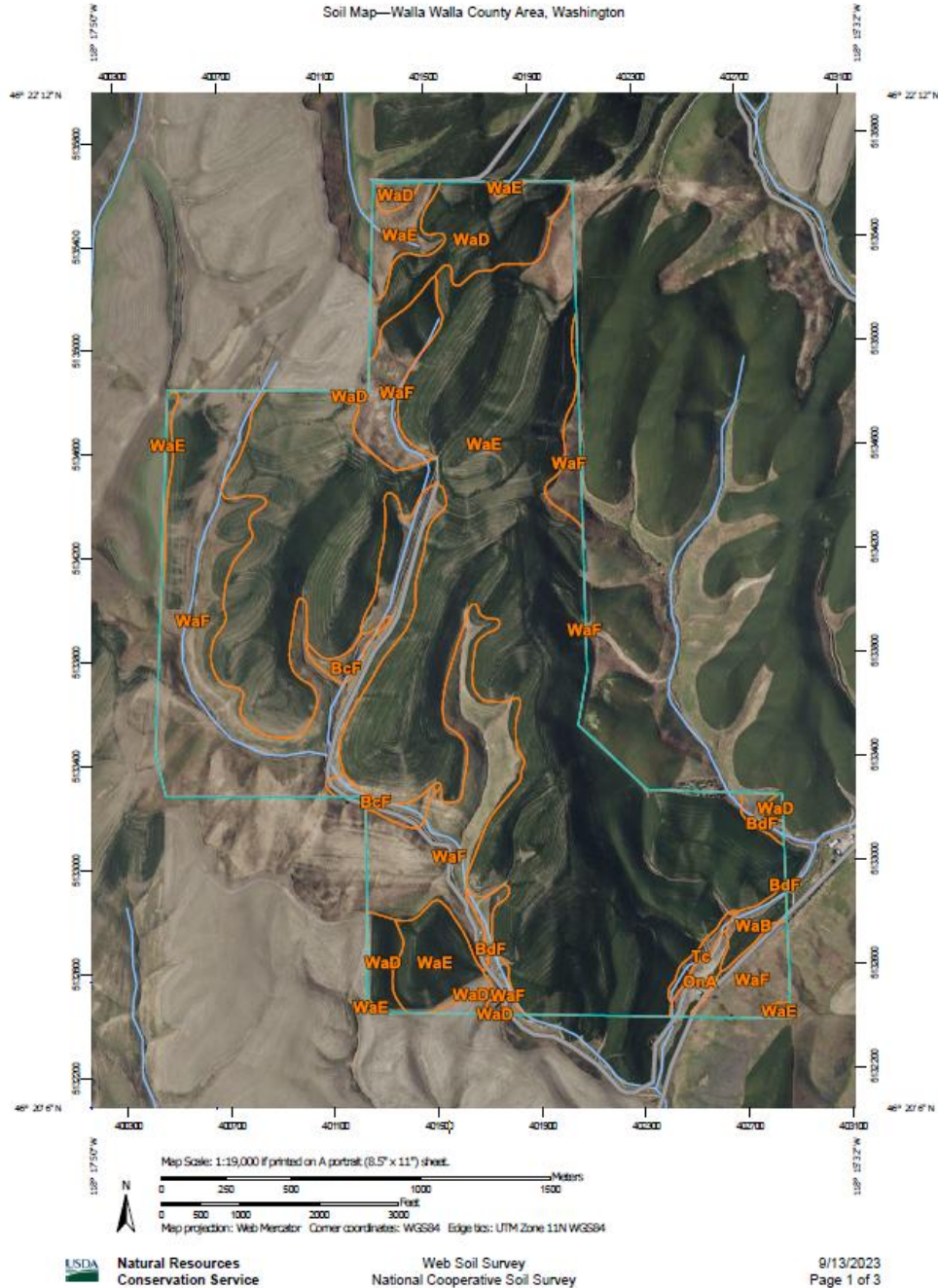
Walla Walla County Aerial Parcel Map



Smith Springs Road Dryland Farm Property Walla Walla County, Washington

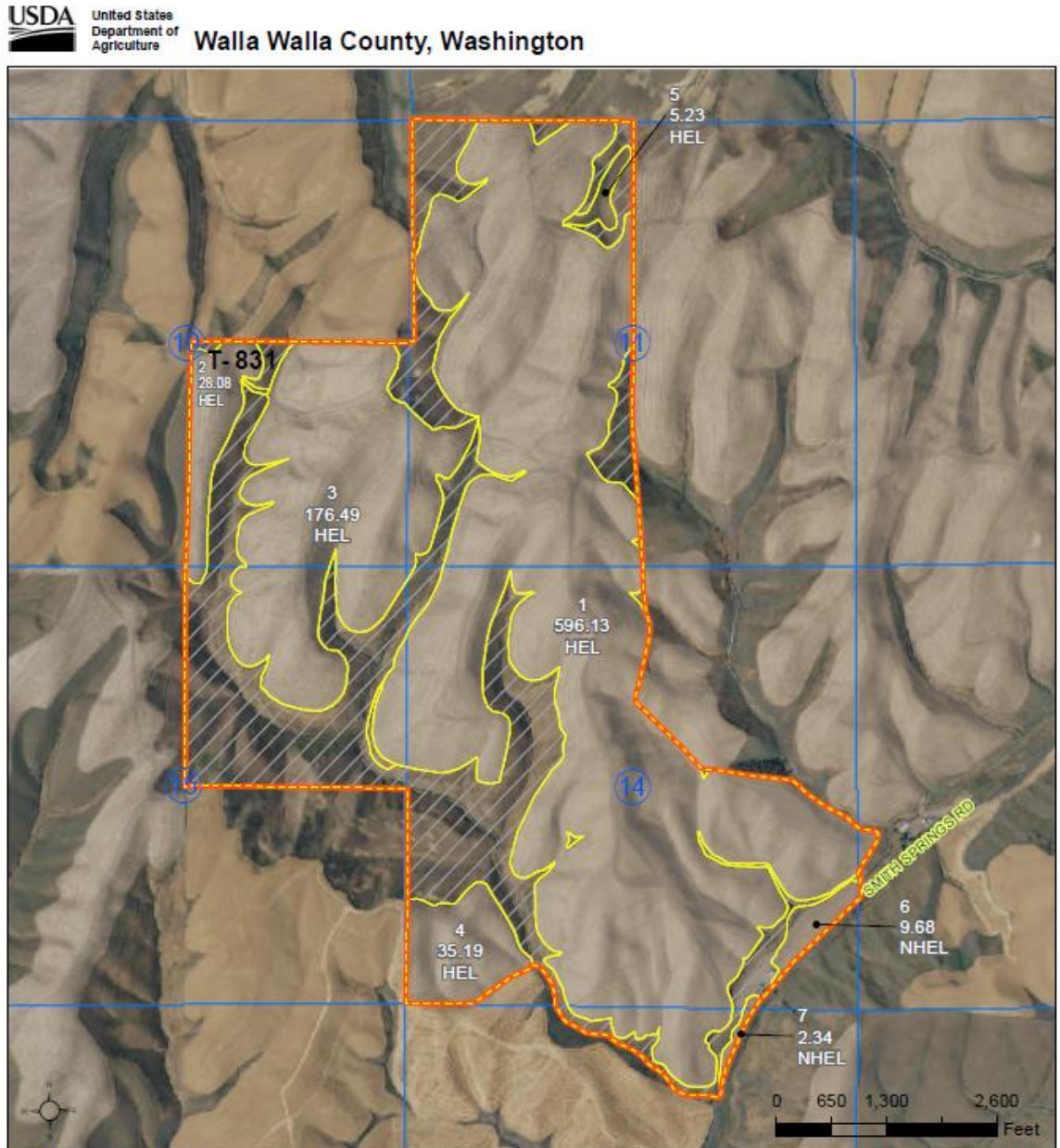
Soils

The predominant soil types are Walla Walla silt loam, 30 to 45 percent slopes and 8 to 30 percent slopes.



Smith Springs Road Dryland Farm Property Walla Walla County, Washington

FSA Aerial Map



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

Tract Cropland Total: 853.14 acres

2024 Program Year
Map Created September 28, 2023
Farm 664
Tract 831
WA071_T831

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

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Improvements

The farm is improved with a residence, shop, loft barn, and a shed. The single-story **residence**, containing 1,013 square feet and a partial basement, was constructed in 1910. It has a poured concrete foundation; wood lap siding; and a metal roof. The interior has (2) bedrooms, a bathroom, kitchen, dining room, and living room. The floors are hardwood, wood laminate, and linoleum; walls are plaster, and manufactured wood paneling; and the ceilings are plaster. The kitchen is provided a range with hood, microwave, and a refrigerator. Lighting is provided from ceiling mounted fixtures.

The basement contains a 50-gallon hot water heater and a pressure tank. Heat is provided by baseboard heat. The overall condition of the residence is below average.

Residence



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The pole constructed **shop**, containing 864 square feet, has a concrete foundation and is metal clad. The unfinished interior has concrete floors with open framing. Access is provided from a sliding shop door and a personnel door. Heat is available from a used oil furnace. The overall condition of the shop is below average.

The **loft barn**, containing 4,800 square feet, has a concrete perimeter foundation; horizontal wood plank siding, and a metal roof. The interior floors are concrete along the east and west walls with dirt floors through the remainder of the structure. Portions of the roof and wall along the north side have fallen off. The overall condition of the loft barn is fair.

The shed, located across Smith Springs Road from the residence has outlived its economic life.

Shop



**Smith Springs Road Dryland Farm Property
Walla Walla County, Washington**

COUNTY ASSESSED VALUE AND TAXES

<u>Parcel Number</u>	<u>Property ID</u>	2025 Market AV				<u>RE Tax</u>	<u>Acres</u>
		<u>Land</u>	<u>Use</u>	<u>Improve.</u>	<u>Total</u>		
36-10-10-41-0003	12846	\$ 132,960	\$ 43,820	\$ -	\$ 43,820	\$ 431.13	160.00
36-10-11-21-0002	12849	\$ 302,300	\$ 99,630	\$ -	\$ 99,630	\$ 978.46	320.00
36-10-14-21-0002	13706	\$ 492,850	\$ 162,430	\$ 62,600	\$ 225,480	\$ 2,253.67	503.02
36-10-15-11-0001	12857	\$ 80,700	\$ 26,600	\$ -	\$ 26,600	\$ 264.22	160.00
36-10-23-12-0004	12866	\$ 23,820	\$ 7,800	\$ -	\$ 7,800	\$ 110.18	25.00
		\$ 1,032,630	\$ 340,280	\$ 62,600	\$ 403,330	\$ 4,037.66	1,168.02

ZONING

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

LEGAL DESCRIPTION

PARCEL A:

The Southeast quarter of Section 10, Township 10 North, Range 36 East of the Willamette Meridian.

PARCEL B:

The West half of Section 11, Township 10 North, Range 36 East of the Willamette Meridian.

PARCEL C:

The Southeast quarter and the West half of Section 14, Township 10 North, Range 36 East of the Willamette Meridian.

ALSO beginning at the center of Section 14, Township 10 North, Range 36 East of the Willamette meridian and running thence East 30.20 chains; thence North 57° 00' West 3.05 chains; thence North 85° 00' West 6.44 chains; thence North 79° 30' West 1.16 chains; thence North 76° 30' West 2.10 chains; thence North 84° 30' West 4.88 chains; thence North 44° 30' West 17.08 chains; thence North 12° 30' East 12.30 chains; thence North 4° 00' West 12.40 chains to a point 1.79 chains East from the quarter corner between Sections 11 and 14; thence North 3° 00' West 20.25 chains to the Northeast corner of the South half of the Southwest quarter of said Section 11; thence South 59.57 chains to the place of beginning.

LESS roads.

PARCEL D:

The Northeast quarter of Section 15, Township 10 North, Range 36 East of the Willamette Meridian.

PARCEL E:

Beginning at the Northwest corner of the Northeast quarter of Section 23, Township 10 North, Range 36 East of the Willamette Meridian, and running thence East, along the North line of said Section 23, a distance of 90 rods, more or less, to the West line of the County Road; thence Southerly along the West line of said County Road 70 rods to a point in the said West line of said County Road; thence Westerly 26.5 rods to a rock 1200 to 1400 cubic inches in size with a cross on top of the rock imbedded with glass in the ground at the point of a hill; thence Northwesterly 45 rods, more or less, to a point in the West line of said Northeast quarter, 28 rods South of the point of beginning; thence North on the West line of said Northeast quarter of Section 23, a distance of 28 rods to the place of beginning.

LESS roads.

All situate in the County of Walla Walla, State of Washington.