



Dayton Office: 254 E. Main Street • P.O. Box 257 • Dayton, WA. 99328 • 509-382-2020

Walla Walla Office: 317 N. Colville Street • Walla Walla, WA. 99362 • 509-524-9055

www.BlueMountainRealtors.com

Starbuck Ranch Dryland and Fenced Pasture Land

Current Price: \$4,150,000

New Reduced Price: \$3,950,000

<u>Total FSA Acres</u>	7,708.09 + or - Acres
<u>Cropland</u>	2,288.94 + or - Acres (uncertified) 636.30 CRP Acres (contract attached)
<u>Pasture</u>	5,419.15 + or - Acres
<u>Estimated Yields</u>	Wheat/Fallow 45/50 Bushels per Acre
<u>Improvements</u>	3 Bedroom 1 Bath 1827 Sq. ft. Home with Garage 7800 Square Foot Feeder Barn Domestic Well Depth 150ft.
<u>Current Farm Lease</u>	Owner. Owner would be interested in leasing back farmland. Pasture currently leased until June, 2016
<u>Property Taxes</u>	\$8,365 + or -
<u>Rainfall</u>	11-14 inches annually – see attached rainfall map
<u>Soil Information</u>	See Attached Soils Map

Most all pasture land is cross fenced and fenced off from farmland. 2 wells for stock watering. One located on top of property that is 1175 feet deep and is pumped by a diesel generator to three 10,000 gallon distribution tanks that feed numerous watering troughs. The well on the lower land pasture is shallow, but has plenty of water for this area. Has approximately 20 miles of underground piping for watering system. Closing to be no sooner than April 1, 2016.

Showings by Appointment Only

For More Information Contact:

Blaine Bickelhaupt – Designated Broker

blaine@bluemountainrealtors.com

Cell: 509-520-5280

Mark Grant – Broker

mark.grant@heritagelandgroup.com

Cell: 509-520-1906

Abbreviated 156 Farm Record

NOTES

State : WASHINGTON
County : COLUMBIA

Farm Number : 1425
Tract Number : 71

Description : B1C1L&MC2L&H/S&6,7,8,9,4,2,1,12,11T12R36/

FAVWR History : No

BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations :
Owners : TUCANNON RANCH
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
7,708.09	2,288.94	2,288.94	0.00	0.00	636.30	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	1,652.64	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	1,618.30	0.00	0.00	28	28
TOTAL	1618.30	0.00	0.00		

NOTES

State : WASHINGTON
County : COLUMBIA

Farm Number : 1425
Tract Number : 1169

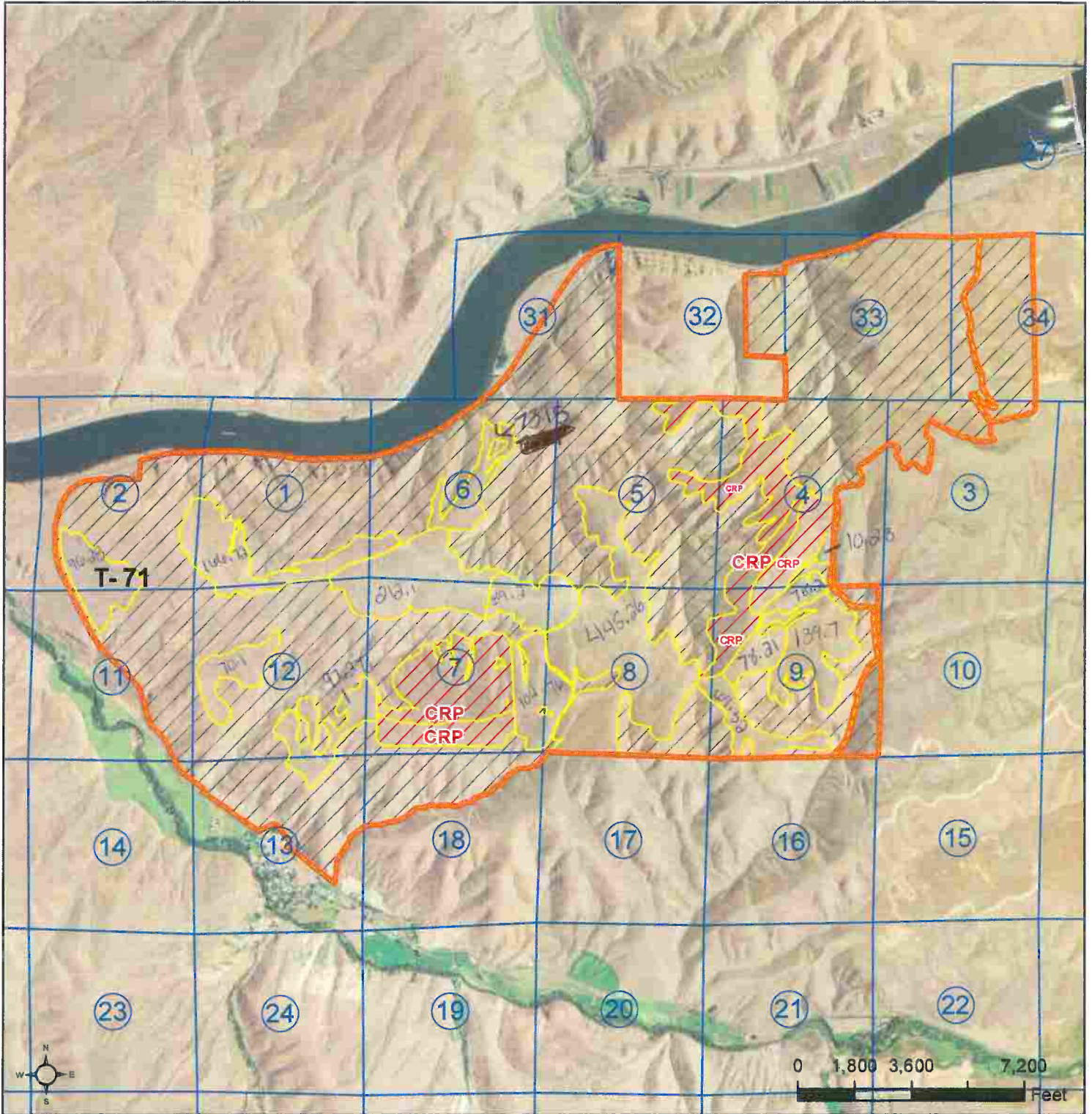
Description : B2/S23,34,24,25,26 T12 R37L

FAVWR History : No

BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations :
Owners : TUCANNON RANCH
Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	
841.21	248.11	248.11	0.00	0.00	0.00	0.00	
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	248.11	0.00	25.00	0.00	0.00	0.00



Tract Boundary
 Common Land Unit
 Cropland
 Other Ag
 CRP

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 2288.94 acres

2015 Program Year

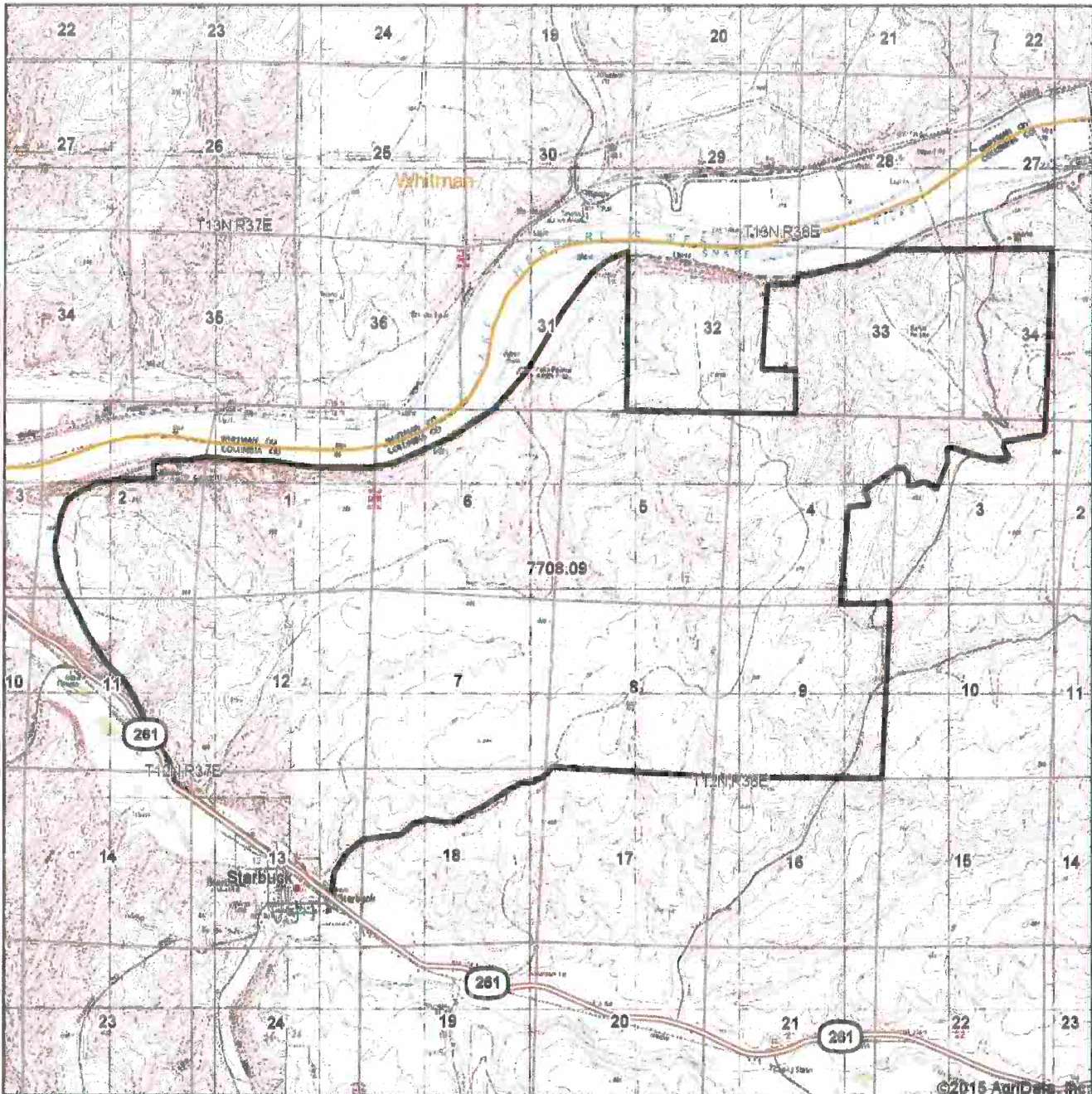
Map Created October 03, 2014

Farm 1425

Tract 71

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).

Topography Map



©2015 AgriData, Inc.


Blue Mountain REALTORS
 Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

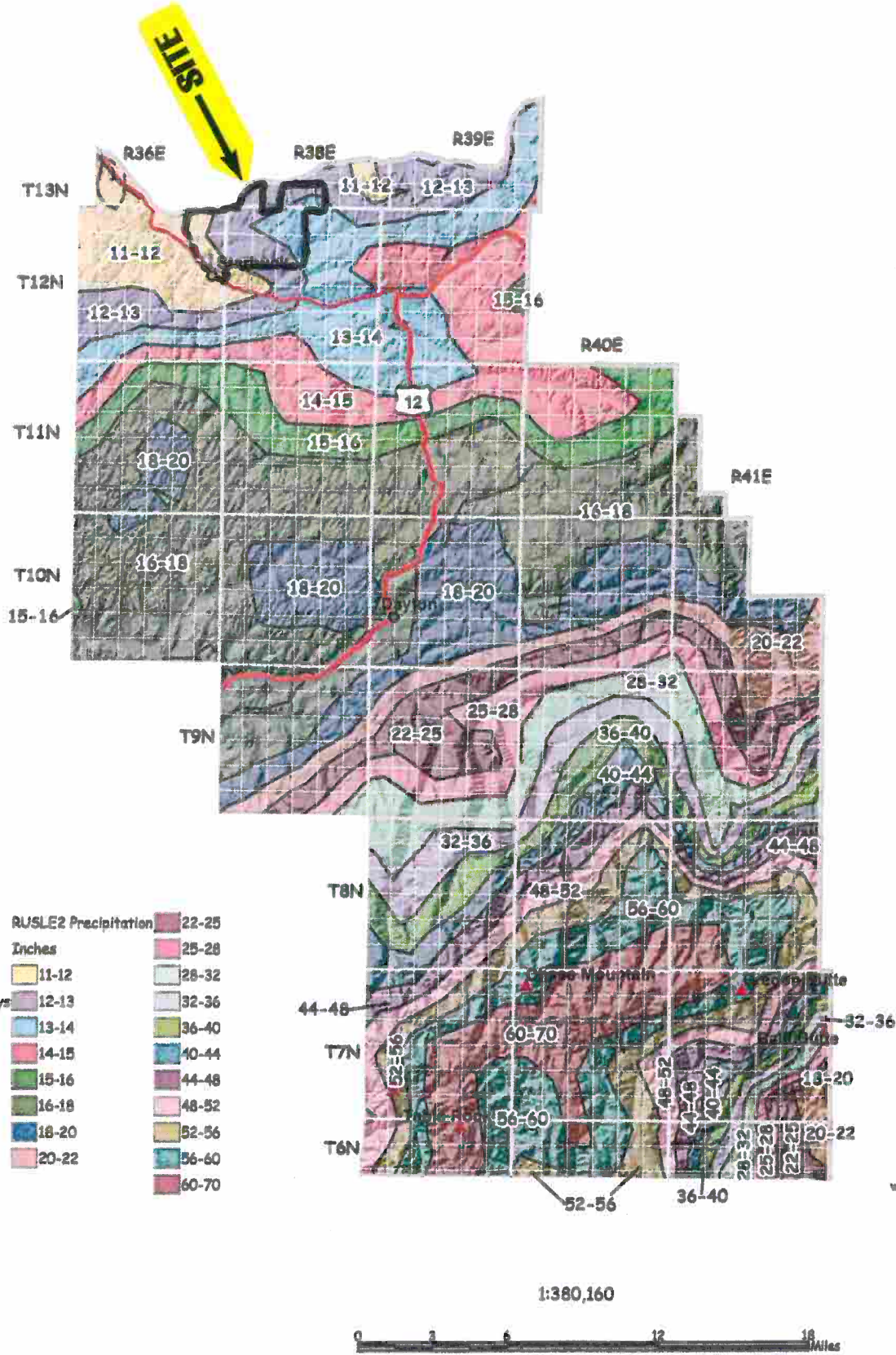
6-12N-38E
Columbia County
Washington

map center: 46° 32' 53.89, 118° 5' 39.35
scale: 55968

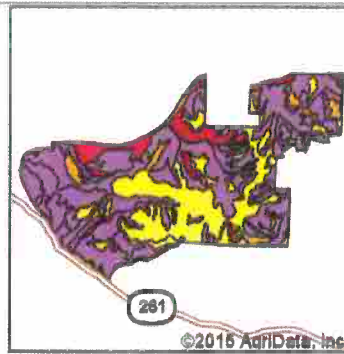
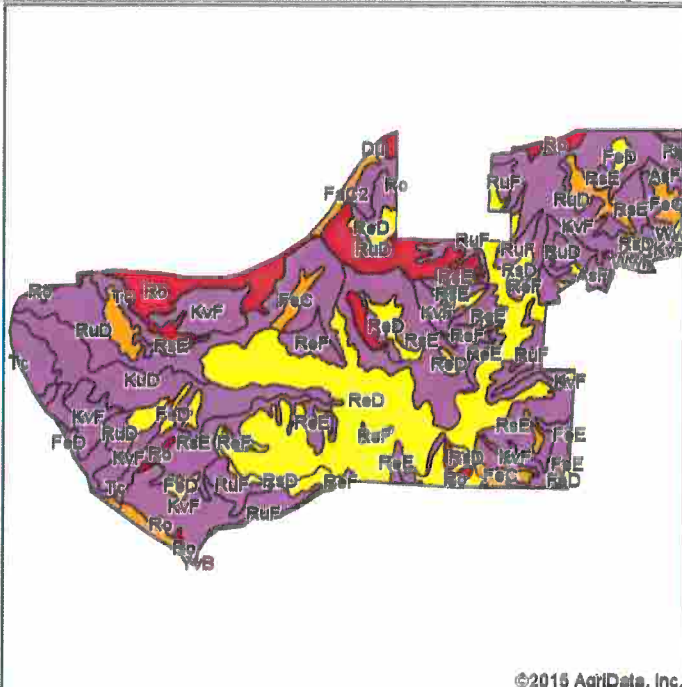


Aerial photography provided by Aerial Photography Field Office.

RUSLE2 Precipitation Columbia County



Soil Map














State: **Washington**
 County: **Columbia**
 Location: **6-12N-38E**
 Township: **Starbuck**
 Acres: **7708.09**
 Date: **3/26/2015**



Blue Mountain REALTORS
 Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2014 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: WA613, Soil Area Version: 10																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Winter wheat	Winter wheat Irrigated	Barley	Barley Irrigated	Spring canola	Spring canola Irrigated	Spring wheat	Spring wheat Irrigated	Pasture	Pasture Irrigated
KvF	Kuhl extremely rocky silt loam, 30 to 65 percent slopes	1629.62	21.1%		Vlls		275										
ReD	Ritzville silt loam, 8 to 30 percent slopes	1499.30	19.5%		Ive	Vle	900										
ReE	Roloff silt loam, 30 to 45 percent slopes	964.58	12.5%		Vle		750										
RuD	Roloff-Kuhl complex, 8 to 30 percent slopes	720.90	9.4%		Vs	Vle	617										
Ro	Rock outcrop	687.18	8.9%		Vlls		0										
KuD	Kuhl very rocky silt loam, 0 to 30 percent slopes	504.48	6.5%		Vls		375										
RuF	Roloff-Kuhl complex, 30 to 65 percent slopes	280.59	3.6%		Vlle		617										
FeC	Farrell very fine sandy loam, 8 to 15 percent slopes	272.97	3.5%		llle	Ive	900										
ReE	Ritzville silt loam, 30 to 40 percent slopes	262.07	3.4%		Vle	Vlle	900										
ReD	Roloff silt loam, 0 to 30 percent slopes	188.11	2.4%		Ive	Vle	750										
Tc	Terrace escarpments	181.18	2.4%		Vlle		0										
ReF	Ritzville silt loam, 40 to 65 percent slopes	148.15	1.9%		Vlle		1000										

FeD	Farrell very fine sandy loam, 15 to 30 percent slopes	139.89	1.8%		IVe		900											
AsF	Asotin silt loam, 40 to 65 percent slopes	66.44	0.9%		VIIe		1000											
FaC2	Farrell fine sandy loam, 3 to 15 percent slopes, eroded	43.12	0.6%		IIIe	IVe	600											
EzA	Esquzel silt loam, 0 to 3 percent slopes	37.96	0.5%		IIIc	IIe	3000											
OIE	Oliphant silt loam, 30 to 40 percent slopes	28.28	0.4%		VIe		1200											
WwF	Walla Walla silt loam, 40 to 65 percent slopes	27.29	0.4%		VIIe		1000											
WwD	Walla Walla silt loam, 8 to 30 percent slopes	9.77	0.1%		IVe	VIe	900											
YvB	Yakima gravelly silt loam, 3 to 8 percent slopes	8.62	0.1%		IIIa	IIIe	2000											
FeE	Farrell very fine sandy loam, 30 to 45 percent slopes	5.09	0.1%		VIe		900											
Du	Typic Xerochrems	4.09	0.1%		VIIIe		700											
OnA	Onyx silt loam, 0 to 3 percent slopes	0.41	0.0%		IIc	IIe	3000											
Weighted Average								567	6.9	40.7	9.9	38.3	367.4	2.9	8.1	30.9	*-	*-

Soils data provided by USDA and NRCS.