

## Irrigated Farm Sales 2012-2023

SALE DATE	SALE PRICE	NAME - SELLER / BUYER	PARCEL NUMBER	Parcel count	RESIDUAL LAND VALUE	ACRES	COST / ACRE	TILL / ACRES	COST / TILL AC
2023 - 03/01	197,000	Goble / Baumann	33-07-24-44-0002	1	197,000	19.68	\$10,010	19.68	\$10,010
2022 - 11/10	1,410,000	McClung / McCubbins	35-06-08-33-0017	1	251,690	28.09	\$8,960	25.78	\$9,763
2022 - 10/12	550,000	Pemberton / Hodnefield	34-07-31-21-0012	3	284,100	99.99	\$2,841	81.57	\$3,483
2022 - 07/26	420,000	Bunchgrass / Hoeft Rental Properties LLC	35-07-22-50-0007	1	420,000	65.21	\$6,441	56.86	\$7,387
2022 - 07/18	570,000	Mulkerin / Treehaven Estates LLC	35-06-07-11-0004	1	570,000	40.00	\$14,250	39.35	\$14,485
2022 - 05/02	1,100,000	Cox Kenneth & Sheryl Et Al / WWCC	36-07-14-43-0005	1	1,100,000	16.51	\$66,626	15.51	\$70,922
2022 - 04/29	975,000	BS Farms LLC / Chesed Farms LLC	35-07-27-13-0021	1	475,900	14.02	\$33,944	12.02	\$39,592
2021 - 11/11	2,100,000	Willis / Two Talents Enterprises LLC	34-07-26-11-0002	1	2,100,000	281.14	\$7,470	268.68	\$7,816
2021 - 11/04	1,000,000	Silverado LLC/North 44 Grove LLC	30-08-12-51-0092	3	1,000,000	102.77	\$9,730	101.80	\$9,823
2021 - 06/10	2,950,000	Dykes / New Song LLC	34-07-28-51-0016	4	1,815,630	99.09	\$18,323	84.12	\$21,584
2021 - 05/04	700,000	Cockerline/Leblanc	35-07-27-11-0004	1	433,300	11.99	\$36,138	10.99	\$39,427
2021 - 05/04	800,000	Brownfield/Strobel	34-07-36-23-0002	1	392,300	22.62	\$17,343	14.54	\$26,981
2021 - 01/29	995,000	Bossini Land/Murphy Family Vineyard	36-06-07-23-0009	1	933,000	39.89	\$23,389	36.82	\$25,339
2020 - 10/08	765,000	Benson/Broetje	35-06-07-12-0002	1	360,000	40.01	\$8,998	39.01	\$9,228
2020 - 03/27	2,725,000	Elsinore Investments/Williams	34-06-17-11-0001	2	2,725,000	355.07	\$7,675	345.58	\$7,885
2020 - 02/21	1,306,000	Sullivan/Broetje	31-09-31-58-0010	1	1,306,000	69.78	\$18,716	69.78	\$18,716
2019 - 10/16	700,000	Arbini/Preas	35-07-25-24-0022	9	380,000	24.00	\$15,833	23.08	\$16,464
2019 - 09/30	1,859,590	Thompson/Curcio Farms	33-07-15-11-0005	1	1,839,590	224.90	\$8,180	180.99	\$10,164
2019 - 07/08	910,000	Maiden/Curcio Farms	33-07-10-14-0001	1	910,000	172.23	\$5,284	149.77	\$6,076
2018 - 12/31	1,228,000	Summers Trust/Ryan	# 36-07-03-41-0003	4	1,053,000	73.65	\$14,297	62.75	\$16,781
2018 - 10/04	1,500,000	Minnick/Minnick	36-07-03-41-0003	2	1,325,000	175.95	\$7,531	175.95	\$7,531
2018 - 08/27	1,672,800	Christensen/JJW Cranberries	31-08-02-31-0002	1	1,672,800	160.00	\$10,455	150.00	\$11,152
2018 - 08/17	22,113,000	Weidert Farms/VFO Walla Walla	33-07-28-11-0001	17	22,113,000	3255.98	\$6,792	2888.61	\$7,655
2018 - 08/17	14,887,000	Weidert Farms/VFO Walla Walla	33-07-19-41-0003	16	14,770,000	2749.75	\$5,371	2432.36	\$6,072
2018 - 07/30	610,000	Frog Hollow Mgmt/Mathwich	35-06-04-31-0014	1	570,000	80.31	\$7,097	73.31	\$7,775
2018 - 07/19	252,491	McCaw/McCaw	34-07-34-21-0009	1	252,491	95.13	\$2,654	95.13	\$2,654
2018 - 06/20	2,800,000	Williams/Elsinore Investments	34-06-17-11-0001	2	2,800,000	355.07	\$7,886	345.58	\$8,102
2018 - 06/20	770,000	Bowe/Ongers	36-08-31-21-0010	1	304,680	35.62	\$8,554	34.14	\$8,924
2018 - 06/15	480,000	Hodnefield/Hodnefield	34-07-30-34-0002	2	420,000	112.68	\$3,727	92.00	\$4,565
2017 - 12/07	1,800,000	Fraser/Russell Reser Farm LLC	36-07-35-21-0002	2	1,625,000	235.39	\$6,903	219.50	\$7,403
2017 - 08/01	639,000	Maiden/Moro	33-07-10-11-0003	2	359,000	235.69	\$1,523	184.00	\$1,951
2017 - 06/28	440,640	Jones/Liening	36-06-09-33-0018	1	440,640	33.26	\$13,248	33.26	\$13,248
2016 - 12/14	397,000	Pratt/Wentland	34-06-13-11-0004	1	397,000	103.08	\$3,851	95.21	\$4,170
2016 - 11/30	21,350,000	Smith/Crown Farm Outback LLC	32-09-34-11-0001	9	18,980,466	2367.51	\$8,017	2090.36	\$9,080
2016 - 11/30	650,000	Smith/Crown Farm Outback LLC	32-09-34-11-0002	1	267,500	22.00	\$12,159	17.00	\$15,735
2016 - 02/26	1,550,000	Burbank Properties/Borton & Sons	31-09-31-52-0002	1	1,250,000	163.78	\$7,632	153.00	\$8,170
2016 - 01/04	188,000	Wisse/Wisse	30-09-36-52-0111	2	133,000	46.98	\$2,831	45.98	\$2,893
2015 - 12/28	190,000	Ballard/Richards	36-10-34-34-0009	1	80,000	21.60	\$3,704	19.00	\$4,211
2015 - 11/30	3,000,000	Lodmell/KAL Farm LLC	32-08-23-11-0001	3	2,773,030	640.00	\$4,333	570.30	\$4,862
2015 - 10/27	1,000,000	Runcorn/Baumann	33-07-35-21-0006	6	785,000	259.81	\$3,021	255.81	\$3,069

## Irrigated Farm Sales 2012-2023

SALE DATE	SALE PRICE	NAME - SELLER / BUYER	PARCEL NUMBER	Parcel count	RESIDUAL LAND VALUE	ACRES	COST / ACRE	TILL / ACRES	COST / TILL AC		
2015 - 07/08	120,000	Pray/Vinti	35-06-08-23-0012	1	120,000	30.29	\$3,962	30.29	\$3,962		
2015 - 06/15	259,900	McKinnon/Touchet Riggs Holdings	33-06-07-21-0002	1	184,900	80.00	\$2,311	64.50	\$2,867		
2015 - 05/29	918,000	Estes Margaret Trustee/Langdon Group	33-06-12-21-0003	1	918,000	343.28	\$2,674	317.68	\$2,890		
2015 - 05/13	420,000	Bergevin/Hodnefield	34-07-30-34-0002	2	345,000	112.68	\$3,062	81.00	\$4,259		
2015 - 04/28	385,000	Vintage Land Holdings/Pumphrey	35-07-28-31-0002	3	385,000	41.23	\$9,338	32.15	\$11,975		
2015 - 03/17	120,000	Bowen/Oetman	34-07-36-51-0037	2	120,000	22.20	\$5,405	22.20	\$5,405		
2014 - 12/19	239,000	Easley/Kraft	33-07-27-32-0003	2	239,000	58.15	\$4,110	58.15	\$4,110		
2014 - 10/29	575,000	Guyer/Baumann	33-07-24-44-0001	1	80,000	19.80	\$4,040	18.80	\$4,255		
2014 - 10/15	126,000	Rea/Holder	34-06-08-14-0003	1	126,000	10.35	\$12,174	10.35	\$12,174		
2014 - 10/10	720,000	American West/Northwest Land Fund One	35-07-35-70-0002	3	720,000	35.13	\$20,495	32.13	\$22,409		
2014 - 09/26	24,700,000	Snake View LLC/Crown Farm Snake View L	32-09-28-00-0001	10	24,500,000	5032.58	\$4,868	4295.36	\$5,704		
2014 - 09/13	450,000	McCaw/Osborn	36-10-35-34-0005	2	235,000	68.31	\$3,440	61.42	\$3,826		
2014 - 09/12	265,000	Fanciullo/Lieuallen	35-07-35-43-0013	2	115,000	11.15	\$10,314	10.15	\$11,330		
2014 - 06/02	380,000	Huntley/Runcorn	33-07-35-21-0005	5	309,000	159.50	\$1,937	156.50	\$1,974		
2014 - 03/28	105,000	Granite Northwest Inc/Bowen	34-07-36-51-0037	2	105,000	21.59	\$4,863	21.59	\$4,863		
2013 - 12/20	660,000	Frazier/Frazier	36-06-09-41-0006	1	530,000	75.61	\$7,010	71.90	\$7,371		
2013 - 12/11	1,142,000	Miller/Silva	34-06-12-11-0001	5	1,142,000	499.55	\$2,286	481.55	\$2,372		
2013 - 12/10	700,000	Doan Creek LLC/Rowley	35-07-34-52-0002	1	700,000	134.28	\$5,213	134.28	\$5,213		
2013 - 11/14	330,000	Scherger/BNB Property Investments LLC	33-07-27-11-0015	1	323,500	99.83	\$3,241	84.52	\$3,827		
2013 - 10/24	70,978	Fullerton/Seney	37-09-01-44-0004	4	70,978	18.47	\$3,843	18.47	\$3,843		
2013 - 10/18	428,000	Felch/McCubbins	33-07-28-14-0003	2	308,000	86.97	\$3,541	84.97	\$3,625		
2013 - 10/18	822,000	Felch/Deatherage	33-07-28-44-0005	2	627,000	158.18	\$3,964	150.00	\$4,180		
2013 - 05/07	2,300,000	HW Partners/Business Growth Capital	36-08-30-43-0001	9	2,300,000	368.93	\$6,234	365.93	\$6,285		
2013 - 05/01	150,000	Howard Kelly Trust/DeRuwe	34-07-36-51-0044	2	121,800	50.57	\$2,409	48.86	\$2,493		
2013 - 03/04	993,600	Lowden LLC/Edwin Ranch LLC	34-07-19-43-0006	4	902,600	371.54	\$2,429	330.54	\$2,731		
2012 - 11/28	225,000	Blue Creek Development/Baumann	33-07-24-11-0005	1	225,000	49.26	\$4,568	48.26	\$4,662		
2012 - 10/04	368,000	Banks/Goble	33-07-25-13-0002	1	\$316,900	142.03	2,231	136.62	\$2,320		
2012 - 09/19	23,016,000	Hillside Farms/Western Farmland, LLC	32-08-08-00-0001	16	\$23,006,000	4806.18	4,787	4113.39	\$5,593		
2012 - 07/31	446,100	Riley/Riley	34-07-12-43-0003	5	\$206,100	325.24	634	309.37	\$666		
2012 - 06/04	375,000	AshHollowLLC/Buckley	33-07-30-41-0005	1	\$375,000	142.99	2,623	133.94	\$2,800		
2012 - 05/29	485,000	Hindman/Runcorn	33-07-35-21-0006	1	\$388,000	100.31	3,868	99.31	\$3,907		
2012 - 03/20	1,473,000	Engenberg/Burbank Properties	31-09-31-52-0002	1	\$1,283,000	163.78	7,834	153.00	\$8,386		
2012 - 01/10	400,000	Frog Hollow WW LLC/Chavatal Farms	34-06-06-41-0004	2	\$400,000	162.12	2,467	156.84	\$2,550		