
CHELAN BUTTE ORCHARD

Stayman Flats
Chelan, Washington

© Naumes, Inc.

P.O. Box 996 • 2 Barnett Road • Medford, OR 97501

Phone: 541.772.6268 • Fax: 541.772.2135

NO AGENCY, REPRESENTATION OR COMMISSION

This Property Profile is being made available by Naumes to prospective purchasers either directly or through persons asserting representation of such purchasers. Unless this Property Profile is accompanied by a written agreement signed by Naumes, Inc. and Naumes Properties LLC, no person or entity has, or may represent itself as having, any agency, representation or commission agreement with Naumes and Naumes is not obligated in any way to pay a commission, finder's fee, or other compensation in relation to any actual or potential transaction involving the property.



PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD**

Property Location:	442/410 Stayman Flats Road Chelan, Washington <ul style="list-style-type: none">Approximately 5 miles northeast of Highway 97A and Stayman Flats Road, Chelan County
Owner:	Naumes, Inc.
Acreage:	297.78± Total Acres <ul style="list-style-type: none">Pear, Apple and Cherry Orchard (109.71± Planted Acres) See Acreage & Crop Chart for details
Tax Parcel:	#26-22-04-515-005
2009 Tax:	\$11,413
Zoning:	A-C Agricultural Commercial
Flood Zone:	FEMA Zone C, Map No. 530015-0250 (areas of minimal flooding, small portion within the 100 year flood plane)
Soils:	Pogue gravelly fine sandy loam, 3% to 8% slope with Cushmont gravelly sandy loam
Irrigation:	Underground permanent irrigation system and under tree impact sprinklers
Water Rights:	<ul style="list-style-type: none">189.90 acres of irrigated landUninterruptible senior water rights for withdrawal from a well on the shoreline of the Columbia River to a 12" to 8" main line



PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD**

Buildings &
Improvements:

This property includes the following improvements:

- **1,056± SF House:** 1974 modular, 3 bedroom, 2 bath and small detached metal storage building (*located at 441 Stayman Flats Road*)
- **1,078± SF House:** 3 bedroom, 1 bath with 384 sq ft one car detached garage (*located at 445 Stayman Flats Road*)
- **14' x 52' Labor Dwelling:** Single-wide Trailer (*located at 442 Stayman Flats Road*)
- **728± SF Labor Dwelling:** Single-wide Trailer (*located at 440 Stayman Flats Road*)
- **923± SF Labor Dwelling:** wood frame construction
- **931± SF Labor Dwelling:** wood frame construction
- **Camp Trailers (7)**
- **Trailer Camp (27 spaces)**
- **900± SF Bath House:** *for use by trailer camp*
- **1,536± SF Shop:** Equipment Shed with 3 open bays and attached, enclosed shop

Wind Machines:
(Personal Property)

Seven (7) wind machines used for frost protection are available for purchase separately.

Environmental:

Typical agricultural use of fuel and farm chemicals, with no obviously apparent environmental hazards on the property or immediate vicinity. Above ground fuel tanks and limited or no farm chemical storage.

PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD**

Utilities:

The property is served by all the normally available utilities in the area including public power and telephone. There is no domestic water or sewer district available. There is one domestic well that adequately serves the trailer park and all homes and trailers located along Stayman Flats Road. There is one septic system for all dwellings and the trailer park.

Exceptions:

No covenants or restrictions. Request title report for information on general exceptions and utility easements.

PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **CHELAN BUTTE ORCHARD**

Bearing Apple Acreage and Crop (*in bins*)

<u>Bearing Plantings</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
<u>Apples</u>							
Red Chief	13.1	1263	987	1493	682	1618	596
Scarlet Spur	12.7	527	579	696	433	584	480
Granny Smith	38.5	1373	1387	2476	1861	1856	1855
Total Bearing:	64.3	3163	2953	4665	2976	4058	2931

<u>Grafted Developing Plantings</u>	<u>Acres</u>	<u>Year Grafted</u>
Granny Smith (<i>grated from Red Delicious</i>)	8.5	2009

Total Planted Apples: 72.8

Bearing Pear Acreage and Crop (*in bins*)

<u>Pears</u>							
Bosc	23.9	862	*no production	792	843	1036	875
Total Bearing:	23.9	862	0	792	843	1036	875

*Note: Bosc was not picked in 2005 per decision by lessee.



PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **CHELAN BUTTE ORCHARD**

Bearing *Cherry* Acreage and Crop (*in tons*)

<u>Bearing Plantings</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
<u>Cherries</u>							
Bing	15.37	99	60	110	52	55	68
Vans - Freezer	1.90	9	17	22	6	13	13
Total Bearing:	17.27	112	80	134	60	68	81

SUMMARY OF PLANTINGS

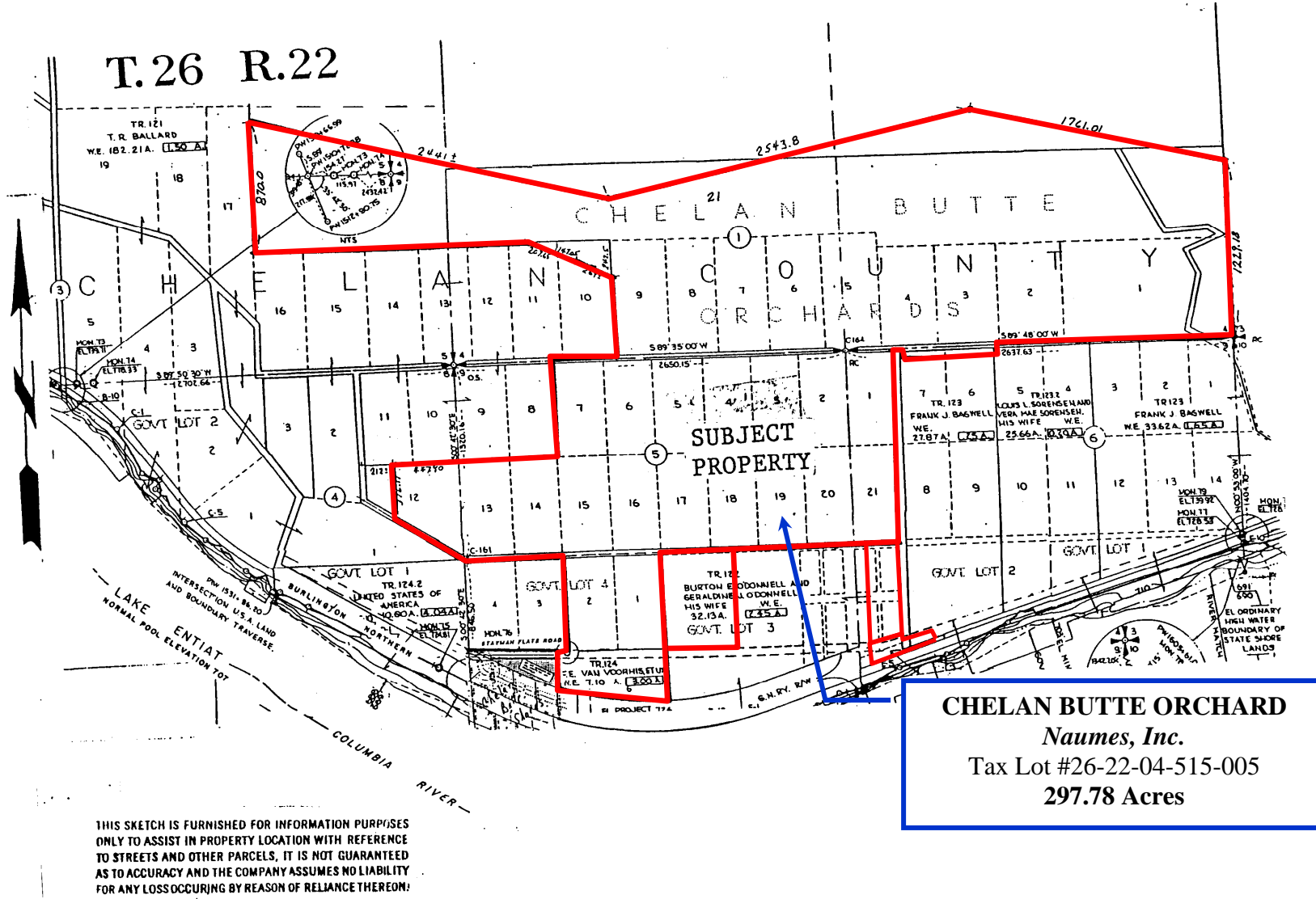
Apples	64.30
<i>Developing Apples</i>	8.50
Pears	23.90
Cherries	17.27
TOTAL PLANTED ACRES:	113.97

NOTE: All figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



PROPERTY PROFILE

Property Name: CHELAN BUTTE ORCHARD – STAYMAN FLATS ROAD, CHELAN WASHINGTON



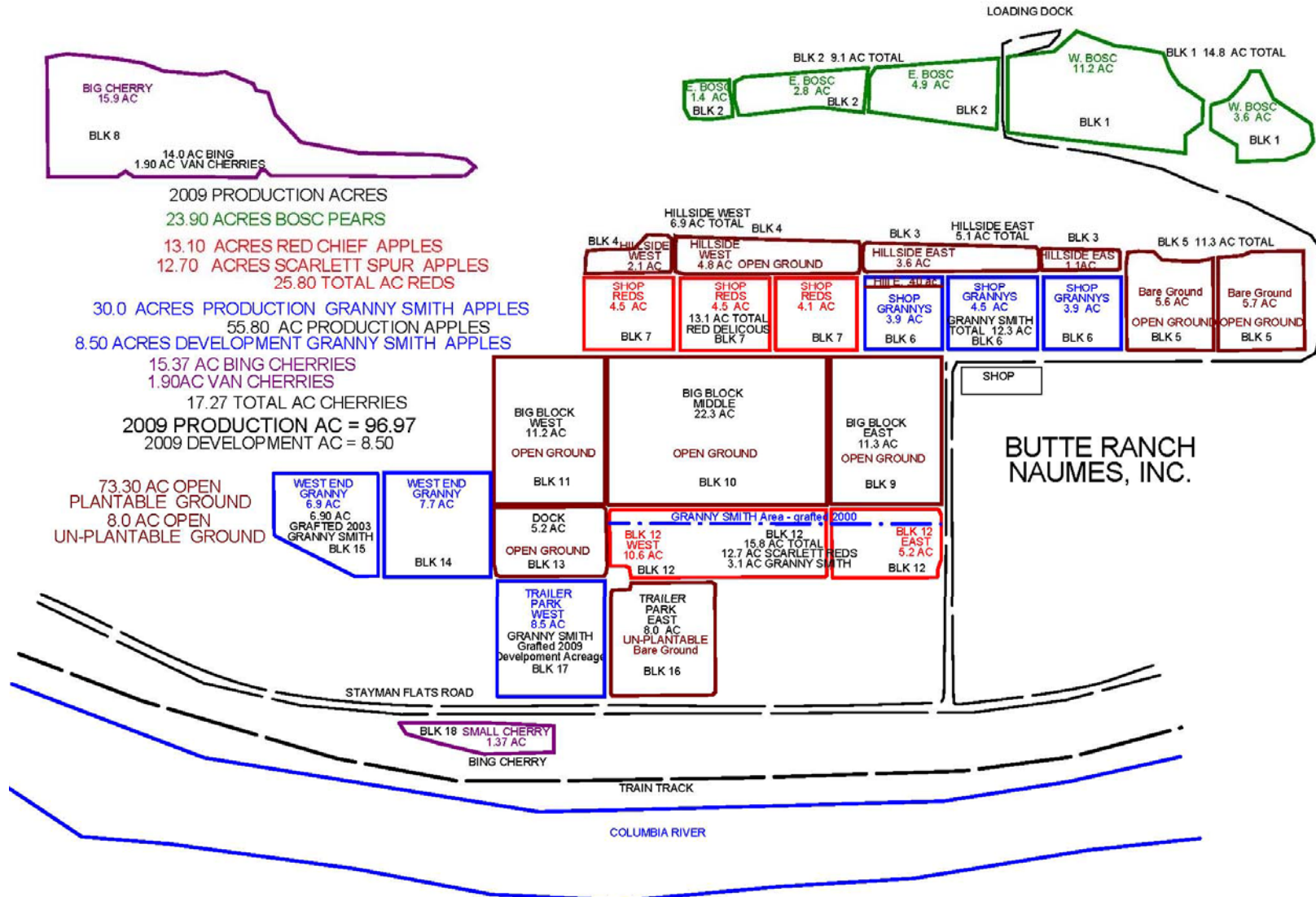
PROPERTY PROFILE

Property Name: CHELAN BUTTE ORCHARD – STAYMAN FLATS ROAD, CHELAN WASHINGTON – AERIAL VIEW



PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD MAP**



PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD**



PROPERTY PROFILE

Property Name: **CHELAN BUTTE ORCHARD**

NAUMES INC - Real Property Location Map

