
CHRISTIE ORCHARD

Lower River Road – Grants Pass

© Wild River Orchards, Inc.
An Affiliate of Naumes, Inc.
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PROPERTY PROFILE

Property Name: **CHRISTIE ORCHARD**

Property Location: 6802 Lower River Road 6835 Lower River Road
 6955 Lower River Road 6853 Lower River Road
 6715 Lower River Road

Grants Pass, Josephine County, Oregon

- *Located along the Rogue River on 11 contiguous tax lots*

Owner: Wild River Orchards, Inc.
An Affiliate of Naumes, Inc.

Acreage: 182.46± Total Acres

- Pear Orchard (138.4± Planted Acres)

See Acreage & Crop Chart for detail

Zoning: EFU (Exclusive Farm Land) and RR (Rural Residential);
36-06-19-00 TL #100 is zoned an Aggregate Resource Zone as designated by Josephine County

Flood Zone: FEMA Zone A and C (FEMA Community Panel Number 415590 0217 B)

Tax Lots and Accounts:	<u>Tax Lot:</u>	<u>Account:</u>	<u>Zone:</u>
	36-06-17-00 TL #1100 (1.36 ac)	R318618	RR2.5
	36-06-17-00 TL #1101 (48.16 ac)	R318619	EFU
	36-06-17-00 TL #1200 (4.7 ac)	R318620	RR2.5
	36-06-17-00 TL #1201 (15 ac)	R318621	EFU
	36-06-18-40 TL #100 (3.08 ac)	R318716	RR2.5
	36-06-18-40 TL #600 (15.44 ac)	R318727	EFU
	36-06-18-40 TL #601 (52.79 ac)	R318728	EFU
	36-06-18-40 TL #1001 (7.35 ac)	R318736	EFU
	36-06-19-00 TL #100 (19.95 ac)	R318737	EFU
	36-06-19-00 TL #201 (1.23 ac)	R318739	EFU
	36-06-20-00 TL #200 (13.4 ac)	R318741	EFU



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Property Name: **CHRISTIE ORCHARD**

2009 Taxes: \$1,818

Soils: Barron Coarse Sandy Loam, 2 to 7% slopes (5B); Evans Loam (34); Holland Sandy Loam, Cool, 7 to 12% slopes (42C); Newberg Fine Sandy Loam (57); Riverwash (64) and Wapato Silt Loam (83)

Irrigation & Water Rights:

- Mainline and solid set over tree sprinklers, supported by two pump stations and a total of nine Cornell pumps: one with 125 horsepower electric engine; one 75 horsepower; six 100 horsepower and one 5 horsepower
- Significant Water Rights from the Rogue River (see attached summary)

Wind Machines: Fourteen (14) diesel turbocharged orchard wind machines used for frost protection are available for purchase separately (10 John Deere and 4 Deutz).
(Personal Property)

Buildings:

This property includes the following structures:

- **1,600± sq ft House:** single-story 2 bedroom, 1 bath (located at 6802 Lower River Road)
- **680± sq ft Detached Garage:** divided into 20'x20' car storage area and 14'x20' partitioned living quarters, which includes one bathroom
- **1,124± sq ft House:** 3 bedrooms with 654 sq ft attic, 60 sq ft covered porch; 460 sq ft attached garage and 440 sq ft foot port for car storage (located at 6835 Lower River Road)
- **924± sq ft Manufactured Home:** 1977 single-wide, 3 bedrooms (located at 6853 Lower River Road)
- **6,150± sq ft General Purpose Building:** two-story (3,075 on each floor); second level for storage; attached 1,230 sq ft open lean-to with pole construction and foundation



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Environmental: Typical agricultural use of fuel and farm chemicals, with no known environmental hazards on the property or immediate vicinity. One above-ground fuel storage tank is located at the manufactured home site and there are above ground diesel storage tanks used to support wind machines. No buried fuel storage tanks.

Utilities: The property is served by all the normally available utilities in the area including public power and telephone.

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

Management: Professional Orchard Management is available through Naumes, Inc.

Alternate Use: Pursuant to Josephine County's Comprehensive Plan to facilitate the use and development of natural resources, the County has designated areas of aggregate resources consistent with Oregon's statewide planning goals, recognizing the importance of utilizing aggregate resources.

AGGREGATE POTENTIAL

Josephine County has identified Tax Lot #100 (Map #36-06-19-00), consisting of 19.95 acres located by the Rogue River, as having aggregate resource potential. (See Map for exact location.)

Contact owner for more information, including documentation pertaining to drill samples.



PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **CHRISTIE ORCHARD**

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>
Bosc	82.70	1234	833	2320	233	1113	947
Comice	<u>55.70</u>	<u>738</u>	<u>582</u>	<u>1169</u>	<u>383</u>	<u>939</u>	<u>603</u>
Total Bearing:	138.40	1972	1415	3489	616	2052	1550

Non-Bearing Plantings

None

Total Planted Acres: 138.40

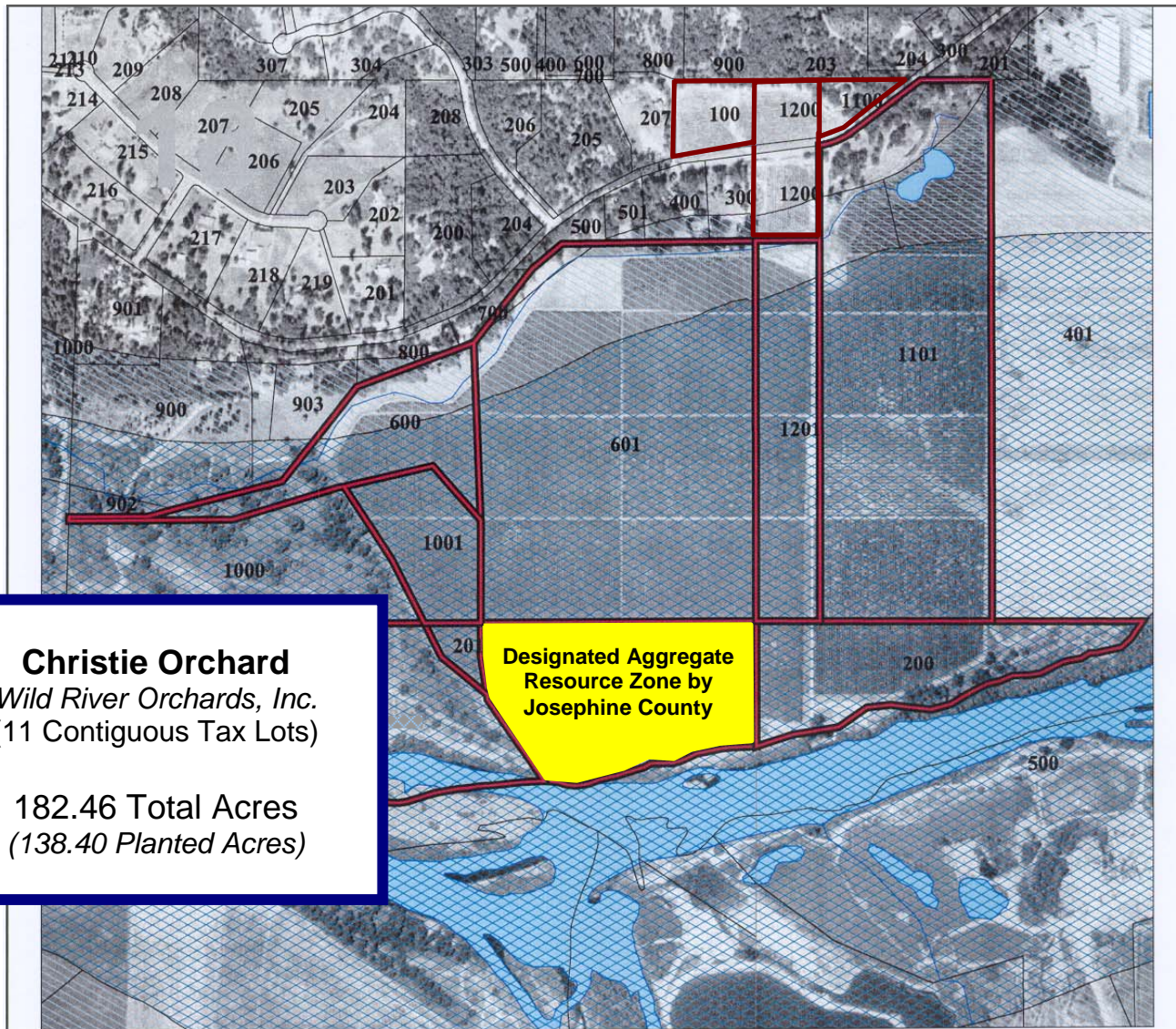
NOTE: Figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



PROPERTY PROFILE

Property Name: **CHRISTIE ORCHARD – WILD RIVER ORCHARDS, INC.**
JOSEPHINE COUNTY ASSESSOR'S PARCEL MAP

(Christie Orchard Tax Lots – 182.46 acres on 11 parcels)



Christie Orchard
Wild River Orchards, Inc.
 (11 Contiguous Tax Lots)

182.46 Total Acres
 (138.40 Planted Acres)

Designated Aggregate Resource Zone by Josephine County

Legend

FEMA Flood Map	Water (polygon)
100 year flood	Water Bodies
Flood Way	PLSS
PLSS Labels	County Boundary
Text 1	Section Line
Text 2	Township Line
Taxlots	1995 Airtphotos
Water (line)	

800 0 800 1600 Feet

Locator Map



The information on this map is furnished for general interest purposes only. This information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Josephine County will not accept responsibility for any errors or inaccuracies in the depicted information.



Scale
 1:8566

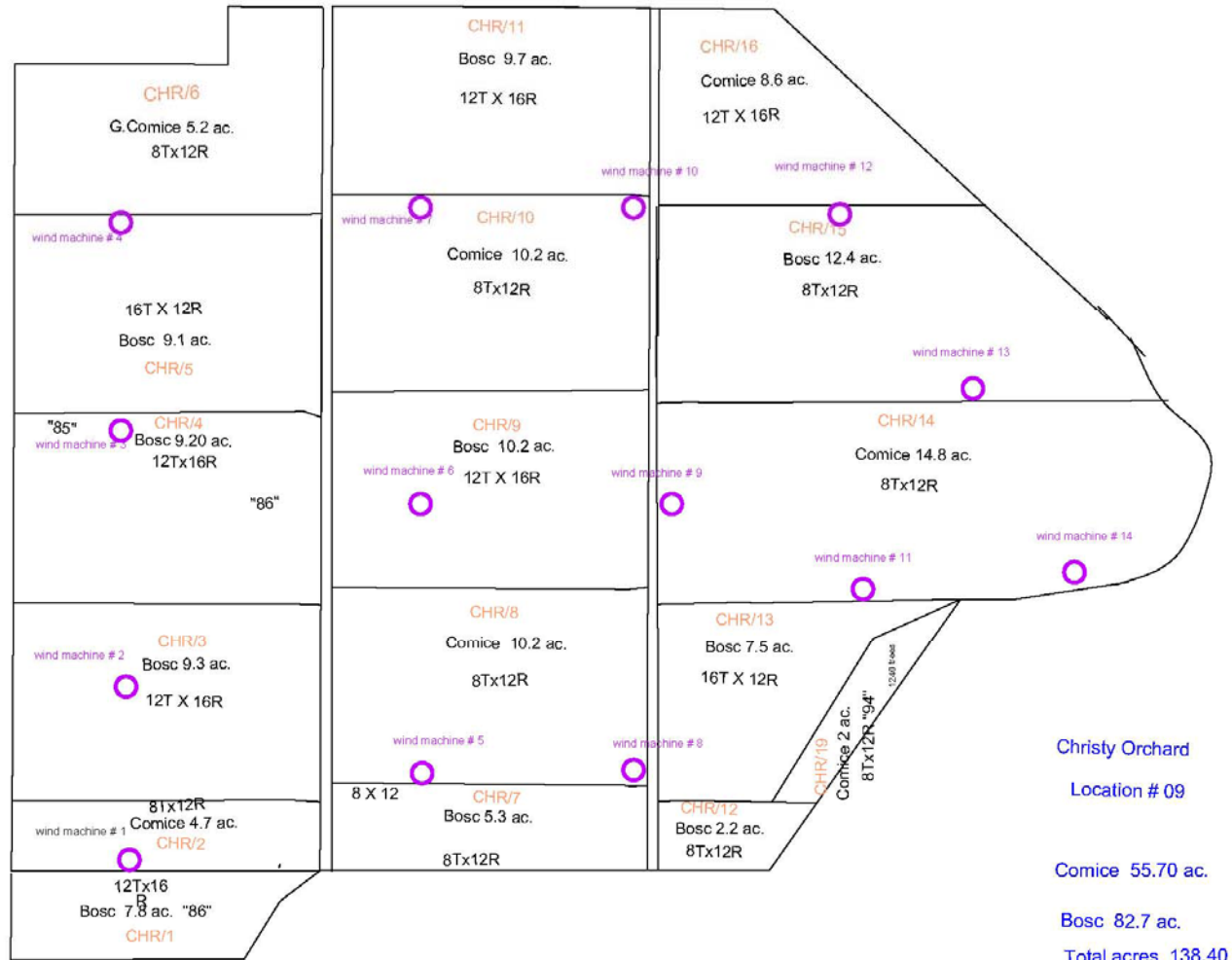


Creation date: Tuesday, May 13, 2003 D:\Puma\puma.apr



PROPERTY PROFILE

Property Name: **CHRISTIE ORCHARD MAP**



PROPERTY PROFILE

Property Name: CHRISTIE ORCHARD

Location: 6802, 6955 & 6715 Lower River Road
Grants Pass, Oregon

Legal Description: 36S-6W-17-NWSW, Tax Lot #1100; 36S-6W-17, NWSW & SWSW, Tax Lot #1101; 36S-6W-17-NWSW, Tax Lot #1200; 36S-6-17, NWSW & SWSW, Tax Lot #1201; 36S-6W-18-NESE Tax Lot #100; 36-6W-18, SESW & SWSE, Tax Lot #600; 36S-6W-18, NESE & SESE, Tax Lot #601; 36S-6W-18-SWSE Tax Lot #1001; 36S-6W-19-NENE Tax Lot #100; 36S-6W-19-NWNE Tax Lot #201; 36S-6W-20, NWNW & NENW, Tax Lot #200

Total Acreage: 182.46

Improvements: House (1600sf at the 6802 Address) w/Detached Garage (680sf), House (1106sf at the 6715 Address), Manufactured Home (924sf at the 6955 Address), & a General Purpose Building (6150sf)

WATER RIGHTS HISTORY

Owner	Priority	Available Records							Acres	Use**
		Application*	Permit*	Certificate	Claim	Decree	Order	Transfer		
Platcard 36S-6W-17										
Wild River Orchards Inc.	12/31/1919	S6969	S4364	76814			26-329	T3095	11.80	IR
W. H. Hull	9/18/1919	S6767	S4223	3505					12.00	IR
W. H. Flanagan	12/31/1919	S6969	S4364	3435			26-329		10.00	IR & CN
S. J. Christie	2/19/1930	S13284	S9513	10050					35.00	IR
Joe Naumes	7/18/1974	S52198	S39303	76560					42.60	FR
Platcard 36S-6W-18										
Wild River Orchards Inc.	12/31/1919	S6969	S4364	76814			26-329	T3095	46.40	IR
Daun E. Keith	10/19/1949	S24215	S19028				33-175	T4322	10.70	IR
Ben Hilton	10/19/1949	S24215	S19028	49265			33-175	T4322	0.30	IR
Jerry & Barbara Hershey	8/24/1977	G7801	G7535						13.00	IR & CN
W. H. Flanagan	12/31/1919	S6969	S4364	3435			26-329		38.00	IR & CN
Ben Hilton	10/19/1949	S24215	S19028	20275					11.00	IR & CN
County of Josephine	6/30/1960	S34079	S26853	31778					3.50	IR
Joe Naumes	7/18/1974	S52198	S39303	76560					73.20	IR & FR
Joseph P. Rossi III & Irene Monk	7/18/1974	S80759	S53035	76530					5.60	IR & FP
Platcard 36S-6W-19										
David Turnidge Successor In Interest	2/28/1898			32882		Rogue River (F) State Water Board	3-456 6-87 8-372	L7 W42 T43	3.00	IR & LV
Joe Naumes	7/18/1974	S52198	S39303	76560					13.10	FR
Gentry E. McKinney, Palma T. Salvatore, & David T. Fama	2/14/1977	S55239	S41420	56125					1.80	IS
Joseph P. Rossi III & Irene Monk	7/18/1974	S80759	S53035	76530					0.50	FR



Platcard 36S-6W-20

R. Thomas	12/31/1905			15840		Rogue River Final			15.00	IR
Horace R. Moses & F. A. Williams	10/25/1910	E1041	E85	37382			20-181 2-181	T2358	7.50	ST
Leonard Orchards Co.	4/12/1912	S2207	S1155	S1337			36-568	T5138	14.00	IR & CN
Leonard Orchards Co.	4/12/1912	S2207	S1155	S7598			42-279	T6104	14.00	IR & CN
Leonard Orchards Co.	4/12/1912	S2207	S1155	63765			43-491	T6292	14.00	IR
Horace R. Moses & F. A. Williams	10/25/1910	E1041	E85	2067			2-181		7.50	IR & CN
Leonard Orchards Co.	4/12/1912	S2207	S1155	944			36-568		14.00	IR & CN
KEN-WAL Farms Inc.	3/10/1919	S6427	S4015				65-480	T8366	10.00	IR
FT Vannoy Orchards	3/10/1919	S6427	S4015	2803			12-207	F46 T8366	10.00	IR & CN
W. H. Hull	9/18/1919	S6767	S4223	3505					10.00	IR
J.W. Stringer & J.T. Middleton	3/9/1921	S7779	S4978	5299					7.50	IS
KEN-WAL Farms Inc.	6/21/1930	S7952	S9692				65-480	T8366	10.00	IS
Fort Vannoy Irrigation District	6/21/1930	S7952	S9692	8942			12-207	F46 T8366 T7086 T8459	10.00	IR & CN
J.W. Stringer	1/22/1926	S10569	S7141	7548					12.00	IR
Ed Estes & Nate Johnson	2/6/1928	S11933	S8325	7923					9.00	IR
W.A. Gibson	10/3/1932	S14759	S10713	11012					8.00	IR
Howard W. Pealer	5/15/1934	S15359	S11261	11167					8.00	IR
Apple Rogue District Improvement CO.	4/21/1955	S29930	S23321	27974					14.00	IS
Fry Farms Inc.	5/11/1961	S34928	S27402	34043						CN
William E. Anderson	5/11/1973	S50448	S38103	50227					0.70	IS
Joe Naumes	7/18/1974	S52198	S39303	76560						
Oregon Department of Fish and Wildlife	1/12/1981	S61142	S45828				58-38			FI & CN

Summary Opinion:

- > The Christie Orchard property has fairly strong water rights associated with it.
- > David Turnidge Successor in Interest first recorded water rights on a portion of this property as early as 1898.
- > There is water available for irrigation and supplemental irrigation that appears to run throughout the property, however the property is very fragmented and there is a lot of activity on the platcard, so it is hard to determine conclusively the water coverage on this property. There are several other uses are several other uses available on this property, including frost protection.
- > Water for irrigation and supplemental irrigation will likely always remain available to serve this property.
- > The water rights recording in red are either denied or cancelled, so no longer apply to the property.
- > Considering the priority of the water rights, the available uses, and what appears to be full water coverage, the water rights on this property are fairly strong.

Oregon Water Rights Codes

*Permit & Application Characters: E - Enlargement; G - Groundwater; IS - Instream; MF - Minimum Flow (converted); P - Pond; R - Reservoir; S - Surface; U - Underground

**Use Codes: CN - Cancelled; FI - Fish Culture; FP - Fire Protection; FR - Frost Protection; IR - Irrigation; IS - Supplemental Irrigation; LV - Livestock; ST - Storage; TC - Temperature Control



PROPERTY PROFILE

Property Name: **CHRISTIE PROPERTY - PHOTOGRAPHS**



PROPERTY PROFILE

Property Name: **CHRISTIE ORCHARD**

NAUMES INC. Real Property Location Map

