
EDEN VALLEY ORCHARD

Voorhies Road - Medford

© Naumes, Inc.

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PROPERTY PROFILE

Property Name: **EDEN VALLEY ORCHARD**

Property
Location:

2488 Voorhies Road
Medford, Oregon

- *Approximately 1 mile west of Phoenix and 2 miles south of Medford, Jackson County*

Owner:

Naumes, Inc.

Acreage:

Pear Orchard - *See Acreage & Crop Chart for details*

129.89± Total Acres

- *100.20± Planted Acres*
- *9.70± Plantable Bear Ground*

Map & Tax Lots:

38-1W-08 TL#1600 (128.4 acres)

38-1W-08 TL#1500 (1.49 acres)

Tax Accounts:

#1-001855-2 (TL #1600)

#1-001854-6 (TL #1500)

2009 Tax:

\$641.07 (TL #1600)

\$326.39 (TL #1500)

Soils:

Agage-Winlo complex, 0 to 5% slopes (6B), Coker Clay, 0 to 3% slopes, (33A), Coleman Loam, 0 to 7% slopes (34B), Medford Silty Clay Loam, 0 to 3% slopes (127A) and Padigan Clay, 0 to 3% slopes (139A)

Irrigation:

Solid set over tree and under tree sprinklers

Water is delivered from buried PVC mainline and sub-mainline pipe from the canal system into ponds and distributed to the orchard using five diesel pumps. The canal runs along the east property line along Voorhies Road and the south property line along Carpenter Hill Road.



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Water Rights:	126.1 acres of irrigated water rights through Medford Irrigation District
Zoning:	EFU – Exclusive Farm Use
Flood Zone:	FEMA Flood Community Panel Number 415589 0418 B (Zone C – no flood threat)
Buildings:	This property includes the following structure: <ul style="list-style-type: none">• 576 sq ft general purpose shed <i>(located on Tax Lot 1600)</i>
Wind Machines: (Personal Property)	Eight (8) turbocharged orchard wind machines used for frost protection are available for purchase separately (6 John Deere and 2 Ford).
Environmental:	Typical agricultural use of fuel and farm chemicals, with no known environmental hazards on the property or immediate vicinity. Above ground diesel storage tanks utilized for wind machines; no buried fuel tanks
Utilities:	The property is served by all the normally available utilities in the area including public power and telephone. There is one domestic well.
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.



PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **EDEN VALLEY ORCHARD**

Bearing 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>
Anjou	<i>Pollinators</i>	8	9	16	5	15	5
Bartlett	<i>Pollinators</i>	11	20	22	14	22	29
Bosc	9.80	138	176	286	122	174	210
Golden Bosc	13.51	0	0	0	7	32	57
Christmas Seckel	5.30	22	32	34	31	38	44
Comice	34.20	141	228	318	268	442	314
Red Anjou	13.90	139	152	140	167	141	152
Starkrimson	4.20	20	20	31	10	26	21
Red Sensation	.90	44	44	58	51	49	19
Taylor Gold	<u>5.39</u>	<u>0</u>	<u>0</u>	<u>.5</u>	<u>1</u>	<u>5</u>	<u>6</u>
Total Bearing	87.20	523	681	905.5	676	944	857

PROPERTY PROFILE – CROP YIELD REPORT

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Non-Bearing Acreage and Crop

<u>Non-Bearing Plantings</u>	<u>Acres</u>
*Columbia Red	<u>13.00</u>
Total Non-Bearing	13.00
 Total Planted Acres:	100.20

** 2.20 Acres Red Silk grafted in 2008
2.20 Acres Red Silk grafted in 2009*

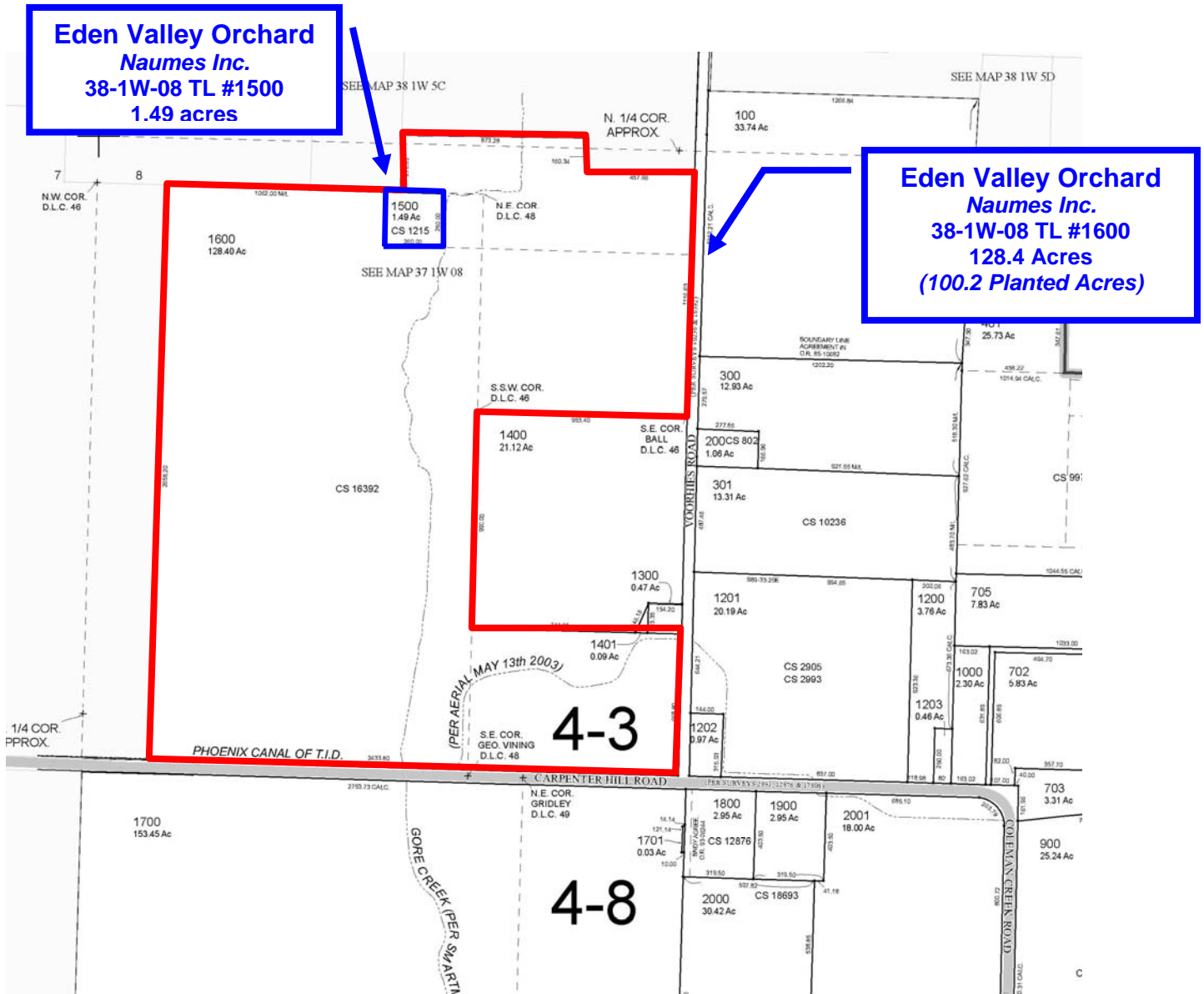
NOTE: Figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



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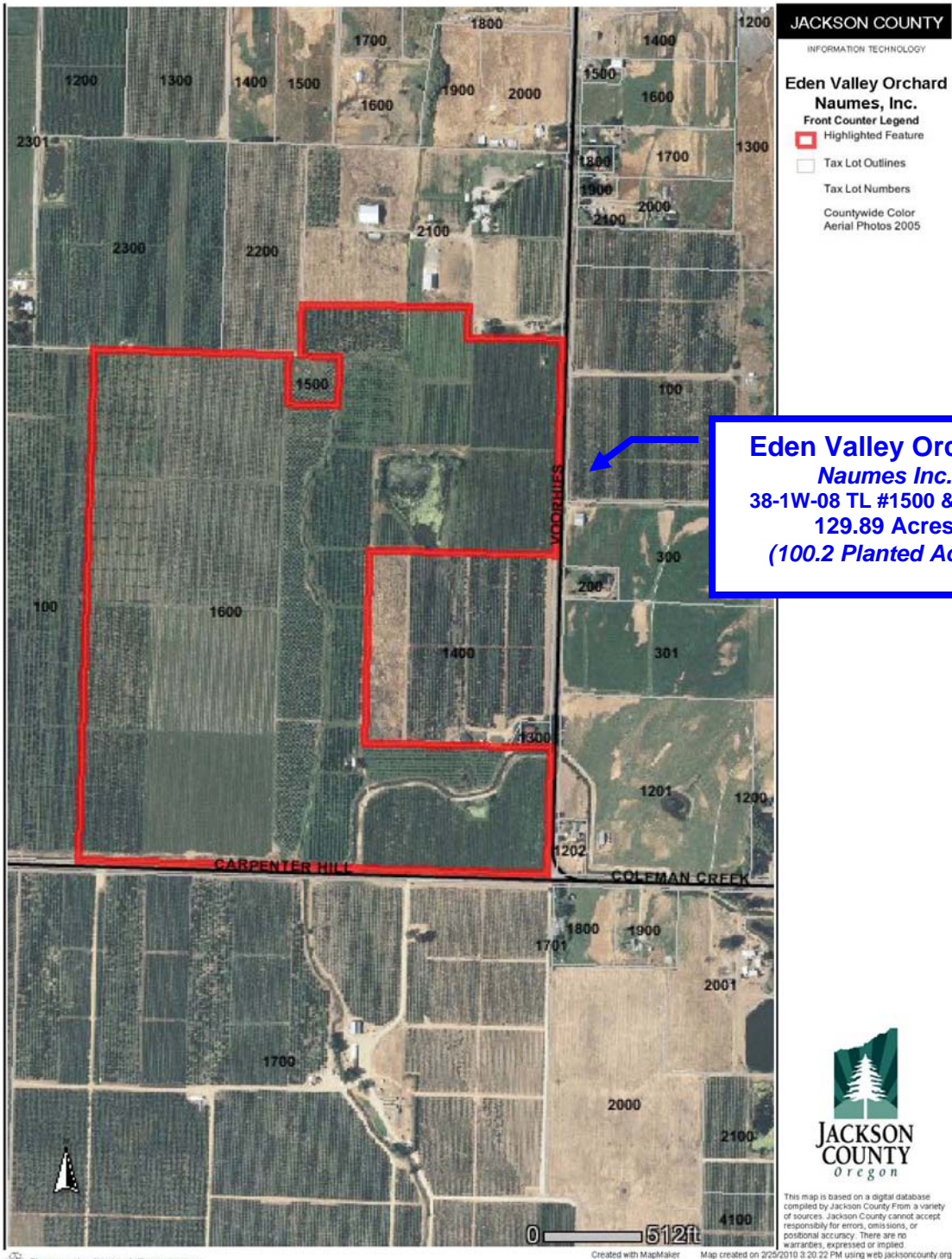
JACKSON COUNTY ASSESSOR'S PARCEL MAP



PROPERTY PROFILE

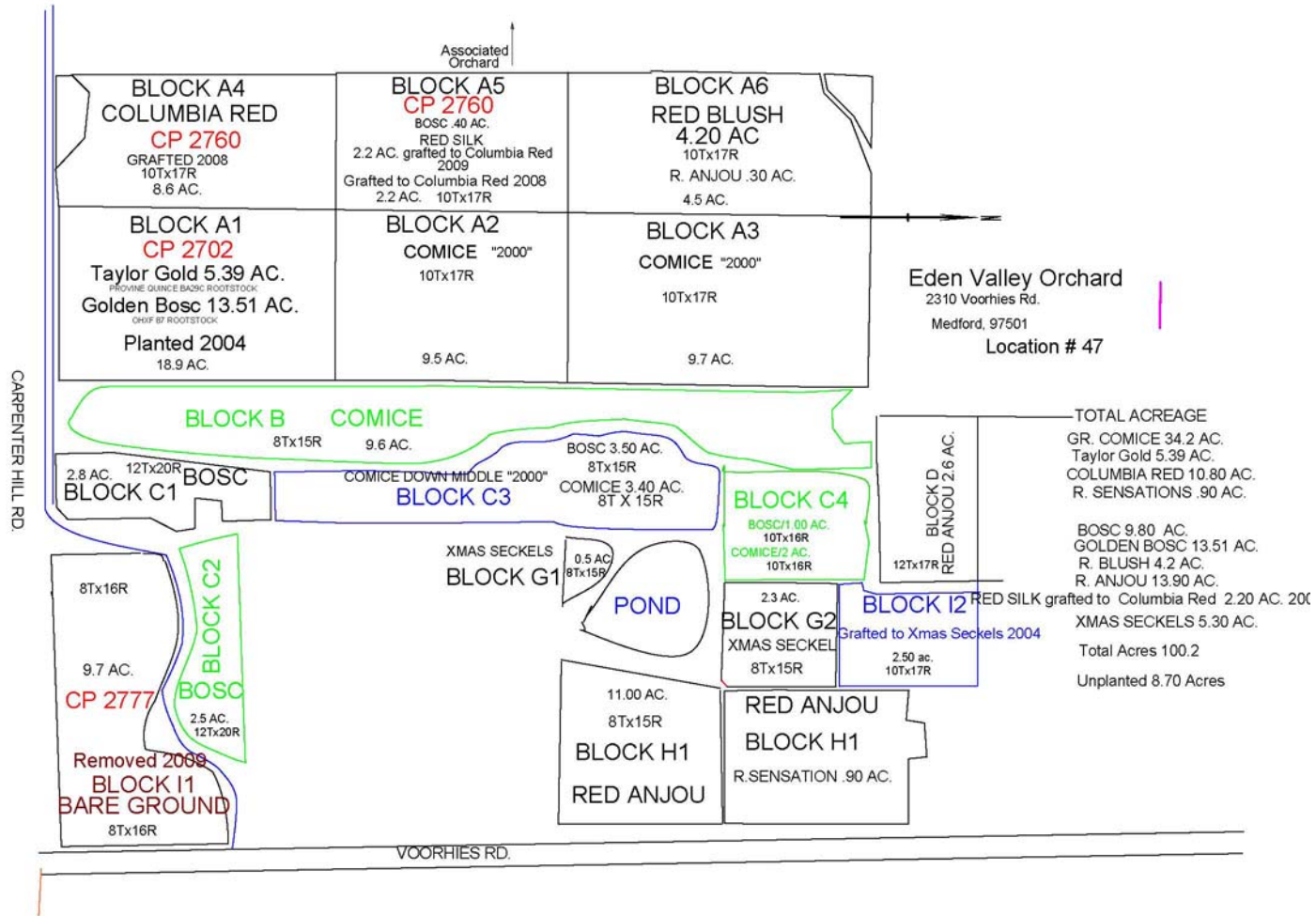
Property Name: **EDEN VALLEY ORCHARD**

Jackson County Aerial Map - 2005



PROPERTY PROFILE

Property Name: **EDEN VALLEY ORCHARD MAP**



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Location: 2488 Voorhies Road
Medford, Oregon

Legal Description: 38S-1W-08-NWNW, NENW, SWNW, & SENW Tax Lot #1600 & #1500

Total Acreage: 129.89

Improvements: General Purpose Shed and Mobile Home

WATER RIGHTS HISTORY

Owner	Priority	Available Records							Acres	Use**
		Application*	Permit*	Certificate	Claim	Decree	Order	Transfer		
Medford Irrigation District	7/23/1909	E194	E19	80570				T7654	158.50	IR
								T7511		
							53-626	T7735		
							53-765	T8102		
							50-328	T8137		
							51-551	T10054		
							53-1132	T10120		
						41-144	T10294			
Medford Irrigation District	3/31/1910	S589	S407	80572					158.50	IS
							51-551	T10054		
							45-471	T10120		
Medford Irrigation District	3/1/1915	S4139	S2382	80578			41-144	T10294	158.50	IS
Talent Irrigation District	~1953	S28535	S25915				45-471	T9316	160.00	IS
								T10277		
City of Medford	10/22/1954	S29527	S23210					49-335	160.00	MU
Medford Irrigation District	7/22/1996	S81380								DN, FR, & TC

Summary Opinion:

- > The Eden Valley Orchard property has fairly strong water rights associated with it.
- > The Medford Irrigation District first recorded water rights on this property in 1909.
- > There is water available for irrigation and supplemental irrigation that appears to run throughout the property.
- > 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 the full water coverage, the water rights on this property are fairly strong.

Oregon Water Rights Codes

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

**Use Codes: DN - Domestic Expanded Including Non-Commercial Gardening; FR - Frost Protection; IR - Irrigation; IS - Supplemental Irrigation; LV - Livestock; TC - Temperature Control



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NAUMES INC. Real Property Location Map

