
SUNCREST ORCHARD

Suncrest Road – Talent, OR

© Naumes, Inc.

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PROPERTY PROFILE

Property Name: **SUNCREST ORCHARD**

Property Location: 1912 Suncrest Road
Talent, Oregon

- *Approximately 2 miles east of the City of Talent, Jackson County*

Owner: Naumes, Inc.

Acreage: 536.75± Total Acres

- Pear Orchard (461.89± Planted Acres)
See Acreage & Crop Yield Report for details

Map & Tax Lots: 38-1W-24 TL #100 (303.67 ac)
38-1E-18 TL #301 (4.88 ac)
38-1E-19 TL #200 (228.20 ac)

Tax Accounts: 1-003334-4, 1-012283-3 (TL #100)
1-080406-8 (TL #301)
1-012310-6, 1-099177-7 (TL #200)

2009 Tax: \$10,322

Zoning: EFU – Exclusive Farm Use

Flood Zone: FEMA Zone C – Community Panel numbers 415589 0507 B & 526B (no flood threat)

Soils: Brader-Debenger loams (17C), 1-15% slopes; Carney Clay (27C), 5 to 20% slopes; Darow Silty Clay loam (43B), 1 to 5% slopes & (43D), 5 to 20% slopes; Debenger-Brader loams (44C), 1-15% slopes (60% Debenger soil and 20% Brader soils); and Padigan Clay (139A) 0 to 3% slopes



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Irrigation:	Under tree solid set sprinklers, including 6-12 inch buried PVC mainline. Water applied using gravity flow and one Cornell irrigation pump with a 66.5 horsepower diesel engine together with all valves, suction line, misc. irrigation fittings and equipment.
Water Rights:	512.40 acres of irrigation water rights through Talent Irrigation District
Buildings:	See Improvements Section
Wind Machines: (Personal Property)	Forty-four (44) turbocharged orchard wind machines used for frost protection are available for purchase separately (43 Deutz and 1 John Deere).
Utilities:	The property is served by all the normally available utilities in the area including public power and telephone. There are two domestic wells.
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; no buried fuel tanks.
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.

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Improvements:

This property includes the following structures totaling approximately 37,546 square feet:

- **3,528 SF Two-Story Bunkhouse:** 1,728 sq ft on main floor 1,800 sq ft on second floor; the main floor has a 72 sq ft enclosed porch and attached to one end is a 96 sq ft shed. On the other end on the main floor is a 144 sq ft covered porch and a 240 sq ft covered porch
- **1,680 SF Two-Story Labor House:** 3 bedrooms, 1 bath, consisting of approx. 864 sq ft on the main floor and 816 sq ft on the second floor
- **560 SF General Purpose Building:** detached shed located behind 1,680 sq ft labor house
- **488 SF Labor House:** 3 bedrooms, 1 bath, frame construction, metal, gable roof
- **560 SF Labor House:** 3 bedrooms, 1 bath; frame construction, metal, gable roof
- **868 SF Labor House:** 2 bedrooms, 1 bath, with attached 84 sq ft shed
- **882 SF Labor House:** 2 bedrooms, 1 bath, with attached 288 sq ft roof cover
- **6,832 SF Two-Story Building (Apartments):** living area is incorporated into 45' x 72' and 6' x 42' sections located in the north and east sections of the building. (24' x 114' storage area on the second level). Attached to one side of the building is a 684 sq ft covered porch and attached to the other side is a 432 sq ft covered porch with a roof overhang
- **(15) - 221 SF Labor Cabins:** concrete block foundations, 12 cabins have metal, gable roofs and 3 have composition, gable roofs, concrete floors and exteriors are concrete block. Each unit has 2 windows and a door

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Improvements
(cont.):

- **150 SF Bath House:** for use by cabins
- **561 SF Bath House and Utility Room:** for use by cabins
- **4,238 SF Equipment Shed:** 810 sq ft is enclosed and 5,049 is open in the front. Along one side are nine 12-foot bays. The second wing includes a 27' x 27' corner section and a 25' x 27' section open in the front (part of the building has a 10-foot base height and part has a 12-foot base height)
- **2,304 SF Equipment Shed:** used for machine storage, but includes a 576 sq ft enclosed area (base height of 10 feet)
- **8,100 SF Bin Barn:** 6' x 6' treated post construction with concrete foundation, a metal, gable roof, gravel floor and open on all four sides (base height is approx. 18 feet)
- **3,480 SF Bin Barn:** 6' x 6' treated post construction with concrete foundation, a galvanized metal, gable roof, black top floor and open on all four sides (base height is approx. 18 feet)

Excluded
Improvement:

Also located on the property (currently occupied by owner) is a 3,592 sq ft residence (*This structure and approximately 3 acres of land, which the house is situated on, is excluded from any sale.*)

PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **SUNCREST 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>
Anjou	87.10	1119	893	1138	1229	936	1015
Bartlett	41.22	690	594	801	676	655	768
Bosc	92.19	2138	1086	2391	1033	1665	2133
Comice	41.45	133	182	327	401	473	453
Starkrimson	68.20	417	369	688	528	501	540
Red Comice	12.95	13	31	61	72	82	68
Packham	24.48	0	6	45	65	83	93
Seckel	13.70	33	91	103	128	62	160
Total Bearing:	381.29	4543	3252	5554	4132	4457	5230

Non-Bearing Plantings

Anjou	45.60
Bartlett	5.50
Packham	22.50
Forelle	7.00
Total Non-Bearing:	80.60

Total Planted Acres: 461.89

*Red Silk was grafted to Bartletts in 2008; Red Gold was grafted to Anjou, Packham and Forelle in 2009

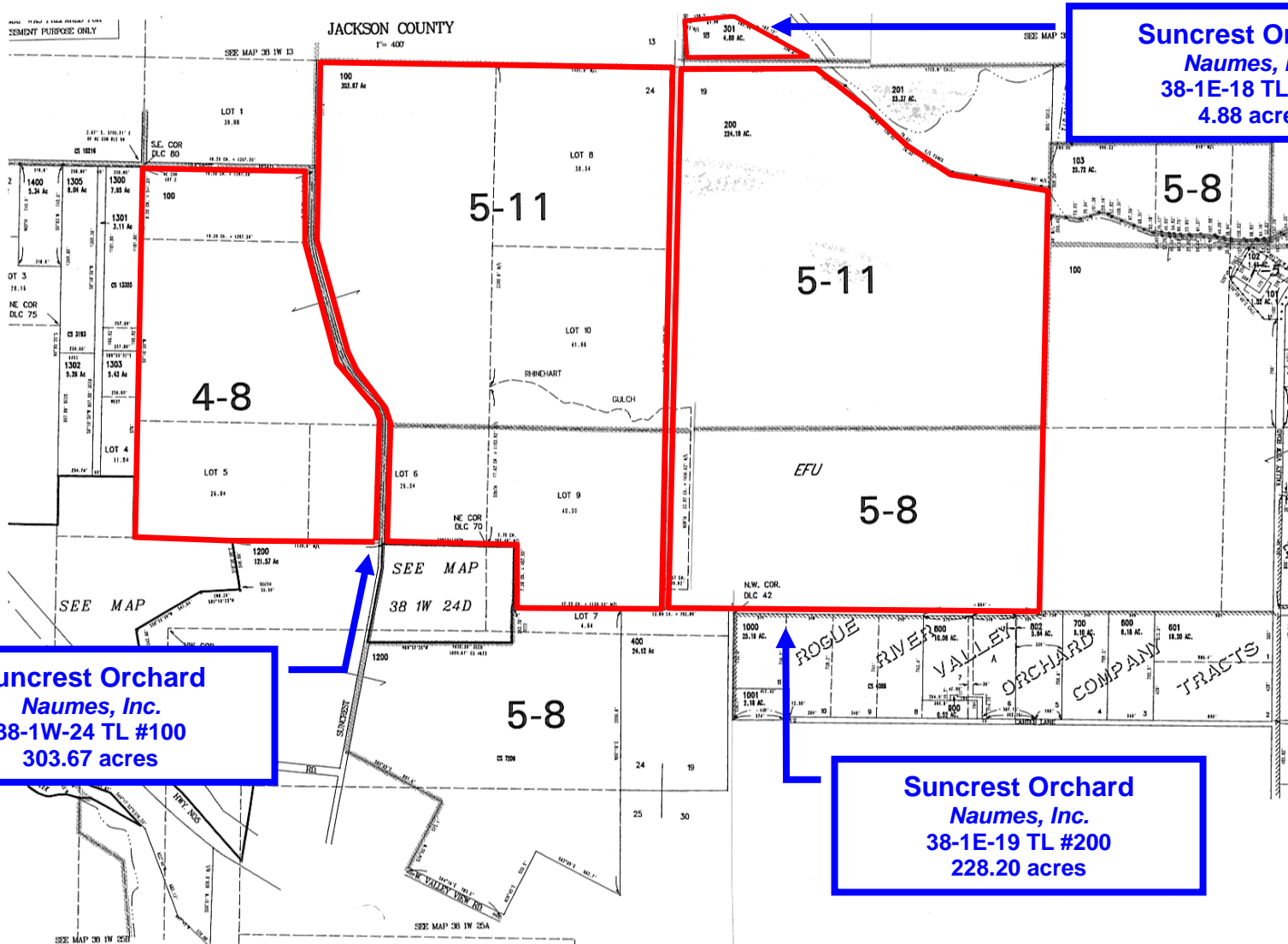
NOTE: Figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



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Property Name: **SUNCREST ORCHARD**

JACKSON COUNTY ASSESSOR'S PARCEL MAP



**Suncrest Orchard
Naumes, Inc.
38-1E-18 TL #301
4.88 acres**

**Suncrest Orchard
Naumes, Inc.
38-1W-24 TL #100
303.67 acres**

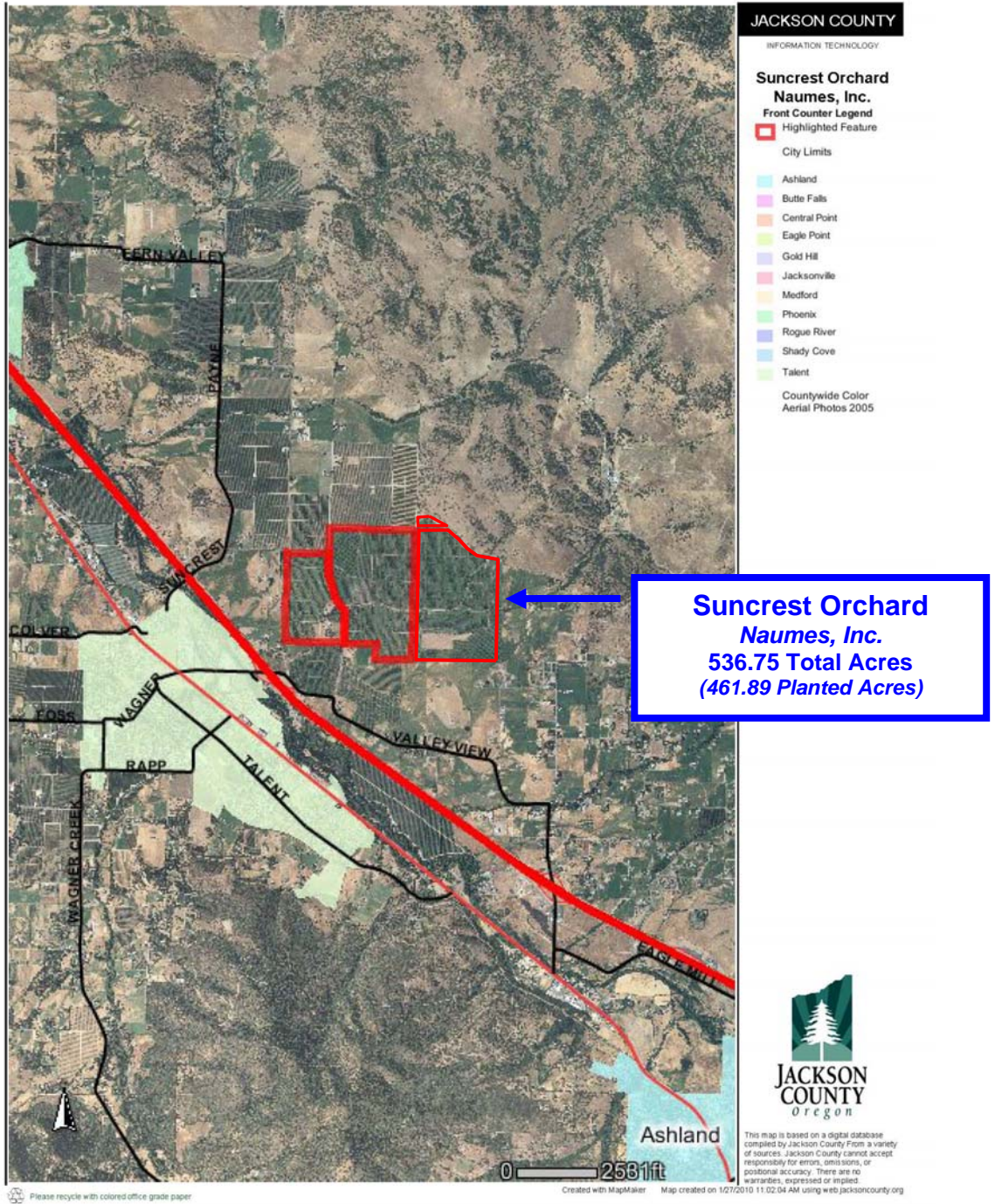
**Suncrest Orchard
Naumes, Inc.
38-1E-19 TL #200
228.20 acres**



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Property Name: **SUNCREST ORCHARD**

Jackson County Assessor's Aerial Map - 2005



PROPERTY PROFILE

Property Name: *SUNCREST ORCHARD*

Location: 1912 Suncrest Road
Medford, Oregon

Legal Description: 38S-1E-18-SWSW, Tax Lot #301; 38S-1E-19, NENW, NWNW, SWNW, SENW, NWSW & NESW, Tax Lot #200; 38S-1W-24, NENW, SENW, NESW, SESW, NWNE, SWNE, NENE, SENE, NWSE, SWSE, NESE & SESE, Tax Lot #100

Total Acreage: 532.74

Improvements: Numerous buildings and labor housing facilities.

WATER RIGHTS HISTORY										
Owner	Priority	Available Records						Acres	Use**	
		Application*	Permit*	Certificate	Claim	Decree	Order			Transfer
Platcard 38S-1E-18										
Talent Irrigation District	~1953	S28535	S25915				45-471	T9316 T10277 T10294	8.00	IS
Platcard 38S-1E-19										
Talent Irrigation District	~1915	S2325 S2326 S4434	S1362 S1363 S4537	79212			43-281	T9316 T9837 T9616	209.20	IR & CN
Talent Irrigation District	~1915	S2325 S2326 S4434	S4537	79212				T9316 T9837 T10043 T10277	209.20	IR
Talent Irrigation District	~1953	S28535	S25915				45-471	T9316 T10277 T10294	202.00	IS
Platcard 38S-1W-24										
Talent Irrigation District	~1915	S2325 S2326 S4434	S1362 S1363 S4537	79212			43-281	T9316 T9837 T9616	440.40	IR & CN
Talent Irrigation District	~1915	S2325 S2326 S4434	S4537	79212				T9316 T9837 T10043 T10277	440.40	IR
Talent Irrigation District	~1953	S28535	S25915				45-471	T9316 T10277 T10294	476.00	IS
Talent Irrigation District	10/6/1969	S46471	S34714							DO

Summary Opinion:

- > The Suncrest Orchard property has fairly strong water rights associated with it.
- > The Talent Irrigation District first recorded water rights on this property in 1915.
- > According to the platcard there appears to be water available throughout the property for irrigation and supplemental irrigation.
- > There is also a permit for some domestic use for the water not to exceed 5.0 cfs.
- > 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 good 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: CN - Cancelled; DO - Domestic; IR - Irrigation; IS - Supplemental Irrigation;



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NAUMES INC - Real Property Location Map

