

EDEN VALLEY ORCHARD

PEAR ORCHARD FOR SALE

Eden Valley Orchard

2488 Voorhies Road
Medford, Oregon

OWNER: Naumes, Inc.

CONTACT: Robert Boggess

PHONE: (541) 608-1732

FAX: (541) 772-2135

EMAIL: rboggess@naumes.com



PROPERTY DESCRIPTION

Zoning: EFU

Parcel Size: 129.89± Total Acres (100.2± Planted Acres)

Map & Tax Lots: 38-1W-08 #1600 & #1500

Structures: General purpose shed (576 sq. ft)

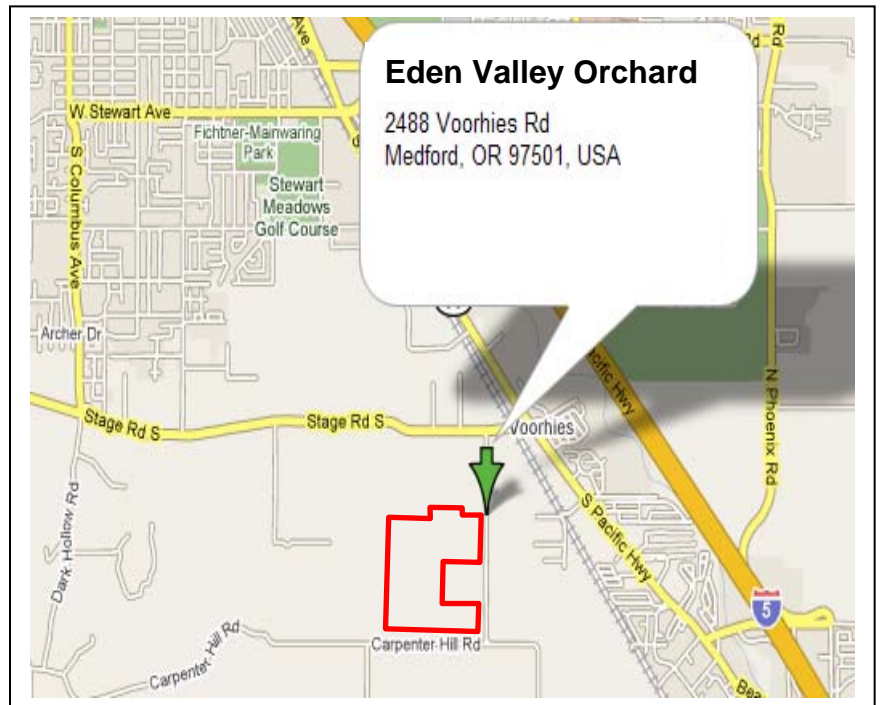
Production: Avg. 764 tons produced annually

Irrigation: 126.10 acres through MID

Management: Professional Orchard

Management is available through Naumes, Inc.

Personal Property: Eight turbocharged wind machines available for purchase separately.



SALE TERMS

Sale Price: Contact Robert Boggess
(541) 608-1732

Information contained above has been obtained from reliable resources and is believed to be accurate but is not warranted as to accuracy and may change without notice. It is your responsibility to verify its accuracy and completeness. Seller recommends purchaser's independent investigation.

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Naumes, Inc.

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Tel. 541.608.1732

www.naumesinc.com

EDEN VALLEY ORCHARD

Voorhies Road - Medford

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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)

2013 Tax:

\$979.84 (TL #1600)

\$360.78 (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.



PROPERTY PROFILE

Property Name:	EDEN VALLEY ORCHARD
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 (located on Tax Lot 1600)
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>2013 Crop</u>	<u>2012 Crop</u>	<u>2011 Crop</u>	<u>2010 Crop</u>	<u>2009 Crop</u>	<u>2008 Crop</u>
Anjou	Pollinators	11	7	7	2	5	15
Bartlett	Pollinators	27	37	31	12	29	22
Bosc	9.80	249	174	199	120	210	174
Christmas Seckel	5.30	49	64	59	21	44	38
Comice	34.20	650	340	447	175	314	442
Golden Bosc	13.51	199	102	115	27	57	32
Red Anjou	13.90	154	99	122	103	152	141
Starkrimson	4.20	10	14	19	1	21	26
Red Sensation	.90	11	15	13	8	19	49
Taylor Gold	5.39	0	0			6	5
Total Bearing:	87.20	1,360	852	1012	469	857	944
<u>Non-Bearing Plantings</u>							
Columbia Red	13.00	58	122	29	0		
Total Non-Bearing:	13.00	58	122	29	0		
Total Planted Acres:	100.20						

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

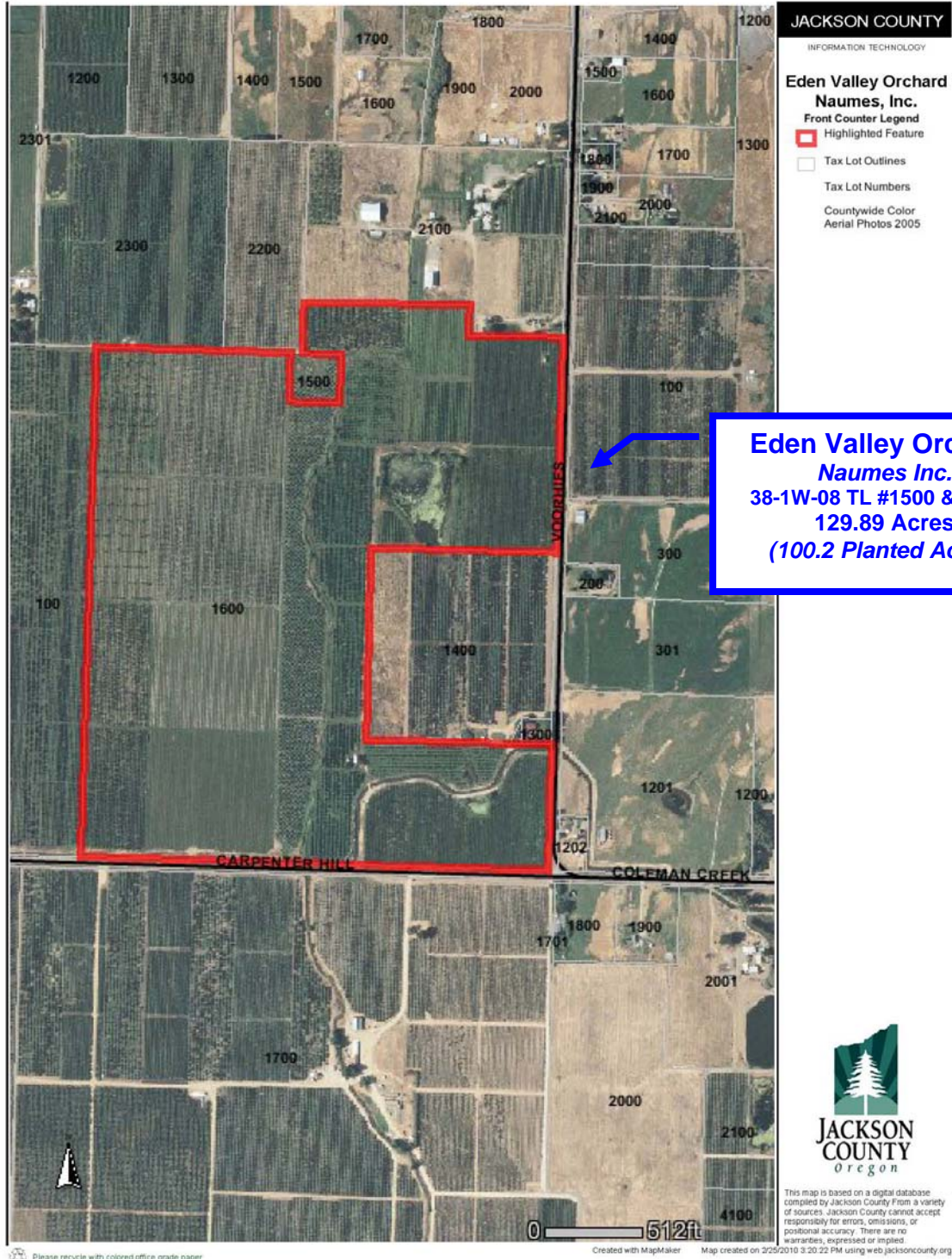
NOTE: Figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



PROPERTY PROFILE

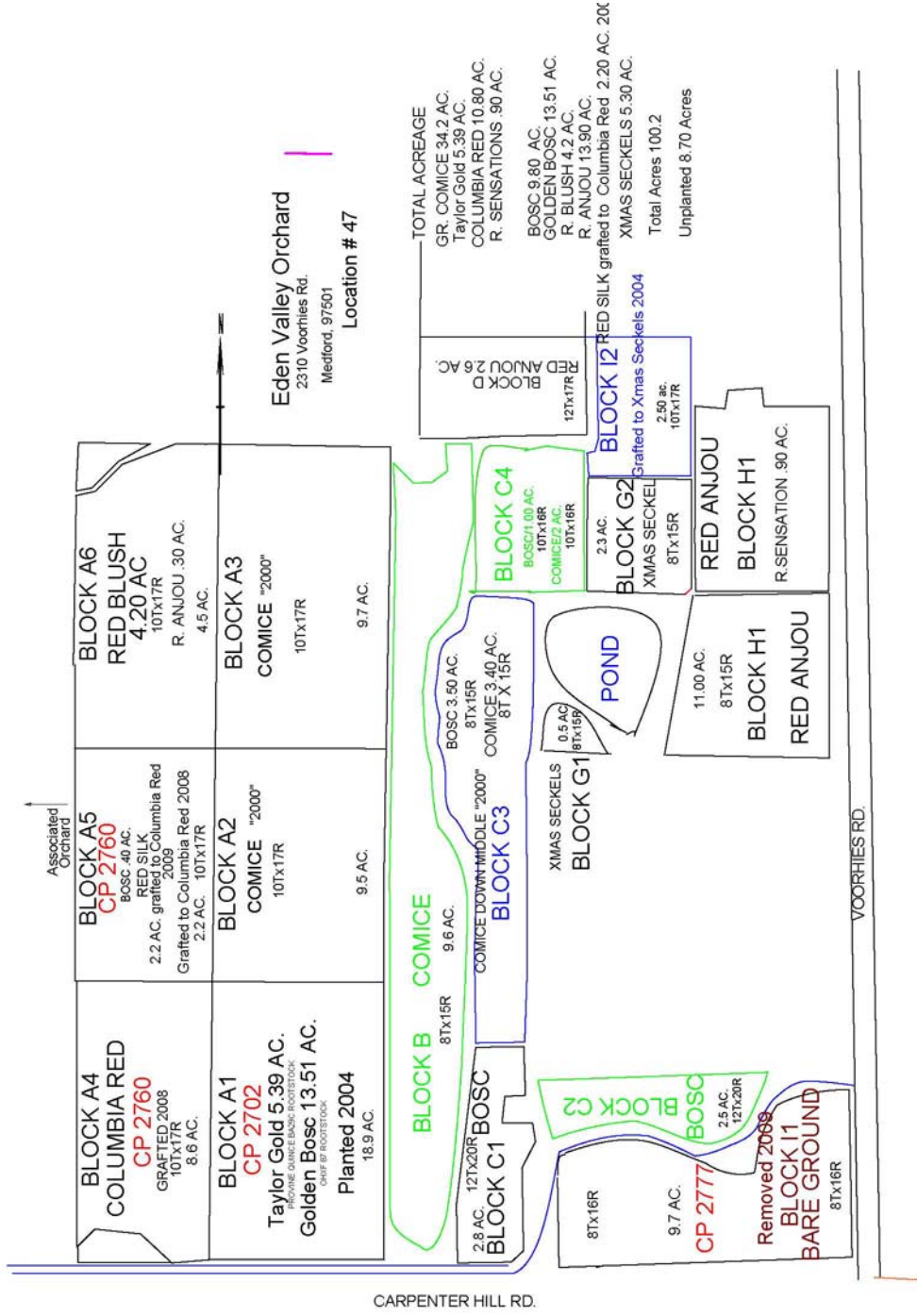
Property Name: **EDEN VALLEY ORCHARD**

Jackson County Aerial Map - 2005



PROPERTY PROFILE

Property Name: EDEN VALLEY ORCHARD MAP



PROPERTY PROFILE

Property Name: EDEN VALLEY ORCHARD

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				50-326	158.50	IS	
								50-328			
								51-551			T10054
								45-471			T10120
Medford Irrigation District	3/1/1915	S4139	S2382	80578			41-144	T10294	158.50	IS	
							53-626	T8137			
							41-144	T10294	158.50	IS	
Talent Irrigation District	~1953	S28535	S25915					T9316	160.00	IS	
							45-471	T10277			
City of Medford	10/22/1954	S29527	S23210					T10294	160.00	MU	
Medford Irrigation District	7/22/1996	S81380						49-335		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

