

PATEROS ORCHARD

PEAR, APPLE & CHERRY ORCHARD FOR SALE

Pateros Orchard

301 Watson Draw Road
Pateros, Washington

OWNER: Naumes, Inc.

CONTACT: Robert Boggess

PHONE: (541) 608-1732

FAX: (541) 772-2135

EMAIL: rboggess@naumes.com

PROPERTY DESCRIPTION

Zoning: Agriculture with accessory and single family residential homes

Parcel Size: 763.72± acres (434.09± Planted Acres)
(25.4 Open Ground)

Map & Tax Lot: (8 Tax Lots - See Property Profile)

Structures: 2,352± SF two-story 8-unit Labor House; two Manufactured Homes, 1,200± SF Shop and 1,750± SF Warehouse/Barn/Office

Production: Average 9,363 bins Apples, 1,528 bins Pears and 163 tons Cherries (*annually*)

Irrigation: Water rights from Columbia River

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

Personal Property: Two wind machines available



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.

©November 2013

Naumes, Inc.

P.O. Box 996

Medford, Oregon 97501

Tel. 541.608.1732

www.naumesinc.com

PATEROS ORCHARD

Watson Draw Road
Pateros, Washington

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P.O. Box 996 • 2 Barnett Road • Medford, OR 97501
Phone: 541.772.6268 • Fax: 541.772.2135

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PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Property Location: 301 Watson Draw Road
Pateros, Washington

- *Approximately 2 miles northwest of the Town of Pateros, Okanogan County*

Owner: Naumes, Inc.

Acreage: 763.72± Total Acres located on 8 contiguous *sections*

- 434.09± Planted Acres of Pears, Apples and Cherries
See Acreage & Crop Chart for details

Tax Lots: Parcel Number: 2013 Property Tax:
(see attached map)

#1	3023-233005 (135.98 ac)	\$3,165.88
#2	3023-143002 (40.11 ac)	\$679.66
#3	3023-142006 (80 ac)	\$2,330.24
#4	3023-230001 (200 ac)	\$8,074.60
#5	3023-240002 (102.11 ac)	\$5,370.80
#6	3023-231005 (120.00 ac)	\$5,177.44
#7	3023-254005 (40 ac)	\$1,664.38
#8	3023-261005 (45.52 ac)	\$1,613.42
		\$28,076.42

Plus Mobile Homes:

MH98005796 (mobile home)	\$93.14	
MH98005394 (mobile home)	\$388.08	
		\$481.22

Zoning: Agriculture with accessory uses and single family residential homes

Okanogan County Zoning Ordinances (designated as being in Minimum Requirement District)

Flood Zone: FEMA Zone C, Map No. 530117 1200 (*area of minimal flooding*)

PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Soils: Major soil types are Cashmere fine sandy loam at slopes 3%-8% and 8%-15% and Cashmont sandy loam at slopes 3%-8%, 8%-15%, and 15%-25%

Irrigation: Vinyl-lined, 9 million gallon pond; no irrigation district easements or fees are applicable since irrigation system is privately owned

Water Rights: Water rights from the Columbia River for up to 500 acres

Permitted water rights for withdrawal from two shallow wells on the shoreline of the Columbia River with underground permanent irrigation system and under tree sprinklers

(see more information about irrigation and water supply on next page)

Buildings: This property includes the following primary buildings
(see details under Improvements section):

- **1,152± SF Labor Dwelling**
(1994 Berkshire Manufactured Home)
- **1,100± SF Labor Dwelling**
(1964 Golden West Manufactured Home)
- **2,352± SF Labor Housing Building**
(two-story, 32 person 8-plex)
- **1,750± SF Warehouse/Barn/Office**
- **1,200± SF Shop**
- **Four Pump Houses**

Wind Machine: Two (2) propane fueled wind machines used for frost protection are available for purchase separately. One wind machine was installed in 1999 and is located between orchard blocks A1 and A2 near Watson Draw Road. The second machine was installed in 2000 in block A8 (see *Orchard map to locate referenced orchard blocks*).

(Personal Property)

PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Irrigation Water Supply:

The entire orchard obtains its irrigation water from two shallow wells located adjacent to the western shoreline of the Columbia River. The wells and pump houses are located less than 50' west of Highway 97 with easy access for maintenance. The wells eliminate any need to pump directly from the river. The orchard has permitted water rights to utilize 5,000 gallons of water per minute from the Columbia River for irrigation of up to 500 acres from April 1 through October 31 of each year at a maximum rate of 11.14 cubic feet per second.

The intake system contains two, 12-inch wells, each with a well house and concrete floor. The well house situated to the north is approximately 240 square feet and the southern pump house is 480 square feet. Each contains a 600 horsepower electric powered turbine pump and required controls and pressure regulating equipment, which can operate independently of each other. However, both pumps are connected to a manifold located outside of the fenced pump house area where they feed a steel 24' main line leading to the orchard. The steel line runs up the steep hillside west of Highway 97 and along Watson Draw road to the southeast corner of the orchard to the first of two booster pump stations (approximately 2 miles long). The booster station is a 20' x 24' metal siding and roof over wood frame structure and concrete floor. It contains two 300 horsepower electrical powered turbine pumps and required controls and pressure valves. A second, similar booster station is located near the middle of the orchard, west of Tract F6. From here, the water is pumped into an enclosed, 9 million gallon vinyl-lined pond located north of Track E1. The water is discharged by gravity flow throughout the orchard by underground main lines made of PVC pipe, which vary in size.

There are six pressure reducing stations and filter systems for the irrigation system. Additionally, the northwest portion of the orchard has two irrigation line booster pumps to assist with the gravity flow system. The entire orchard is irrigated by low volume under tree sprinklers via underground main lines. The water system includes underground lines for future easy installation of overhead cooling systems. The entire orchard can be irrigated in approximately 3 and a half to 4 days. The irrigation system is computer controlled weather station which monitors wind speed, temperature, humidity, rainfall and solar radiation to assist in calculating water set times and the number of days between irrigation. The system is wired to electrically controlled valves, which can be operated remotely from an office. The pumping stations, valves, monitoring equipment and weather station are connected by telemetry to a computer at the orchard office and can be controlled either remotely or manually.

PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Building Improvements:

- (1) **1,152± Sq Ft Labor Dwelling:** 1994 Berkshire manufactured home located near Tract F1, used for labor housing. The structure is in good condition consisting of Masonite siding, composition shingle roof, drywall interior, carpet, vinyl flooring, forced air electric heat and window air conditioner. Includes a living room, dining area, kitchen, utility room, two bedrooms and two bathrooms. The house is set on a typical post and pier foundation with landscaping around the house. Near the house is a wood frame storage shed consisting of approximately 192 square feet.
- (2) **1,100± Sq Ft Labor Dwelling:** 1964 Golden West manufactured home used for labor housing. The home consists of a living room, dining area, kitchen, two bedrooms, one full bath and one three quarters bath. It is equipped with forced air heat and a wood stove. There is an attached 8' x 20' covered porch, and a small 4' x 10' addition plus another 8' x 4' porch.
- (3) **2,352± Sq Ft Labor Housing:** Newer two-story, 8-unit labor housing facility consisting of 1,176 square feet on each floor and is designed to house 32 people. The structure consists of a wood frame using T-111 plywood siding and a composition shingle roof with a concrete foundation. On each floor are four living units with one big room consisting of a living area, small kitchen area and two bathrooms on each floor with exterior access. Each bathroom contains a shower, sink, toilet, hot water heater and space for a washer and dryer. The interior is drywall finish, electric heat, low profile carpeting and vinyl in the kitchen area.
- (4) **1,750± Sq Ft Warehouse/Barn with Offices:** Older barn consisting of a wood frame single wall planked building on rock and mortar foundation, which has been reinforced with concrete. The building is approximately 1,750 square feet on the main level and the basement. The main floor has some updating with partitioning for two small offices with plywood and vinyl flooring. Additional partitions create storage rooms and equipment rooms. On the second floor is a loft, which is used for additional storage. The basement is an unfinished storage area. The barn is equipped with power and is the location for the computer systems for the weather station and irrigation systems.
- (5) **1,200± Sq Ft Shop:** Located near the barn is a metal over wood frame shop. It has a concrete floor and is insulated. The interior is plywood. There is an electric space heater and a $\frac{3}{4}$ bath for decontamination use for the orchard. There is a 10' x 12' overhead door and a 12' x 12' door plus passage door. Near the barn and shop is a wood frame metal roof structure over the fuel storage tanks. The roof cover is 8' x 24' supported by a concrete containment structure.

PROPERTY PROFILE

Property Name:	PATEROS ORCHARD
Environmental:	Typical agricultural use of fuel and farm chemicals, with no known environmental hazards on the property or immediate vicinity. Above ground fuel tanks and farm chemical storage.
Utilities:	The property is served by all the normally available utilities in the area including public power and telephone. There is one domestic well that adequately serves the buildings and houses. Sanitation is by septic system.
Exceptions:	No covenants or restrictions. Request title report for information on general exceptions and utility easements.
Equipment:	The orchard is equipped with a computer-controlled weather station, which monitors wind speed, temperature, humidity, rainfall and solar radiation. This technology is utilized to assist in calculating water set times and number of days between irrigation.

PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **PATEROS ORCHARD**

Bearing Acreage and Crop (in Bins) Apples

Bearing Plantings	Acres	2013 Crop	2012 Crop	2011 Crop	2010 Crop	2009 Crop	2008 Crop
<u>Apples</u>							
Red Chief	86.03	1263	3621	1703	2409	2489	3225
Golden	43.60	1049	2460	1591	1862	2296	2126
Gala	76.50	2412	2633	2493	2403	2342	2656
Granny Smith	26.90	1212	958	1142	861	737	1212
Braeburn	34.90	536	1056	899	1000	0	1074
Senshu	29.00	0	1070	414	1012	179	1279
Total Bearing Apples:	296.93	6472	11798	8242	9547	8043	11572
Developing Plantings	Acres						
Honeycrip	14.80	227	Planted 2011				
Gala	14.00	0	Planted 2012				
Total Developing Apple:	28.80	227					
Total Apples Planted:	325.73						



PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **PATEROS ORCHARD**

Bearing Acreage and Crop (*in Tons*) Cherries

Bearing Plantings	Acres	2013 Crop	2012 Crop	2011 Crop	2010 Crop	2009 Crop	2008 Crop
Cherries							
Bing	34.00	0	73.76	173	36.7	110	102
Lapin	11.64	95	67.22	53.4	66.4	60	52
Sweetheart	12.76	3.5	0	9.8	2.4	0	11
Total Bearing Cherries:	58.40	98.5	140.98	236.2	105.5	170	165
Developing Plantings	Acres						
Sweethearts	10.0						
				Grafted Spring 2009			
Total Developing Cherries:	10.0						
Total Planted Cherries:	68.40						



PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **PATEROS ORCHARD**

Bearing Acreage and Crop (in Bins) Pears

Bearing Plantings	Acres	2013 Crop	2012 Crop	2011 Crop	2010 Crop	2009 Crop	2008 Crop
Pears							
Anjou	31.58	1414	796	1153	897	1220	703
Bartlett	18.38	670	511	605	484	616	546
Total Pears:	49.96	2084	1307	1758	1381	1836	1249

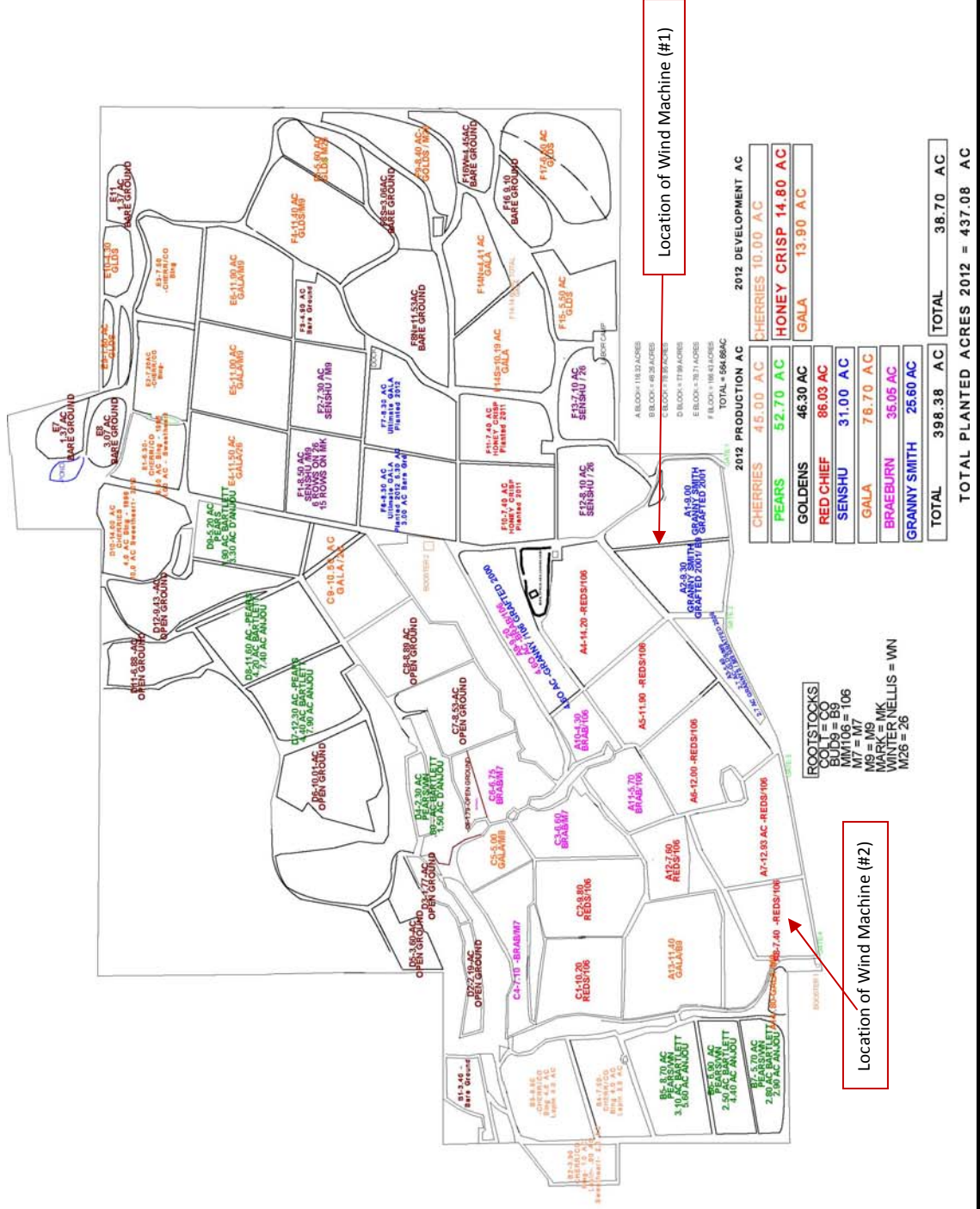
SUMMARY OF PLANTINGS	Acres
Apples	296.93
Apples Development	28.80
Pears	49.96
Cherries	58.40
Cherries Development	10.00
TOTAL PLANTED ACRES:	434.09
Open Bare Land	25.4

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: PATEROS ORCHARD MAP



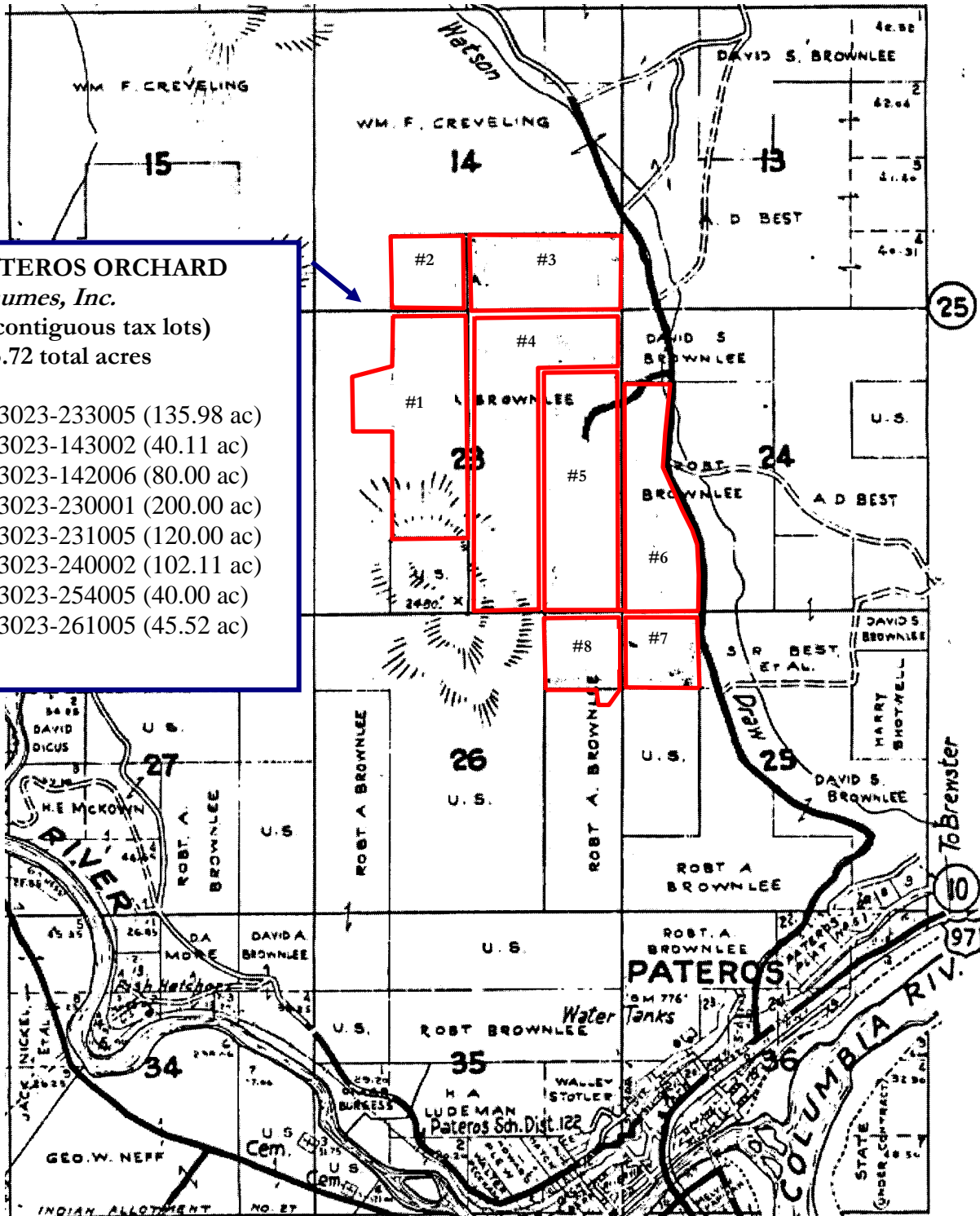
PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Okanogan County Assessor's Parcel Map

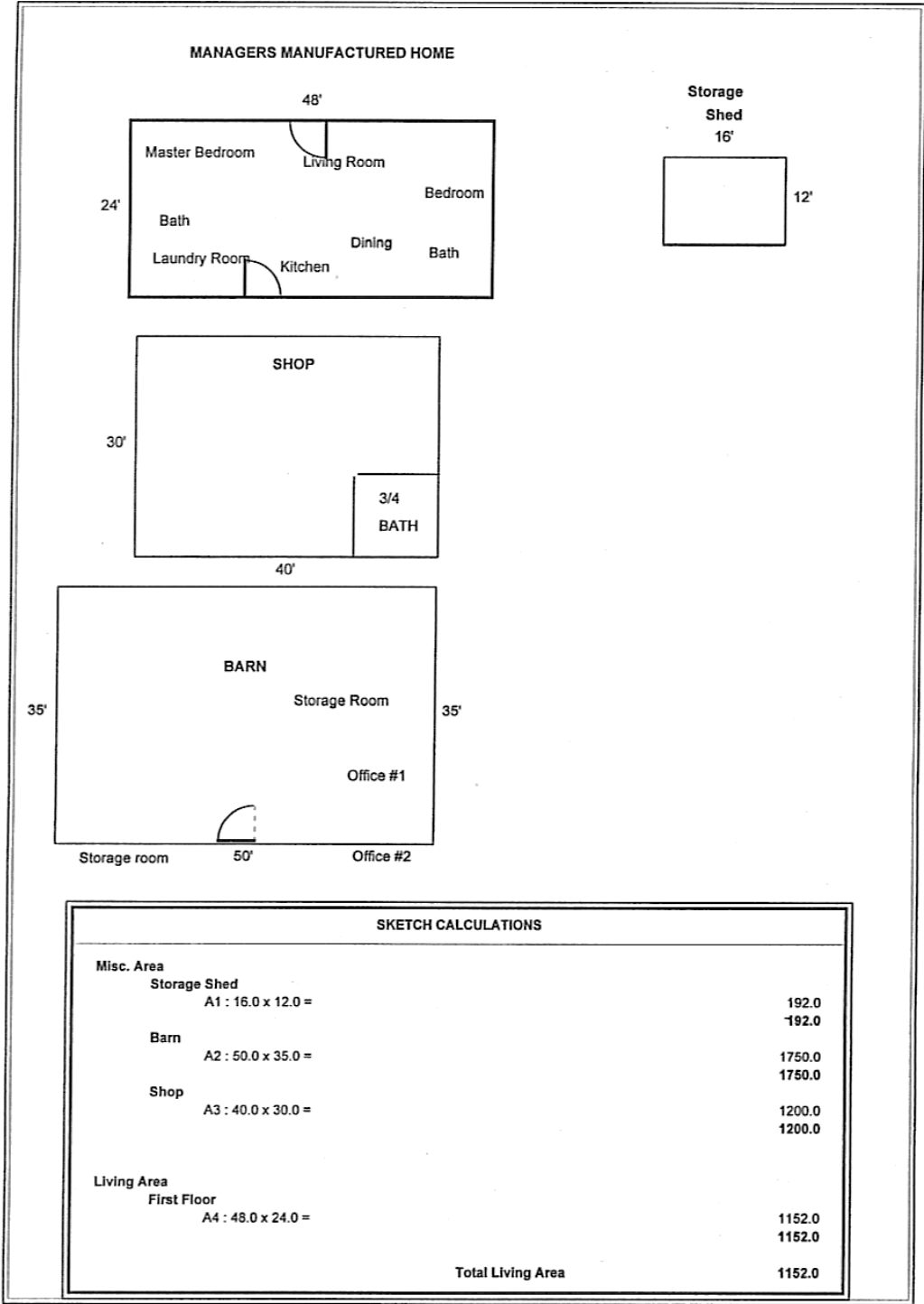
PATEROS ORCHARD
Naumes, Inc.
(8 contiguous tax lots)
763.72 total acres

#1 3023-233005 (135.98 ac)
#2 3023-143002 (40.11 ac)
#3 3023-142006 (80.00 ac)
#4 3023-230001 (200.00 ac)
#5 3023-231005 (120.00 ac)
#6 3023-240002 (102.11 ac)
#7 3023-254005 (40.00 ac)
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PROPERTY PROFILE

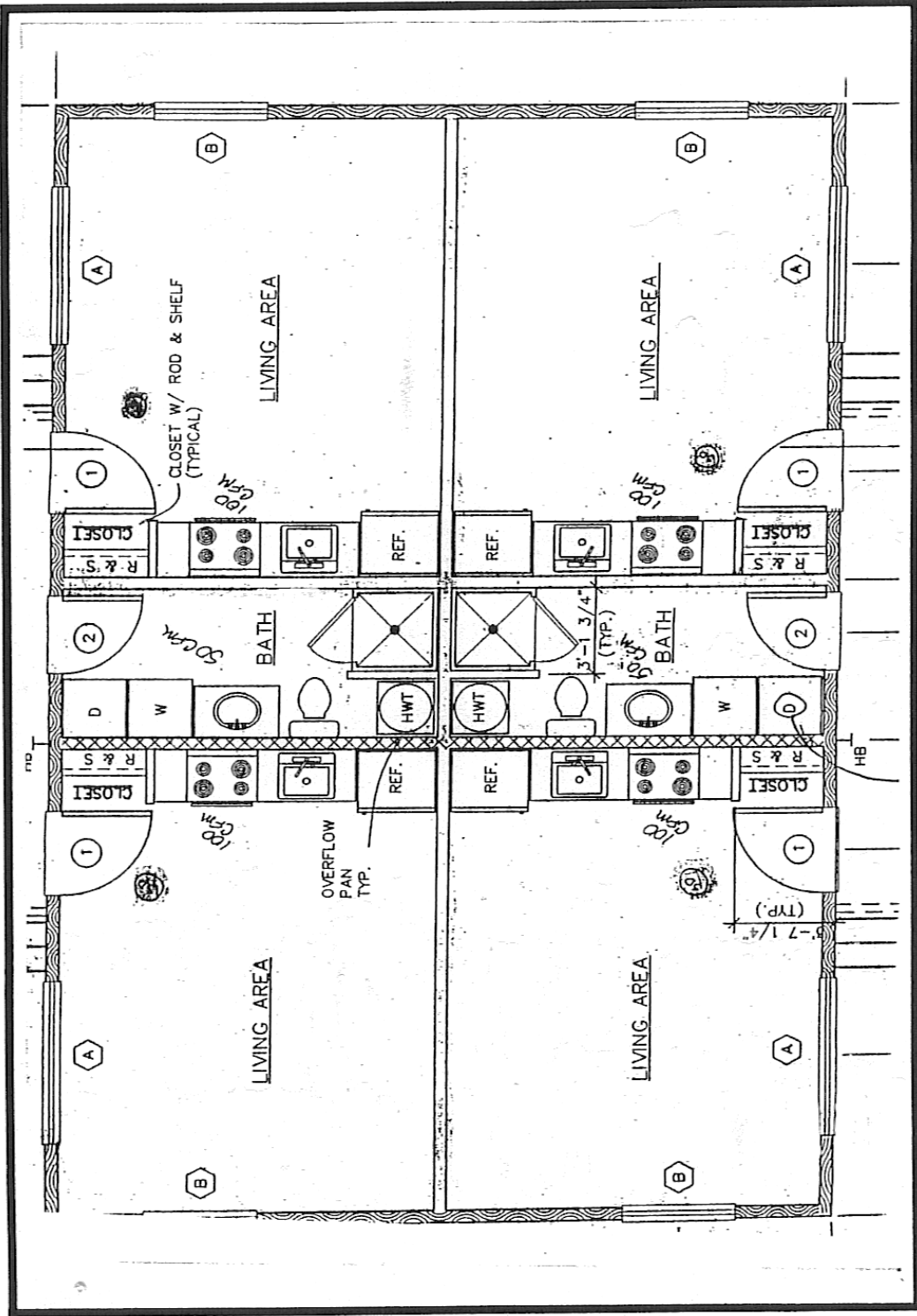
Property Name: **PATEROS ORCHARD - Building Diagrams**



PROPERTY PROFILE

Property Name: **PATEROS ORCHARD - Building Diagrams**

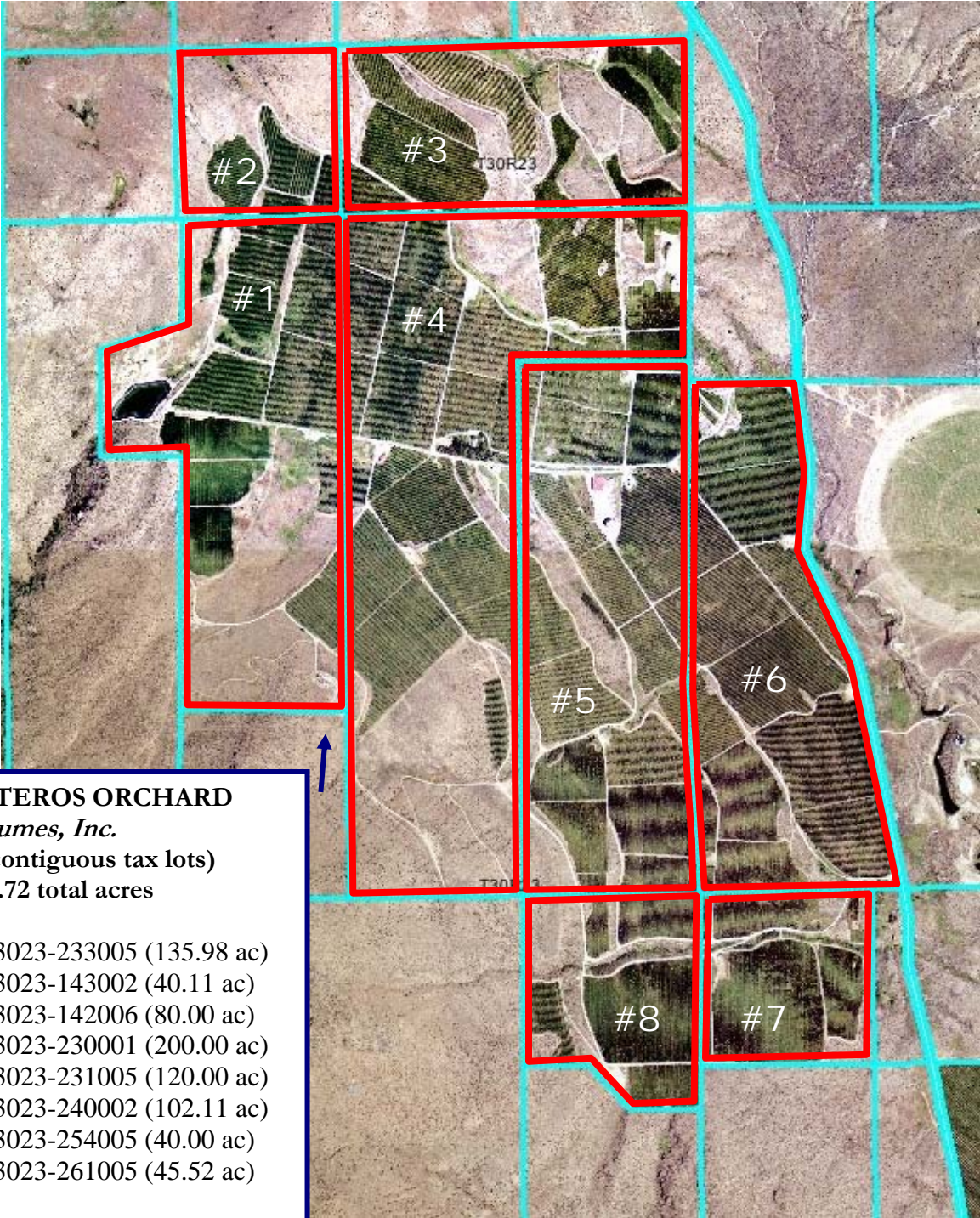
(Two-Story 8 Unit Residence - Floor Plan)



PROPERTY PROFILE

Property Name: **PATEROS ORCHARD**

Okanogan County Assessor's Aerial Map



PATEROS ORCHARD
Naumes, Inc.
(8 contiguous tax lots)
763.72 total acres

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PROPERTY PROFILE

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NAUMES INC - Real Property Location Map

