



orchards total 93.2± acres, with 81.2± acres planted in Lambert, Rainier, Lapin, Skeena, Sweetheart, Bing and Royal Ann cherries. Water is provided by Water Certificates C-42545, C-75575, C-75575 and C-36685.

Access to Parcel B is by easement from Mill Creek Road from Hidden Valley Lane. The zoning designation will not allow for any subdivision or residential development.

Parcel B is improved, with operations buildings used for harvest. Located at the end of Hidden Valley Lane and at the entrance to the orchard are the Brine Shed -- a 3,168± square foot pole building used for placing a bring solution into cherry bins -- and a 3,780± square foot pole building used as a Receiving Shed, which houses the hydro-cooler. A 2,592± square foot building attached to the Brine Shed is a general purpose building that is also used as the Orchard Office. Also located at the south end of Parcel B is Hidden Valley Camp which contains four living units, two multi-purpose sheds, and a hay cover. This camp has been used in the past to house seasonal harvest staff.

The sale of these two parcels separately will be subject to approval of partition by Union County.

LOCATION: From I-84 in LaGrande, take the second exit from either direction in LaGrande. Follow Highway 82 east to Island City, through the intersection heading east to Cove, approximately 14 miles. Turn south at the white grange hall onto Jasper Street towards the city center. At Mill Creek Lane, turn left and follow to Hidden Valley Lane, and follow to the end and to the Receiving/Brine Sheds.

Auction conducted in affiliation with RE/MAX Real Estate Team

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, NOVEMBER 20, 2013