

The Location

The community of Cove in recent years has also grown in popularity due to its exceptional natural beauty overlooking the Grande Ronde River Valley and its location at the southwestern edge of the Eagle Cap Wilderness which is known for hiking, backpacking, camping, horseback riding, hunting and fishing. It has excellent proximity to the City of La Grande and I-84, which is a 20 minute drive from the property.

The 169± acre Miller Orchards property has 20± acres that has buried mainline and could be planted for additional orchard production. There are no existing water rights for this acreage. There are several excellent view home sites that could be developed for an owner's residence with land that could also accommodate a horse barn and arena.

The seller has a Published Reserve Price for the auction of \$995,000 or over a 30% price reduction, providing a significant investment opportunity to acquire the entire 169± acre property with 123± acres of orchards, priority water rights for irrigation, complex of office/warehouse/the seasonal employee housing, all at a price of less than \$5800 per acre.

Equipment is inventoried and available for purchase to the buyer, providing a turnkey operation. The purchase of the equipment is not included in the sale.

Northwest Farm Credit Services is the preferred lender with attractive financing available to a new owner as an added incentive to accelerate a sale, with closing in October 2013.

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The small community of Cove is located in the Eastern section of the Grande Ronde River Valley approximately 16 miles east of La Grande, and is along the foothills of the Wallowa Mountains. The City of La Grande, County seat of Union County, is home to Eastern Oregon University and has a historic commercial district which has been listed on the National Register of Historic Places since September of 2001. Cove has been a fruit production center for over 100 years. Today there are approximately 500 acres of commercial orchards on the hillsides above the town. Livestock production, wheat, mint and a variety of other crops make up the remaining farm operations. The Cove Cherry Fair, established in 1910, occurs every August, celebrating the rich local history of the surrounding orchard operations. Cove is located at the south edge of the Eagle Cap Wilderness with the Moss Springs Trailhead off Forest Service Road 6220 a 10 minute drive from the property.



Oregon and Washington are the largest producers of cherries in the Western United States