

power and water. Water is piped through the building in addition to other conduit and refrigeration lines.

HIDDEN VALLEY CAMP

Hidden Valley Camp is located along Hidden Valley Lane adjacent to the South Orchard. The camp has four living units, two multi-purpose sheds and a hay cover. Hidden Valley Camp has been used to house seasonal harvest staff. There is potential to lease this camp out for other seasonal uses. Water is provided by a private well. A copy of the Well Log can be found in the Supplemental Information Package. The property is served by a septic system for gray water and chemical services are leased for seasonal occupancy. Power is metered separately for Hidden Valley Camp.



Hidden Valley Camp used to house seasonal staff

WATER RIGHTS AND IRRIGATION

The property is served by seven Water Right Certificates. Copies are included in the Supplemental Information Package. These rights are for irrigation water provided by Mill Creek and an unnamed stream. There are 123.4 acres of Primary Water Rights and 126 acres of Supplemental Water Rights.

Irrigation is a combination of hand packed sprinkler lines and micro sprinklers with 80% being gravity fed. Powers costs in 2012 were approximately \$4500.



Irrigation canal in West orchard with 80% of system being gravity fed

ZONING

Miller Orchards contains 3 separate zoning designations which boundaries are defined approximately by combinations of orchards:

- Teske Orchard – The zoning designation is R-2 (Rural Residential Use Zone). The minimum lot size is 2 acres.
- Nishii and West Orchards – The zoning designation is R-3 (Farm Residential Zone). The minimum lot size is 10 acres.
- North, Middle, South, East and Above Ditch Orchards – The zoning designation is A-4 (Timber-Grazing Zone). For farmland not designated rangeland, the minimum parcel size is 160 acres.

EQUIPMENT

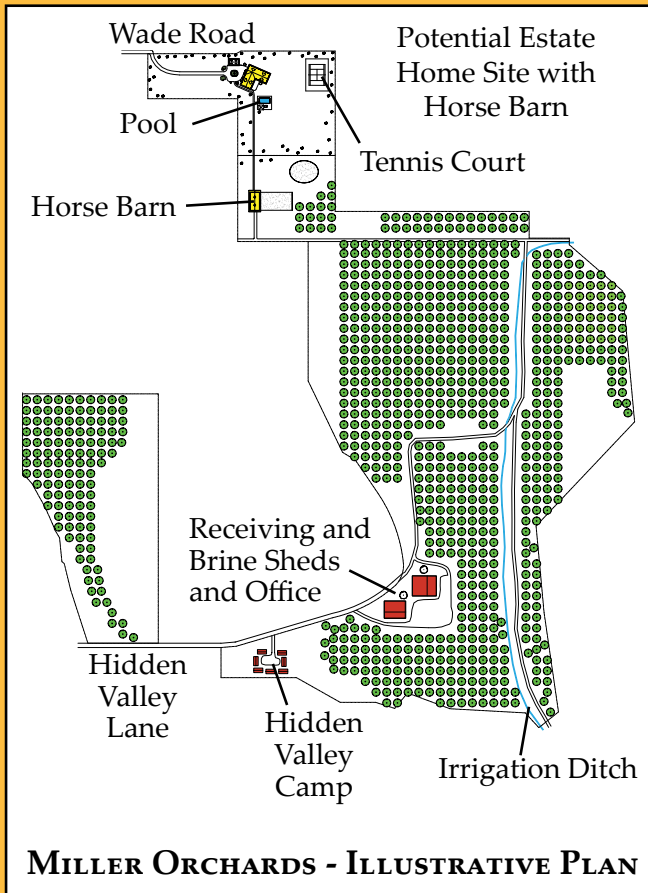
Equipment used for orchard operations including vehicles, forklifts, tractors, sprayers, trailers, spreaders and ladders is listed and available for sale. This equipment list was appraised in April of 2012 for approximately \$195,000. The successful bidder will have the option to negotiate purchase of the equipment.

LOCATION

Cove, Oregon. Union County. Section 23, Township 3 South, Range 40 East.

TAXES

Real Estate Taxes for 2013 are approximately \$3,750 prior to any early payment discounts.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

MILLER ORCHARDS - ILLUSTRATIVE PLAN