



# JUBILEE FARMS

## Cove, Oregon

Agri-Investment  
Services

A Division of Berkshire Hathaway  
HomeServices NW Real Estate





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## Agri-Investment Services

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# Jubilee Farms

Jubilee Farms is nestled at the foot of the Wallowa Mountains. From the front porch one can view the Grande Ronde Valley, snow-capped Blue Mountains and the city lights of La Grande.

It represents all that the big city is not. This sheltered spot is nourished by clear mountain streams and rich loamy soils. Blessed with warm, Mediterranean summers and clear, crisp winters.

More than two million acres of national forest out your back door offer some of the finest hunting, fishing, horseback riding, hiking and boating in the state. The Anthony Lakes Mountain Resort enjoys fresh-powder snow skiing throughout the winter and first-rate mountain biking trails all summer.

Jubilee Farms boasts one of the finest homes in Union County. A classic Arts and

Crafts design that was built in 2000 as a labor of love. Utilizing materials sourced from throughout the Northwest and shaped by local craftsmen - reclaimed lumber, hand-forged ironwork, custom-made fixtures and hand-picked stone. A grand home with spacious rooms and an efficient design.

Spend summer days in the pool and quiet evenings watching the sun set behind the mountains from the elevated hot-tub.

Set on nearly one-hundred acres with a producing orchard that pays its way with some of the finest cherries in the state.

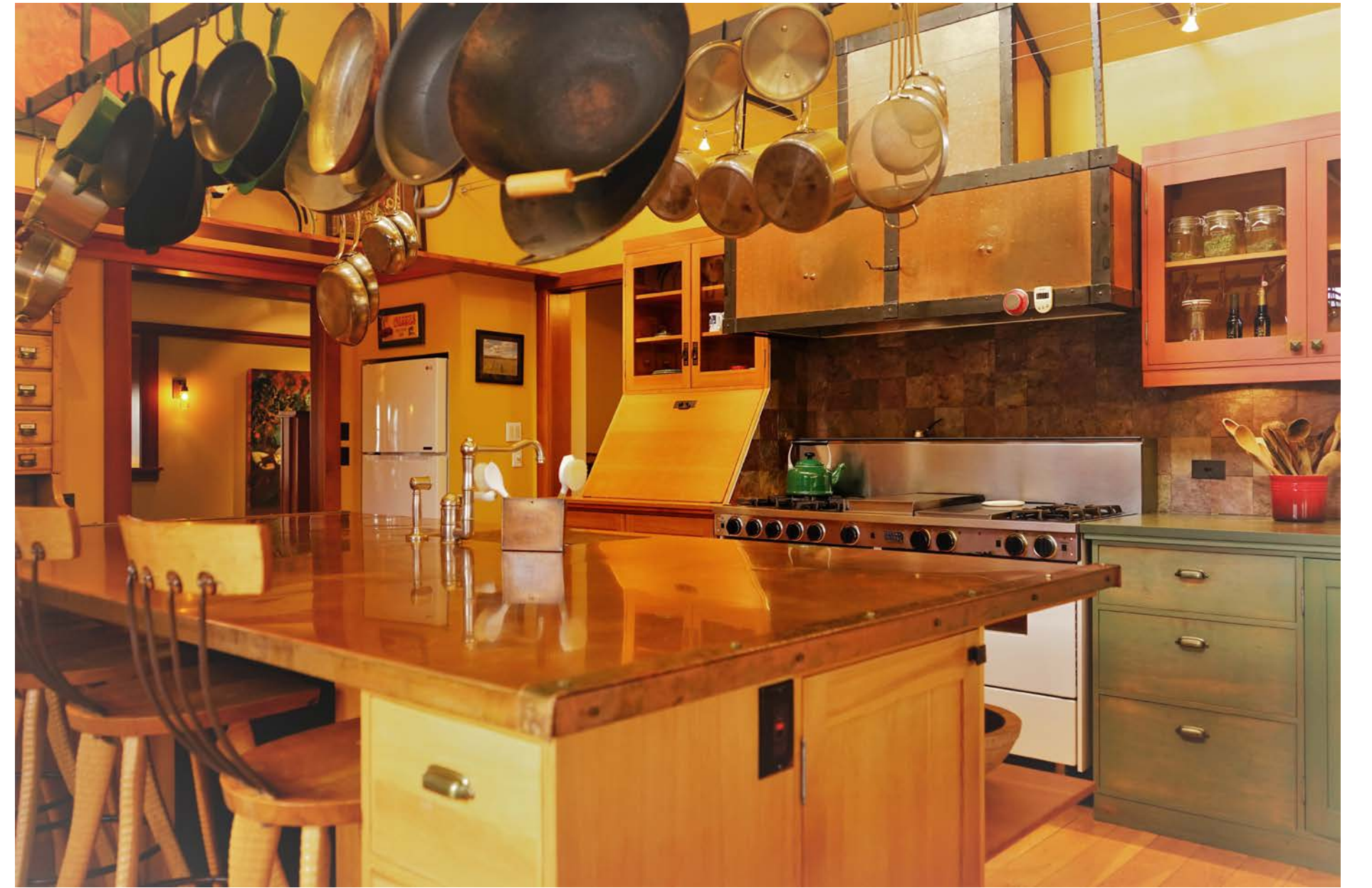
Just sixteen miles from the La Grande airport, this gorgeous spot represents the perfect place to escape the crowds and enjoy the great outdoors.









































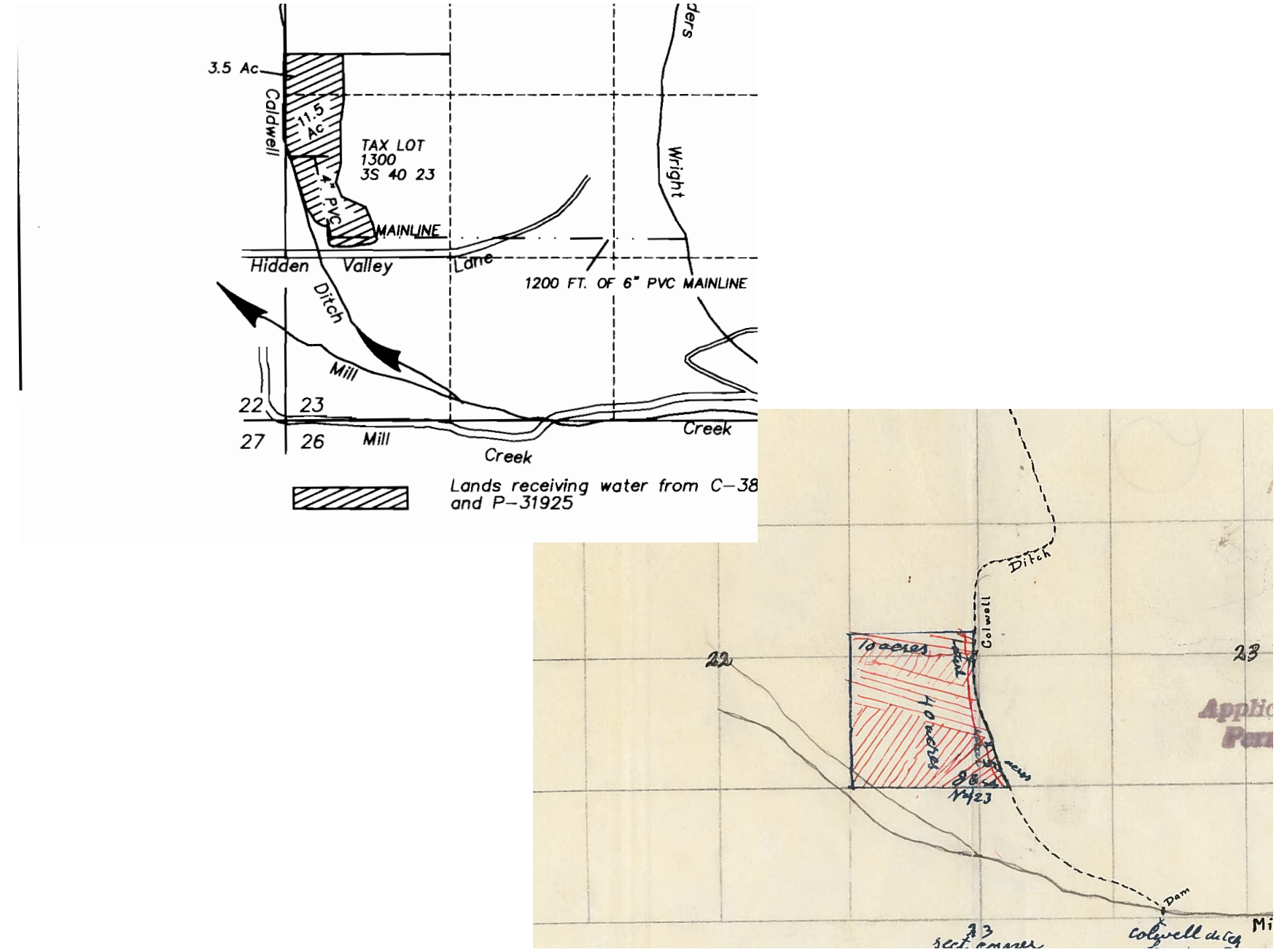
## WATER RIGHTS

The orchards at Jubilee Farms are served by two ditch companies whose origins are from the late 1800's. The systems can deliver in excess of 350 gallons per minute of irrigation water.

The Caldwell Ditch crosses the farm and water is distributed from two diversion points that direct the water into a large reservoir. Water is then pumped from the reservoir to individual orchard blocks via a 10 horsepower variable speed pump. The farm owns shares of stock in the Caldwell Ditch Company that determine the volume of water that can be used.

Water from the Selders-Wright Ditch is allocated through water rights registered with the Oregon Water Resources Division. Irrigation from this ditch is gravity fed to the orchard and the rights are very senior in nature ensuring that the allotment of water is nearly guaranteed.

Annual irrigation assessments total approximately \$900.





## FRUIT ORCHARDS

Cherries represent the main crop grown at Jubilee Farms and are divided into ten orchard blocks. Varietals grown include Lapins (9.7 acres with 1740 trees); Bing ( 1.3 acres with 338 trees); Ranier (1.1 acres with 195 trees); Skeena (7.5 acres with 2750 trees); and Sweetheart (7.6 acres with 2700 trees). Note: all tree counts are approximate.

The Skeena and Sweetheart blocks are the most recent. These are new varietals that are planted to a higher density resulting in more salable pounds of fruit per acre and are thus much more profitable. The Skeena is a late-season varietal with a dark, reddish-black skin and with a firm, sweet, dark flesh. The Sweetheart is a late-season varietal of medium size with a bright red skin and a firm, red flesh. These late season varietals are in high demand for the export market and garner a greater return on investment. The 2020 harvest produced \$164,044 in positive cash flow from 119 gross tons of cherries. Approximately 10 acres are currently fallow and available for planting to new varietals.

Cove has been an important cherry growing region for more than one hundred years. The warm “Mediterranean” summers with high elevations and cool nights are the perfect conditions for growing large, late-season cherries. The fertile soils are nourished from the cool, clear waters that flow from the surrounding mountains.

Jubilee Farms uses a contracted labor force for harvest and the property includes OSHA approved housing for 27 workers that are equipped with cooking facilities and showers. Portable restrooms are brought in for the season. A separate supervisor’s quarters includes a self-contained, full bathroom. Other improvements include approximately 7500 square feet of outbuildings, including equipment storage and shop facilities.

In addition to cherries, the farm includes 40 peach trees, the fruit from which has traditionally been consumed by the owners, given away or sold locally.





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