

FRANKLIN COUNTY ORCHARD SALES 2021-2024

CLASS 3

CAMEO
OREGON SPUR
TOP RED
ROMES
WINESAP
JONAGOLD
RED CHIEF
REDS
CHIEF
BLUSH
AUTUMN GLORY

GRANTEE	SALE DATE	SALE PRICE	REAL ESTATE EXCISE TAX AFFIDAVIT #	TOTAL CROP ACRES	SALE PRICE PER CROP ACRE LESS LAND & IMP.	COMMENTS ON SALE
SALE #1 WHITE JUNIPER IV LLC	7/17/2024	\$6,182,365	76926	242.62	\$20,079	ORCHARD SOUTH OF BASIN CITY NEAR RD 170. APPLES- COSMIC, HONEYCRISP, PINK LADY, GALA, REDS, FUJI, GALA, GRANNY SMITH. A MIX OF HIGH, MEDIUM, AND STANDARD DENSITY. MAJORITY OF APPLES ARE C1 AND C2, WITH 24.5 ACRES OF C3 REDS
SALE #2 COLUMBIA ORGANIC FRUIT, LLC	5/27/2022	\$3,000,000	71864	77	\$11,751	PARCEL IS MOSTLY MEDIUM DENSITY, 1990'S & EARLY 2000'S PLANTINGS OF VARIETIES (CLUB, PINK LADY, AZTEC FUJI, GALA, HONEYCRISP, FUJI, SWEET CHERRIES). ORCHARD HAS STARTED PROCESS OF CONVERTING TO ORGANIC FROM CONVENTIONAL FARMING.
SALE #3 ICE HARBOR ORCHARDS, LLC	12/15/2021	\$26,269,072	70526	1129.94	\$23,248	LARGE ORCHARD LOCATED ON DNR GROUND ABOVE SNAKE RIVER. WATER PUMPED FROM RIVER. LARGE MIX OF VARIETIES MOSTLY MEDIUM DENSITY. CIDER VARIETIES, PINK LADY, GRANNY SMITH, GALA, GOLDEN DEL., HONEYCRISP, FUJI, AZTEC FUJI, RED DEL., SWEET CHERRIES,
SALE #4 FARMTOGETHER 202, LLC	2/15/2021	\$3,282,000	67487	217.00	\$3,434	LARGE ORCHARD THAT WAS PURCHASED AND HARVESTED IN 2021 AS A RED DELICIOUS ORCHARD. PLANTED TO MOSTLY SUPER HIGH DENSITY COSMIC CRISP AND HONEYCRISP IN 2022.
AVERAGE SALE PRICE / ACRE					\$14,628	
SALE PRICE RANGE					\$3,434 - \$23,248	

**HIGH DENSITY = GREATER THAN 800 TREES PER ACRE
 **MEDIUM DENSITY = 400-800 TREES PER ACRE
 **STANDARD DENSITY = LESS THAN 400 TREES PER ACRE
 **BURIED SOLID SETS - \$500 PER ACRE