



HOMeward BOUND LTD

40.19 ACRES M/L AVAILABLE

Premium Walla Walla AVA Vineyard Development Property | Asking Price: \$1,115,000



AGTRADEGROUP.COM

ADAM C. WOIBLET, PRESIDENT & DESIGNATED BROKER
509.520.6117, ADAM@AGTRADEGROUP.COM

OVERVIEW

REGION

CLIMATE & SOILS

WATER & PRECIPITATION

VARIETALS

> OVERVIEW

LOCATION

- Located within the highly sought-after Walla Walla Valley AVA in Milton-Freewater, Oregon. This is a prime location for a potential vineyard.

ACCESS

- The property is accessed via paved and gravel, maintained, county roads that lead to a private easement for access off of Lower Dry Creek Road.

TOTAL ACRES

- Per the Umatilla County Assessor, there are 40.19 total acres m/l with 34.3 acres irrigated and 5.89 listed as other.
- Property ID#163721.
- 2018 taxes are \$149.27.

ZONING

- Per the Umatilla County Planning Department, zoning of the property is Exclusive Farm Use.
- Wineries are an allowed use.

WATER RIGHTS

- Located in the SeVein Water Association, there are water rights for 34.3 acres m/l.

POTENTIAL USES

- Farm is currently planted in Arugula as a cover crop.
- Potential vineyard property.

NORTH SLOPE MANAGEMENT

- Vineyard property owners have access to professional turnkey services to operate their vineyards with precision. Such services include pruning, irrigation management, soil amendments, and harvesting.

STRUCTURES

- There are no structures on the property.

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AGRI BUSINESS
TRADING GROUP

We have available for acquisition, a vineyard development property located in a premium Walla Walla Valley AVA site within the SeVein project. Located on the southern border of the Walla Walla Valley AVA west of Milton-Freewater, Oregon.

The SeVein project consists of a unique mix of soil types, elevations, aspects and microclimates. The rich combination of soils and basalt create a multitude of growing regions across the property to accommodate an owner's winegrowing vision.

With an elevation of approximately 1,340 to 1,430 feet, the site has excellent air drainage and is positioned to take advantage of the area's low frost probability. Property owners have the option of farming their own vineyard, contracting with North Slope Management (SeVein's custom farming operation), or making alternative farming arrangements with a farmer or management team of their choice. Umatilla County permits wineries to be built on the site of their estate vineyard.



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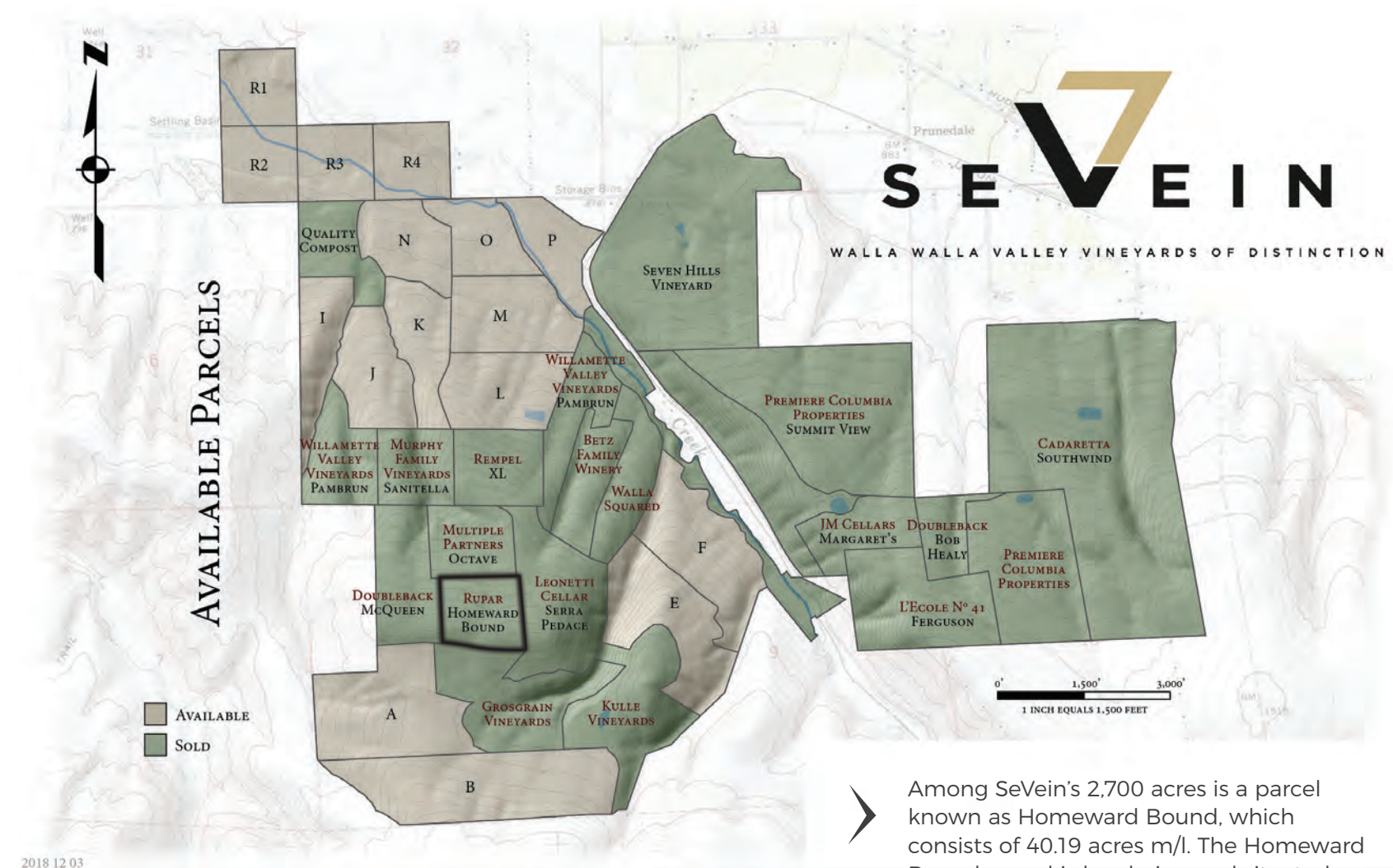
➤ REGION

The Walla Walla Valley has been a regional agricultural hub for more than a century. Nearly 3,000 acres of prime vineyards and more than 100 remarkable wineries are represented. In 1984, the federal government designated the Walla Walla Valley as an American Viticultural Area (AVA). The wine region is entirely included within the larger Columbia Valley AVA. After the Yakima Valley AVA, the Walla Walla AVA has the second highest concentration of vineyards and wineries in Washington State.

The Walla Walla Valley overtly straddles Washington and Oregon state lines: two-thirds of the AVA is in Washington and one-third is in Oregon. The elevations across the appellation range between 400 feet and 2,000 feet above sea level. Similarly, annual rainfall figures triple from a sparse seven inches at the western end of the valley to 22 inches along the foothills of the Blue Mountains to the east. The soils of the Walla Walla Valley consist largely of wind-deposited loess, which provides good drainage for vines. The 200-day-long growing season is characterized by hot days and cool nights.

SeVein's identity as a unique microclimate in the Walla Walla AVA offers marketing opportunities for its collection of ultra premium Estate Vineyards. As a contiguous 2,700-plus-acre block, SeVein has a commanding presence overlooking the entire Walla Walla Valley AVA.

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➤ Among SeVein's 2,700 acres is a parcel known as Homeward Bound, which consists of 40.19 acres m/l. The Homeward Bound parcel is bordering and situated among many ultra premium brands.



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The Homeward Bound parcel lies within SeVein's 2,700 acres consisting of a unique mix of soil types, elevations, aspects, and microclimates. The property covers a 600 foot slope of 15 million year-old ancient basalt flows overlaid with combinations of windblown loess and glacial alluvial sediment. Numerous basalt outcroppings are exposed on the property and many glacial erratics—foreign granite stones carried there in floating blocks of ice—have been found. At the highest elevation of 1,490 feet the loess deposit is as little as two feet over fractured basalt. Descending the slope northward to the 1,200 foot level, loess deposits increase in depth to over 15 feet, marking the approximate maximum elevation of the Missoula floods and resulting slack water silts. Continuing down slope to the 850 foot elevation, there are very deep loess deposits and flood silts overlying the basalt base. This rich combination of soils and basalt creates a multitude of growing regions across the property to accommodate an owner's winegrowing vision.

HOMeward BOUND PARCEL

ELEVATION
1,340 - 1,430 feet

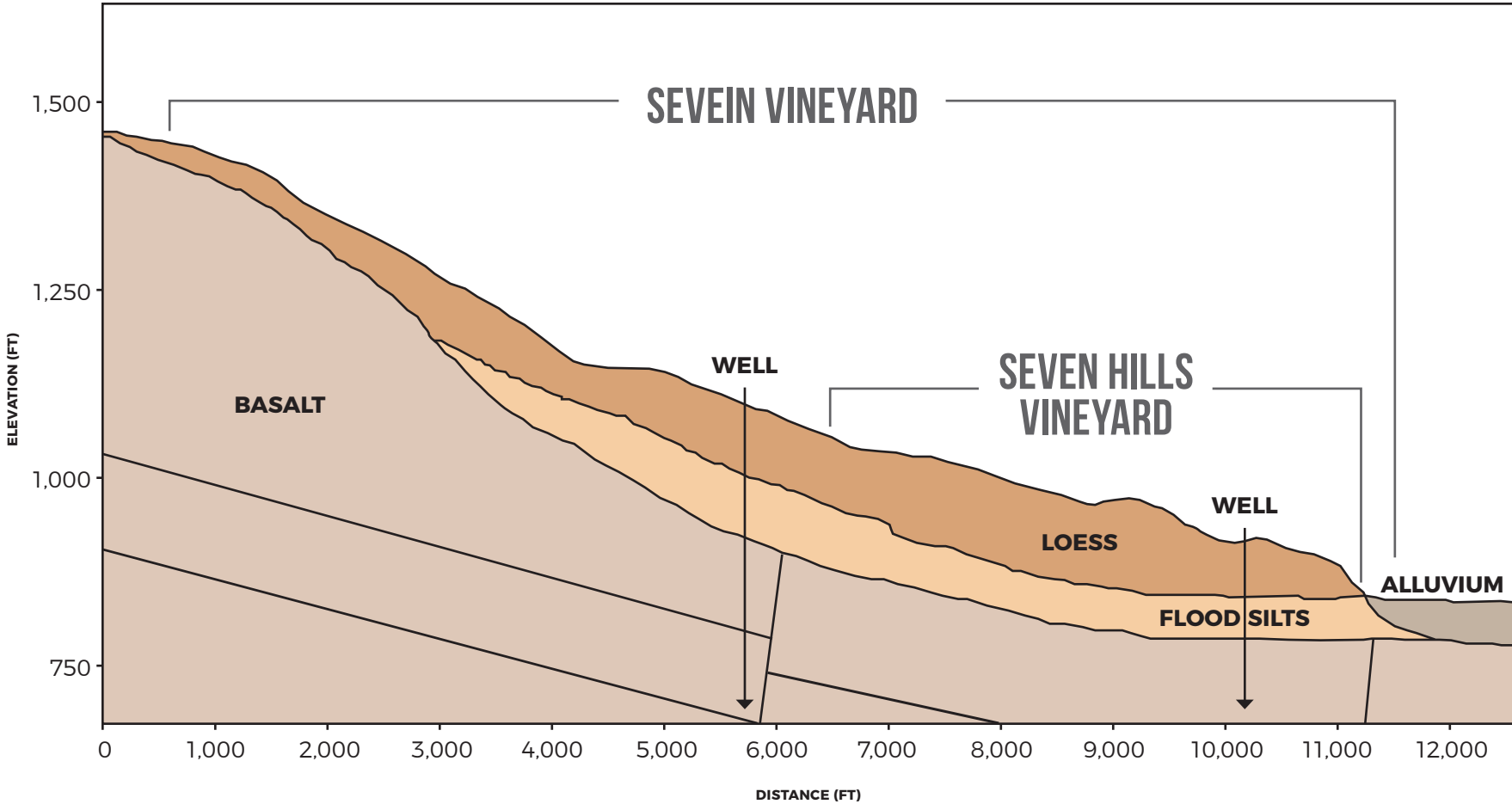
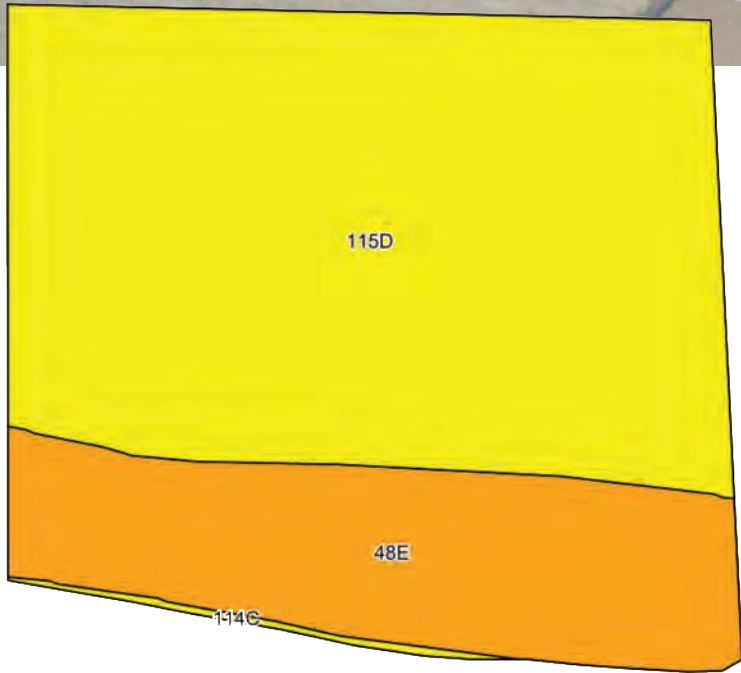
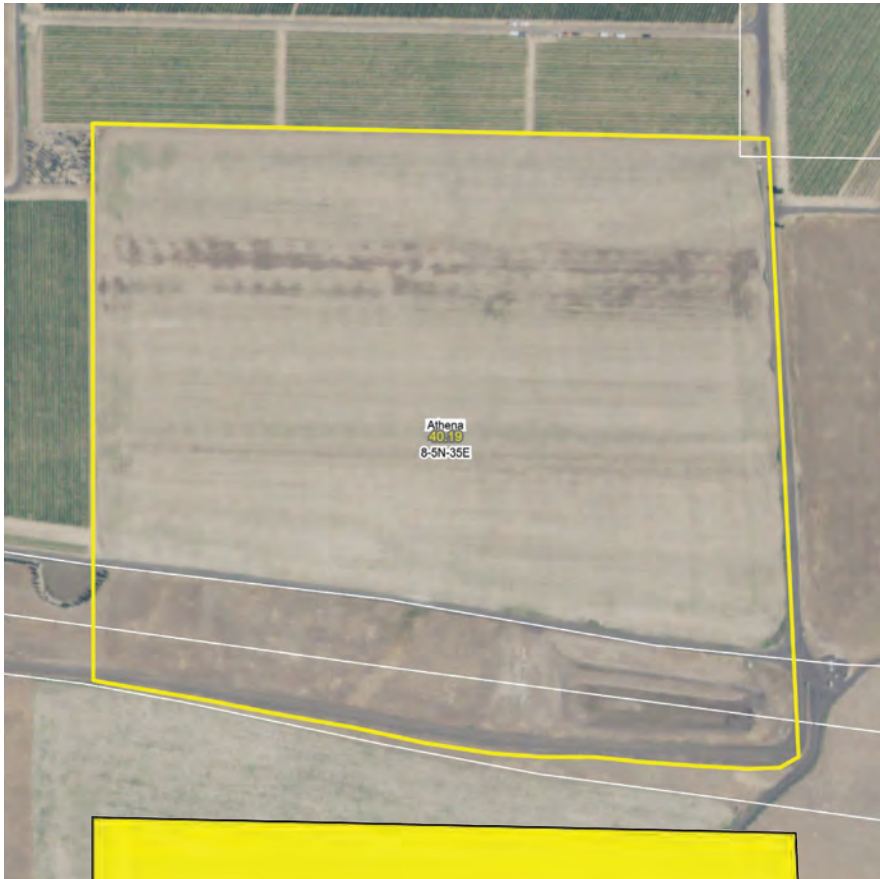
SOIL
Wind-blown glacial loess, consisting primarily of Walla Walla Silt Loam

RAINFALL
14" - 15" mostly in winter

HEAT UNITS
Average 2,700 - 3,300 growing degree day units

WIND
Consistent southwest airflow

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HOMeward BOUND PARCEL SOILS MAP

Code	Soil Description	Acres	Percent of Field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa Hay	Alfalfa Hay Irrigated	Barley	Barley Irrigated	Spring Canola Irrigated	Dry Peas	Green Peas	Spring Wheat	Winter Wheat	Winter Wheat Irrigated	Apples Irrigated	Pasture Irrigated
115D	Walla Walla silt loam	29.00	72.2%		IIle		2	1	71		2068	36	1	31	30	3		
48E	Lickskillet very stony loam	10.89	27.1%		VIIs				7						6			
114C	Walla Walla silt loam	0.30	0.7%		IIle	IIle	2	6	69	5	1935	1476	57	30	31	108	40	1
		40.19			Weighted Average		1.5	0.8	53.6	*	1506.7	37	1.1	22.6	23.5	3	0.3	*

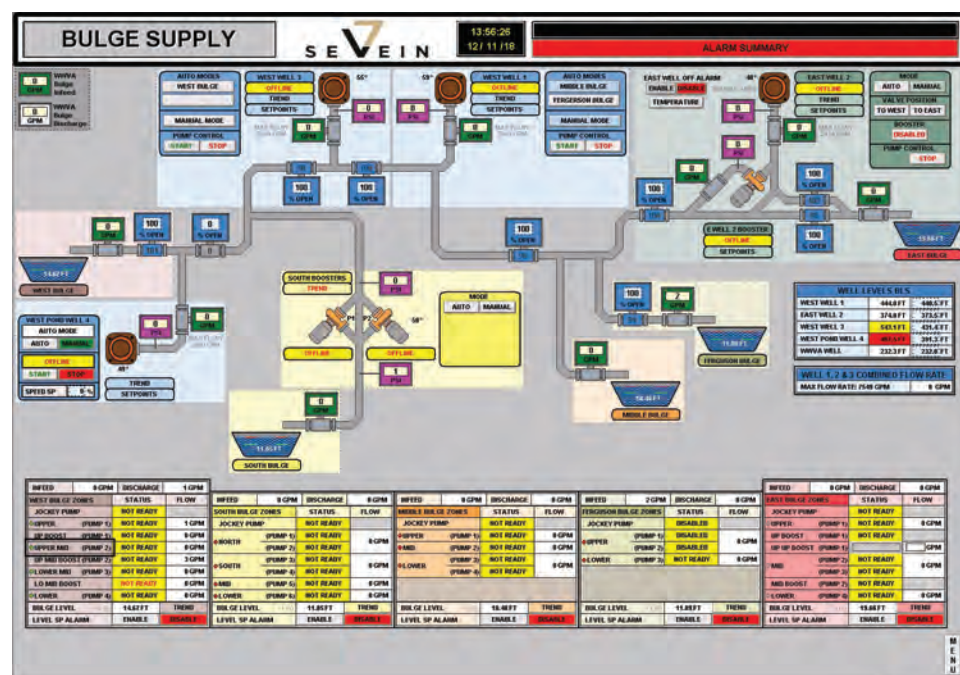
WATER & PRECIPITATION

The Homeward Bound parcel receives its water supply from the SeVein project, which taps water more than 1,000 feet below the surface filtered for decades through multiple layers of basalt and replenished from the Blue Mountain snowfall. No expense was spared in developing one of the finest agricultural water delivery systems in the Northwest. Three deep basalt wells are interconnected with five reservoirs and over ten miles of buried mainline to provide a total capacity of over 11,000 gallons per minute and give redundant capacity to the water right of 7,500 GPM. State-of-the-art telemetry controlled variable-frequency speed pumps, booster pumps, and motors are designed to deliver 5 GPM per irrigated acre to each vineyard property site. Property ownership, within the project, includes specifically identified water rights to each property lot.

SEVEIN WATER ASSOCIATION

The water delivery system and infrastructure are owned in common by the SeVein Water Association and its members, including the Homeward Bound parcel. Membership is based on the number of water right certificate acres attached to each property, and in this case that's 34.3 acres. The Association was formed to own, operate, and maintain the wells, pumps, motors, and portions of the water delivery system. The Association is responsible for delivery of water to each owner's property line and retains easements throughout the property. A Board of Directors, elected from SeVein's property owners, manage the Association including determination of monthly assessments to cover electricity contract charges, operation and maintenance of the water delivery system and primary road network.

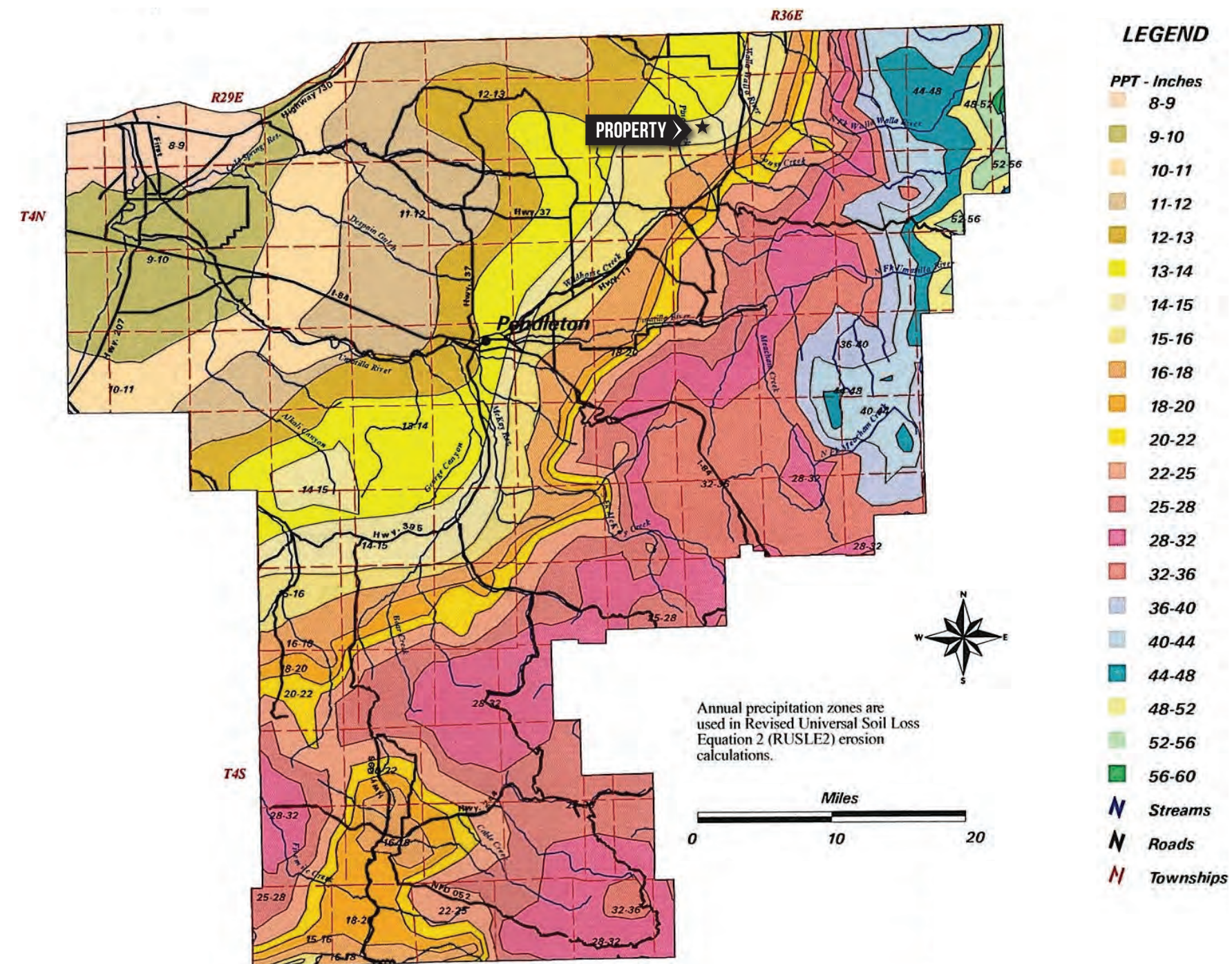
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A command-and-control nerve center called SCADA (Supervisory Control and Data Acquisition) provides real-time observation and control over millions of gallons of water coursing through 10 miles of arterial mainlines.

ANNUAL PRECIPITATION RANGES

UMATILLA COUNTY, OREGON



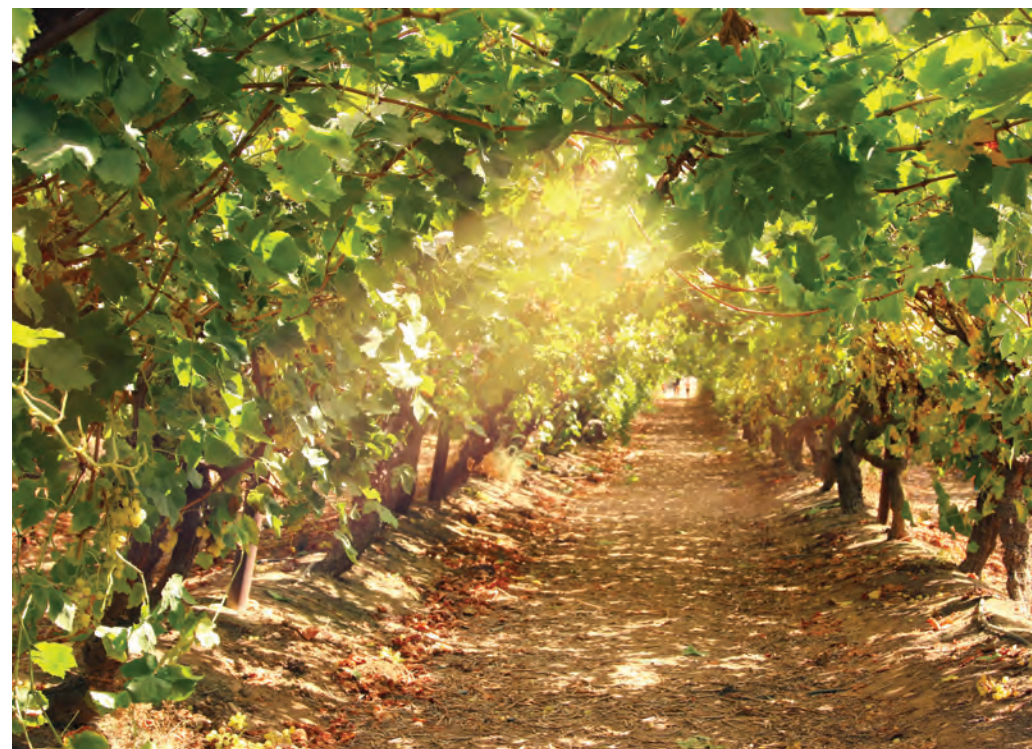
➤ VARIETALS

Vineyard varieties, popular in this area, include Cabernet Sauvignon, Merlot, Syrah, Sangiovese, Cabernet Franc, Semillon, Sauvignon Blanc, and a small planting of other varieties—Petit Verdot, Malbec, Carmenère, Mourvèdre and Grenache. With this parcel's elevation of 1,340 to 1,430 feet, the site has excellent soil and air drainage and is located within one of the most technologically advanced vineyard projects in the industry. Typical of the area, vertically trained canopies, controlled cluster spacing and row oriented sunlight exposure generates uniform fruit ripeness. Soil moisture, on vineyards within the SeVein project, can be monitored daily by computer with sophisticated drip irrigation scheduled to augment vine development yet limit excessive canopy growth. Yields are strictly controlled to assure ultra premium quality.

SEVEN HILLS VINEYARD

The original vineyard and heart of SeVein, Seven Hills, is one of the first commercial vineyards in the Walla Walla Valley AVA. Seven Hills Vineyard was first planted in 1980 and then expanded in 1989. Norm McKibben purchased this 20 acre old block vineyard in 1994 and, in partnership with Gary Figgins, Marty Clubb, and Bob Rugar, expanded Seven Hills Vineyard in 1997 and 1998 to over 200 acres. The three partnering wineries collectively utilize 50 percent of the vineyard fruit, selling the remaining grapes to more than 25 other premium wineries.

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"ONE OF THE GREAT VINEYARDS IN THE WORLD"

Countless wines from the Homeward Bound parcel's neighbor, Seven Hills Vineyard, have been given 90 and higher scores in wine publications such as Wine Spectator, Wine & Spirits Magazine, Wine Enthusiast, and also by wine critics Steve Tanzer and Robert Parker. In June 2004, Wine & Spirits Magazine named Seven Hills Vineyard as "One of the Great Vineyards in the World." The majority of the vineyard is now beyond fifteen years in age, and fruit consistency and quality continues to climb.



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PREMIUM WALLA WALLA AVA VINEYARD DEVELOPMENT PROPERTY
ASKING PRICE: \$1,115,000



2330 Eastgate St, Ste 155
Walla Walla, WA 99362
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