



CALI VINEYARDS LLC

48.7 +/- ACRES AVAILABLE

Premium Walla Walla AVA Vineyard & Farm Ground Property | Asking Price: \$995,000



AgTradeGroup.com

ADAM C. WOIBLET, PRESIDENT & DESIGNATED BROKER
509.520.6117, Adam@AgTradeGroup.com

OVERVIEW

LOCATION

- This 48.7 acre vineyard and irrigated farm asset lies approximately 2 miles from downtown Milton Freewater, OR in Umatilla County in the eastern portion of the Walla Walla Valley American Viticultural Area. The location of the property is on Nursery Annex Road, Milton Freewater, OR 97862.

ACCESS

- The property is accessed via county, maintained roads.

TOTAL ACRES

- Per the Umatilla County Assessor, there are 48.7 total deeded acres included in the asset.
- The property consists of one tax parcel and the Umatilla County Assessor shows the owner of record for this asset to be Cali Vineyards LLC.
- Property ID #162578.
- 2018 taxes are \$639.83.

ZONING

- Per the Umatilla County Planning Department, zoning of the property is EFU - Exclusive Farm Use with 160 acre minimum parcel size.

WATER RIGHTS

- The irrigation water is sourced from a deep basalt well located on a neighboring property. The well has a 140HP pump and is shared by three (3) parties.
- The mainline feeds into a sand filtration system located on the deeded ground; from there irrigation water is disbursed throughout the 29 acres of vineyard via drip.
- The additional tillable acres are irrigated via hand lines.

CURRENT LEASE

- Approximately 19 acres are leased on an annual basis to a neighboring farmer who grows hay. The ground is irrigated by hand lines belonging to the tenant and rent is \$1,900 per annum.



POTENTIAL USES

- Vineyard
- Irrigated farm

STRUCTURES

- 36' x 36' shop, 1296 SF, built in 2011
- 160 SF semi-trailer/cargo container

VINEYARD & FARM EQUIPMENT INCLUDED

- Orchard Rite wind machines
- Vertical Shoot Positioned (VSP) trellis
- New Holland TN95F with front loader
- Rears 100 gallon Pak sprayer
- 50 Gallon herbicide sprayer
- Woods 6' mower
- Bird cannons
- 1500 gallon poly tank
- Misc tools, sprayers



We have available for acquisition, a vineyard and irrigated farm property located in the premium Walla Walla Valley American Viticultural Area. This asset is near the eastern border of the Walla Walla Valley AVA east of Milton Freewater, Oregon.

This asset includes 29 acres of planted vineyards, 8 acres of vineyard potential, 11 acres irrigated farm ground, .7 acres allocated for roads, a 36' x 36' shop and all equipment needed for continued operation of the vineyard.

The mature vineyard consists of 29 acres and the fruit is currently being sold to various buyers under year to year contracts. Elevation of the property runs from approximately 900 feet to 950 feet. Annual rainfall for this area averages 14 to 16 inches per year, per the USDA Natural Resources Conservation Service. Soils on the property are made up of a series of Oliphant and Onyx Silt Loam with gentle 2% to 15% slopes across the property. The irrigation water is sourced from a deep basalt well located on a neighboring property via a shared well use agreement. The well has a 140HP pump and is shared by three (3) parties. The mainline feeds into a sand filtration system located on the deeded ground; from there irrigation water is disbursed throughout the vineyard via drip system. All 29 vineyard acres are positioned on Vertical Shoot Positioned (VSP) trellis.

With rich soils, long days and warm climates the Walla Walla AVA produces world-class wine grapes making some of Washington's finest wines.

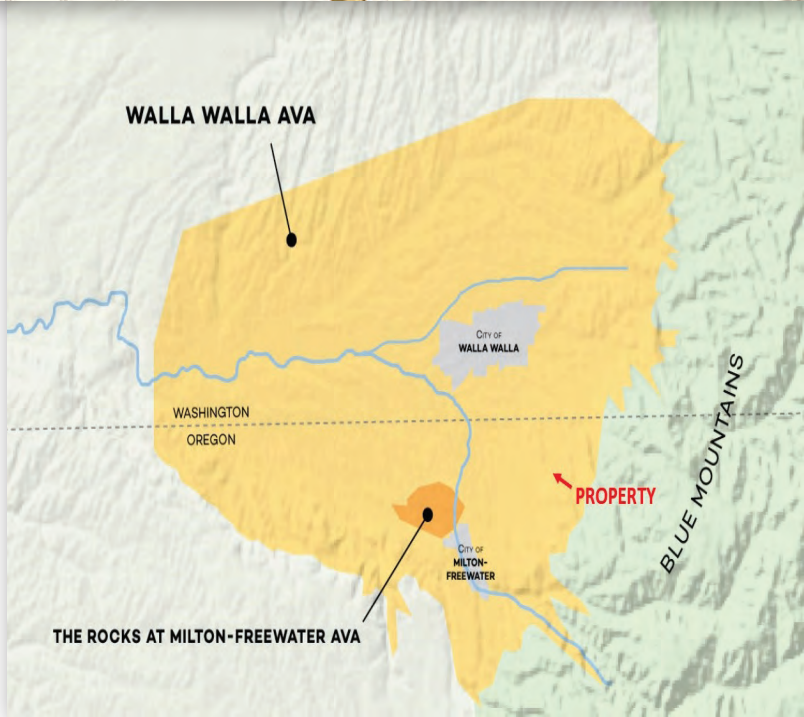


REGION

WALLA WALLA VALLEY AVA

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 Walla Walla AVA now includes 112 wineries and thousands of acres of vineyards. This wine region is entirely included within the larger Columbia Valley AVA and 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 state lines: two-thirds of the AVA is in Washington and one-third is in Oregon. The elevations across the appellation start at 400 feet and soar to 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.



CALI VINEYARDS LOCATION MAP



CLIMATE & SOILS

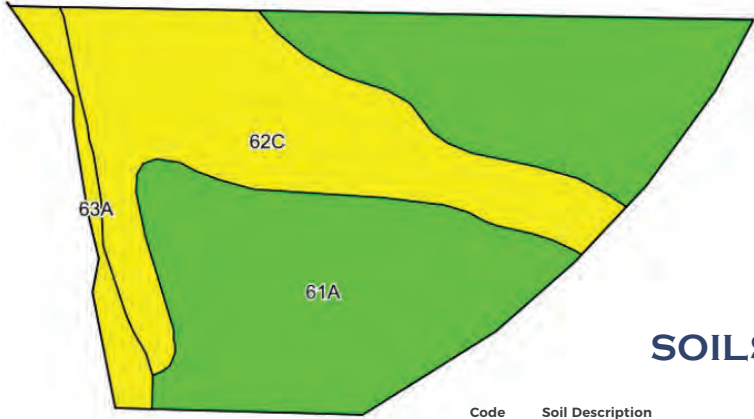
The Walla Walla Valley has an advantage when it comes to producing high-quality fruit. The 530 square-mile Walla Walla Valley Appellation gains from bountiful layers of topsoil which was an outcome of prehistoric Missoula floods. This topsoil combined with wind-deposited loess provides good drainage for vines.

There is a 200-day-long growing season that is characterized by hot days and cool nights. The region is set in a hardiness zone. Because of cold air coming down from the Blue Mountains and then being trapped in the Snake and Columbia river valleys, the Walla Walla AVA is cooler than surrounding AVAs. With 2,700-3,300 annual degree-days and consistent southwest wind, the perfect climate is created for quality grapes.

The vineyard sits at an elevation between 930 and 950 feet with rolling topography and south facing slopes. The southern part of the Walla Walla Valley AVA extends into Oregon and is one of the warmer wine growing regions in Oregon.

With a combination of temperature, soils, and climate the Walla Walla AVA is host to growing high-quality fruit. The fruit is processed and blended to acquire some of Washington’s exceptional wines.

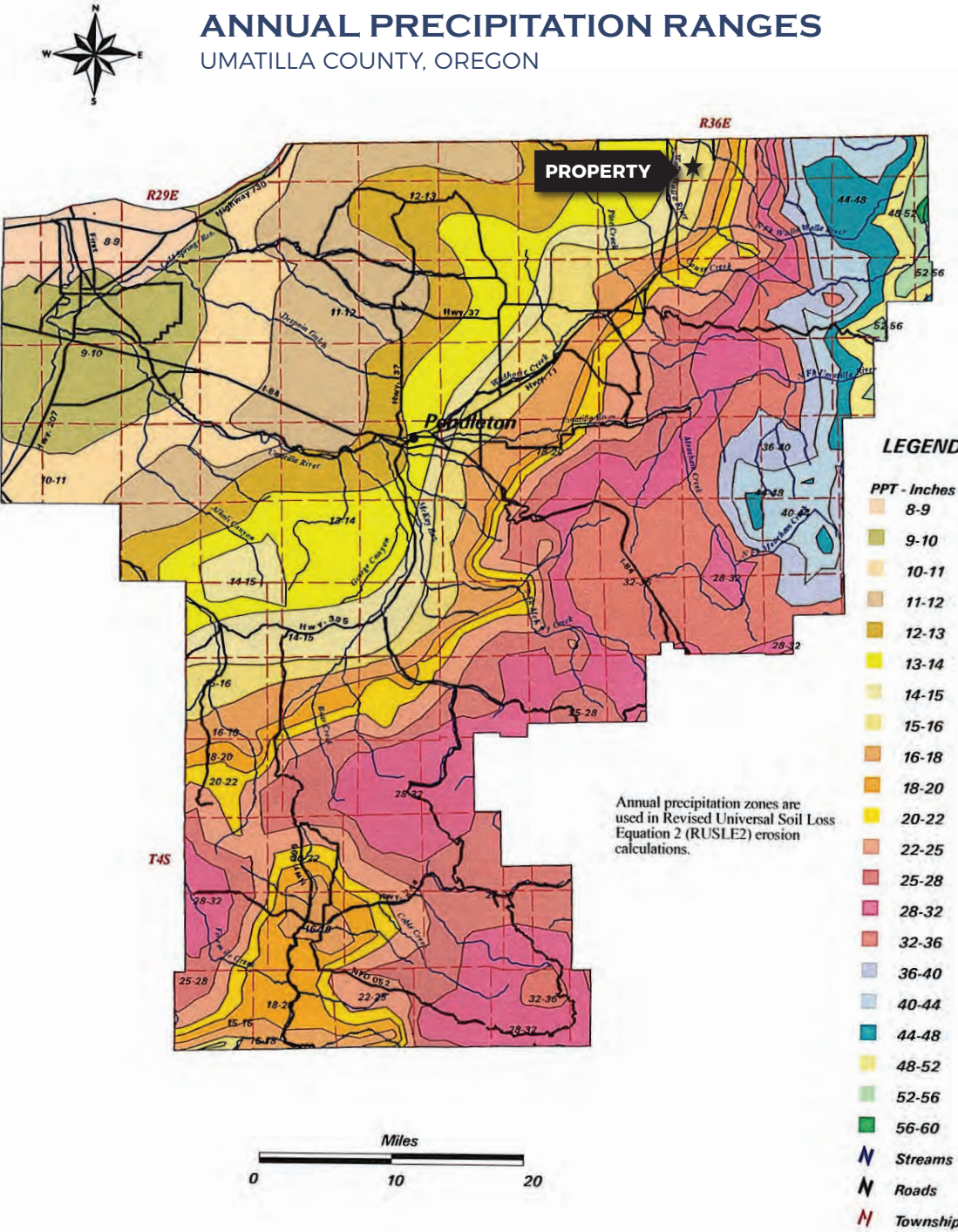
- ELEVATION
900-950 feet
- SOIL
Series of Oliphant and Onyx Silt Loam
- RAINFALL
14"-16" mostly in winter
- HEAT UNITS
Average 2,700-3,300 growing degree day units
- WIND
Consistent southwest airflow



SOILS MAP

| Code | Soil Description | Acres | Percent of Field | Non-Irr Class Legend | Non-Irr Class |
|------|--------------------|-------|------------------|----------------------|---------------|
| 61A | Oliphant silt loam | 29.96 | 61.5% | | IIs |
| 62C | Oliphant silt loam | 16.53 | 33.9% | | IIIe |
| 63A | Onyx silt loam | 2.21 | 4.5% | | IIlc |
| | | 48.7 | | | |

FSA MAP



WATER & PRECIPITATION

This vineyard and farm ground asset’s annual rainfall averages 14-16 inches per year, per the USDA Natural Resources Conservation Service. The vineyard relies on irrigation to bring ample amounts of water to the vines. The irrigation water is sourced from a deep basalt well located on a neighboring property. The well has a 140HP pump and is shared by three (3) parties. The mainline feeds into a sand filtration system located on the deeded ground; from there irrigation water is disbursed throughout the vineyard via drip. All 29 vineyard acres are drip irrigated and positioned on Vertical Shoot Positioned (VSP) trellis.

VARIETALS

This 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. 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.

Typical of the area, vertically trained canopies, controlled cluster spacing and row oriented sunlight exposure generates uniform fruit ripeness. The most common trellis system in the vineyard is Vertical Shoot Positioning which trains the vines upward from the cordon (grape bearing wire) in a thin curtain that allows sunshine to reach the maximum number of leaves. The leaves are harvesting sunshine and producing sugar to allow the grapes to be picked for harvest in the fall to produce some great red wines.

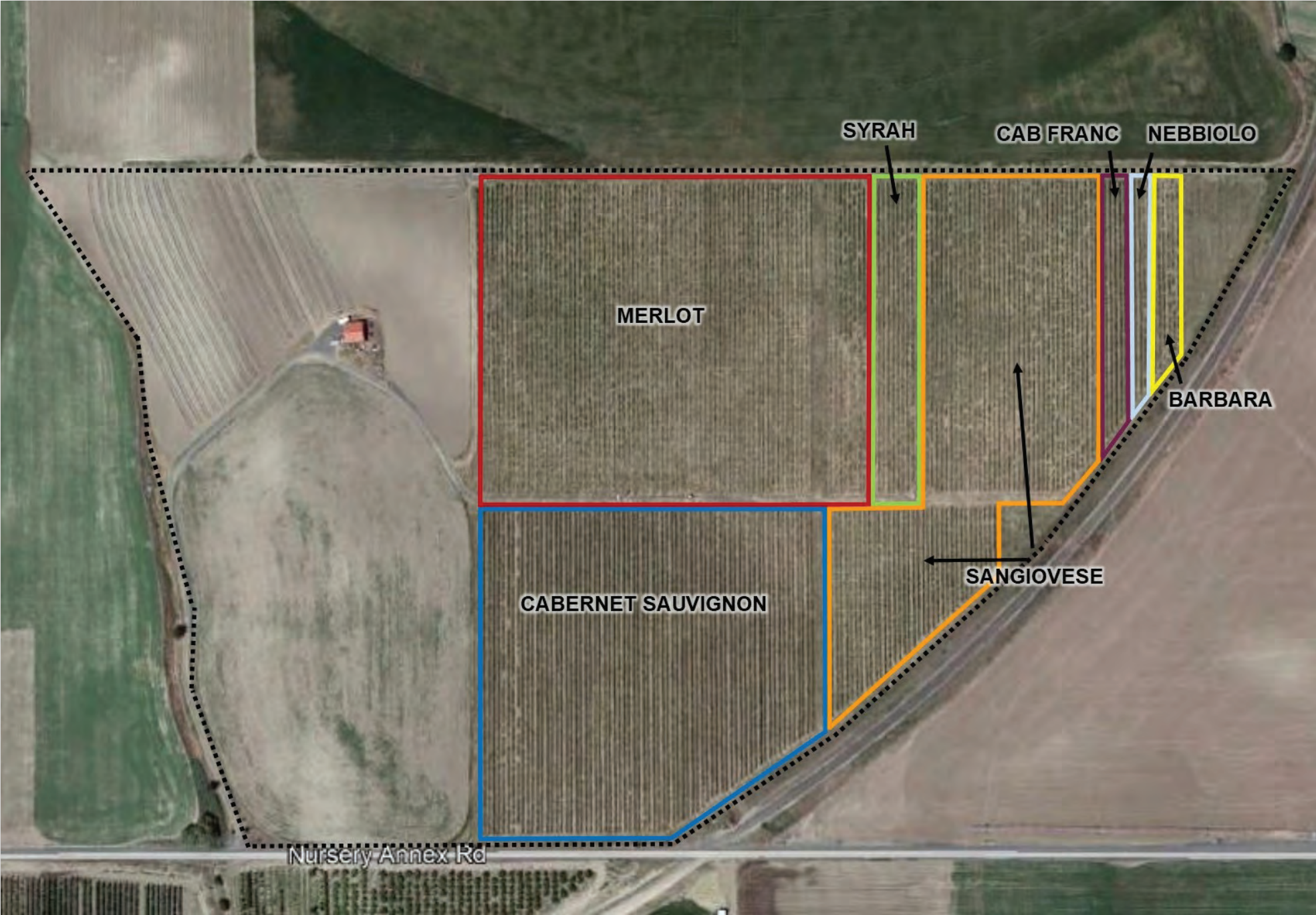
There are 29 +/- acres of vineyard currently in production with the fruit being sold to various buyers under year to year contracts.

- CURRENT VARIETALS PLANTED**
- Merlot = 10 +/- acres
 - Cabernet Sauvignon = 9 +/- acres
 - Sangiovese = 7.75 +/- acres
 - Cabernet Franc = .5 +/- acres
 - Barbara = .5 +/- acres
 - Syrah = 1 +/- acres
 - Nebbiolo = .25 +/- acres
 - Potential Development Acres = 8 +/- acres

Wineries that use grapes from Walla Walla AVA: Va Piano, Woodward Canyon, Pepper Bridge and Cougar Hills, just to name a few.



CALI VINEYARDS VARIETALS





CV CALI VINEYARDS LLC



109 W Poplar Street
Walla Walla, WA 99362
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