

WILLAMETTE VALLEY PREMIUM VINEYARD & HOME

66 +/- ACRES AVAILABLE

WILLAMETTE VALLEY AVA | MONMOUTH, OR | POLK COUNTY | ASKING PRICE: \$2,250,000



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ELKHORN RIDGE VINEYARD

We have available for acquisition an elite vineyard property and residence located in the center of Oregon's Wine Country, the Willamette Valley. This asset is south of Monmouth and west of HWY 99 in Polk County, Oregon. The Willamette Valley is a premier wine destination that is 20 minutes from Salem, 1 hour from Portland, and centered in the prolific grape growing region of the Willamette Valley American Viticultural Area (AVA). The physical address of the property is 10895 Brateng Road, Monmouth, Polk County, Oregon. With its crisp climate, rich soils, and low elevation, the Willamette Valley AVA is a prime location for vineyard production. The valley contains 70% of Oregon's population and is host to Oregon's largest cities: Portland, Eugene, Salem, Gresham, Hillsboro, and Beaverton.

Per the Polk County Assessor, this asset includes three separate tax parcels with 65.34 +/- deeded acres. 20.76 +/- acres of established Pinot grape vineyards, 42 +/- acres have potential to be vineyard or other permanent crop acres, 1.58 +/- acres are for roads and out acres, and 1 acre is allocated to the stand-alone residential parcel. The included 2003 built, residence is 2-levels with a garage, 2,123 total sq ft, two bedrooms, two bathrooms, wrap around deck with included hot tub and includes furniture to be negotiated. The residence boasts spectacular views of the asset's vineyards, Mt Jefferson, Mt Hood, 3 Sisters, and the Cascade Mountains.

Per the USDA Natural Resources Conservation Service, the elevation of the property runs from approximately 354 to 467 feet. This vineyard receives an average rainfall of 52 inches annually and soils on the property primarily consist of Willakenzie silty clay loam, Dupee silt loam, and Helmick silt loam. With the combination of elevation, abundant precipitation, and fertile soils, this asset is in one of the world's top locations to produce ultra-premium Pinot wines.

The vineyards in this asset were planted between 2000 and 2004 with Phylloxera resistant rootstocks. The vineyards consist of 20.19 +/- acres of Pinot Noir, .29 +/- acres of Pinot Gris, and .29 +/- acres of Pinot Blanc. Over the last four years, the total vineyard production has averaged 95.8 tons of fruit per year. The Willamette Valley AVA grows high-quality grapes that produce award-winning wines, recognized across the nation.

The sale of this asset includes the furnished (to be negotiated) residence, a tractor and all implements; sprayer, mower, and disk to continue with the operation of the vineyards.

OVERVIEW

LOCATION

- The address of the property is 10895 Brateng Road, Monmouth, OR 97361

ACCESS

- The property is accessed via paved and gravel roads.

TOTAL ACRES

- Per the Polk County Assessor, there are 65.34 total deeded acres included in the asset.
- The property consists of three tax parcels. Property ID #566798, #404761, #404758.
- Per the Polk County Assessor, the total property taxes for 2019 were \$2,420.67.

ZONING

- Per Polk County Assessor Planning Department, zoning of the property is EFU with 40 acre minimum parcel size.

WATER RIGHTS

- The residential water is accessed via Luckiamute Community Water System operated by Luckiamute Domestic Water Cooperative.

STRUCTURES

- Residence:
 - 1,596 sq ft of living space
 - 2 bed, 2 bath
 - Built in 2003
 - 527 sq ft 2 stall garage
 - Sold furnished (to be negotiated)
 - Septic system

EQUIPMENT INCLUDED

- Tractor and implements to farm vineyard; sprayer, mower, and disk.

MANAGEMENT AND FRUIT CONTRACTS

- Vineyard has been professionally managed by local management company. Upon negotiation, this arrangement can be continued.
- All fruit has been continually contracted and sold, including the 2020 crop. Sales contracts are potentially available to negotiate with a new owner post-sale. Fruit from the vineyard has been highly sought after.





WASHINGTON OREGON

PORTLAND

PROPERTY

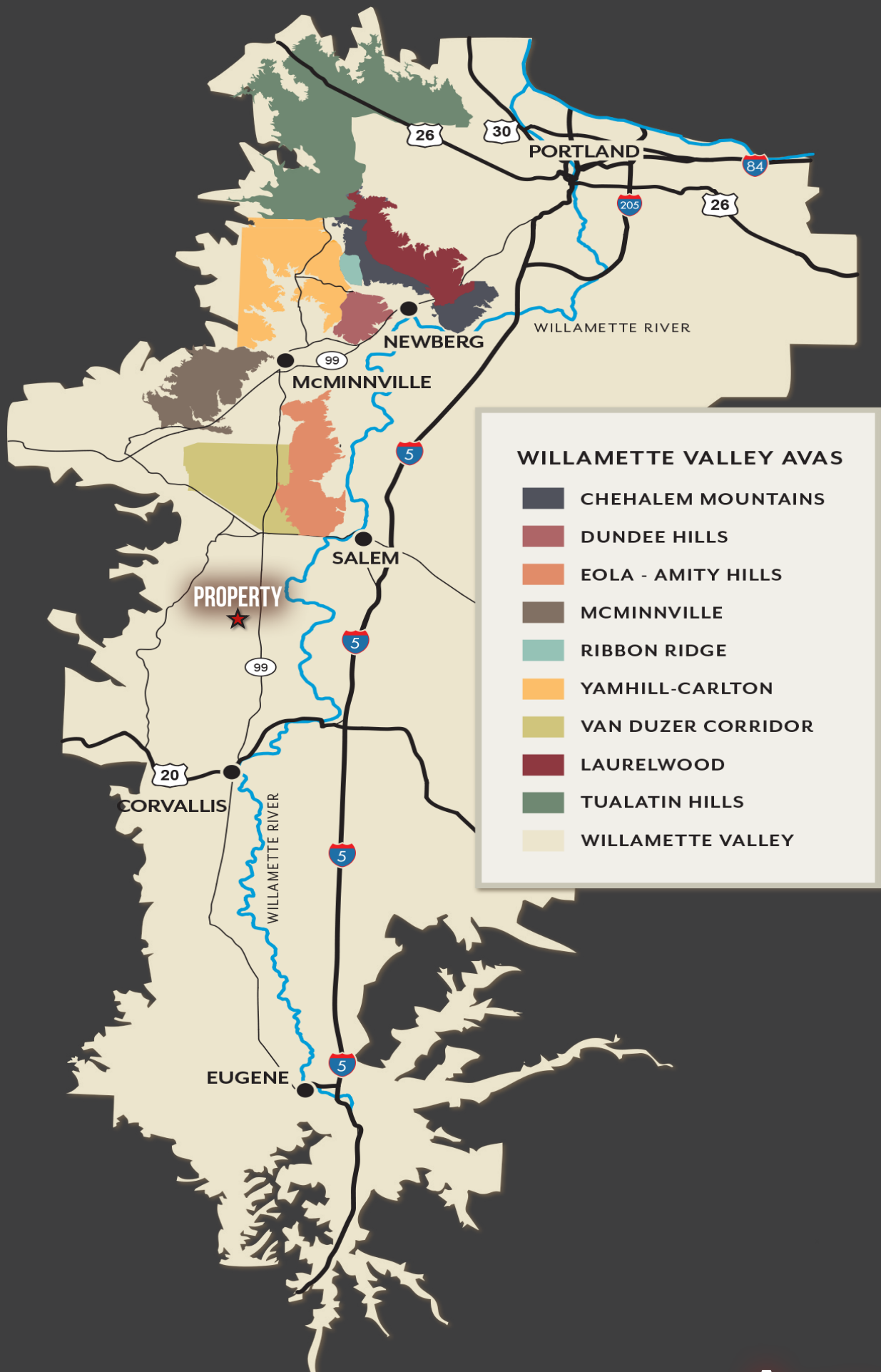


REGION

The Willamette Valley is located approximately 50 miles east of the Pacific Ocean, in Northwest Oregon and referred to as Oregon's Wine Country. The geographic area is 150 miles long and 60 miles wide with the Willamette River spanning the length of the valley. The region is 3,438,000 acres, of which over 19,000 acres are vineyards, making it the largest American Viticultural Area in the state of Oregon.

The Willamette Valley AVA encircles the drainage basin of the Willamette River that stretches the full length of the valley and is responsible for the abundant, fertile soil deposits. The lower hillsides provide an outstanding region for producing high-quality wine grapes. The first vineyards in the Willamette were planted in 1965 with total now planted having grown to over 24,436 acres. Planted vineyards in the region by approximate percentage are broken down as 68% Pinot Noir grapes, 17% Pinot Gris, and 8% Chardonnay. In addition, the Willamette Valley is responsible for housing over 592 wineries.

August is the warmest month of the four seasons, with an average high temperature of 81 degrees. January is the coolest with an average high temperature of 39 degrees. Although snowfall does occur, it's scarce and melts fairly quickly. There is a potential for frost, but with 222 days of sunshine, temperatures rise quickly in the early mornings to reduce any potential damage from frost and freezing temperatures. With the Cascade Mountains to the east and Oregon Coast Range to the west channeling the cooling breezes from the Van Duzer Corridor into the valley throughout the summer months, Pinot vines thrive here.



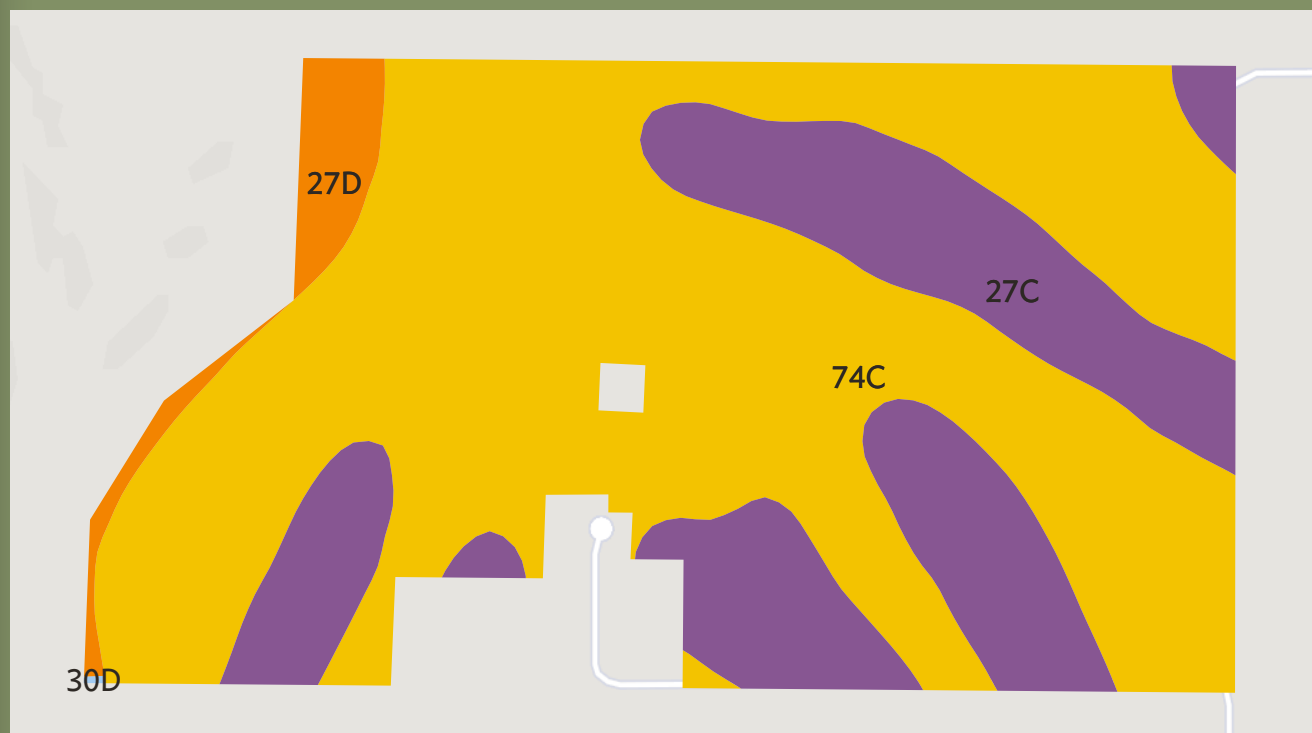
CLIMATE & SOILS

With the Willamette Valley's year-round mild climate and fertile soils, it is a prime location for vineyard production. The rich soils originated from the Missoula Floods that occurred in the valley near the end of the last ice age. When the ice dams broke off of Glacial Lake Missoula and swept down the Columbia River, they flooded the Willamette Valley. The flood depth of the valley was 300-400 feet above sea level. The floodwaters deposited fertile volcanic and glacial soils from Eastern Washington and created the soil that the Pinot vineyards do very well in. The soil sediment that was left behind is ½ mile deep in some areas and consist of Willakenzie silty clay loam, Dupee silt loam, and Helmick silt loam. These soils provide much-needed nutrients that help the grapes develop their unique attributes leading to the production of world-acclaimed wines.

Winters are cool with ample precipitation, and temperatures are the coldest in January although the region has historically had a limited chance of frost. The summer months are warm but dryer with highest temperatures in August. The region's mild climate helps bring visitors to the area to enjoy one of the highest concentrations of wineries in Oregon. The coastal mountain range to the west of the Willamette Valley has low, east facing, hillside slopes and numerous river and stream valleys that create a unique environment for the grapes grown here to develop into some of the world's most highly sought after fruit for wine production.

This property includes south and southwest facing slopes with a gentle downhill aspect from top to bottom including a mostly 2 to 12 percent gradient.

ELKHORN RIDGE VINEYARD PARCEL SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
74C	Willakenzie silty clay loam, 2 to 12 percent slopes	45.07	69.0%	3	74.0
27C	Dupee silt loam, 3 to 12 percent slopes	18.00	27.6%	3	70.6
27D	Dupee silt loam, 12 to 20 percent slopes	2.22	3.4%	4	64.3
30D	Helmick silt loam, 12 to 20 percent slopes	0.02	0.0%	4	49.9



ELKHORN RIDGE VINEYARD

ELEVATION & SLOPE

354 to 467 foot elevation, south and southwest facing slopes

SOIL

Mainly consists of Willakenzie silty clay loam, Dupee silt loam, and Helmick silt loam

RAINFALL

52 inches per year

HEAT UNITS

2,285 annual degree-days

WIND

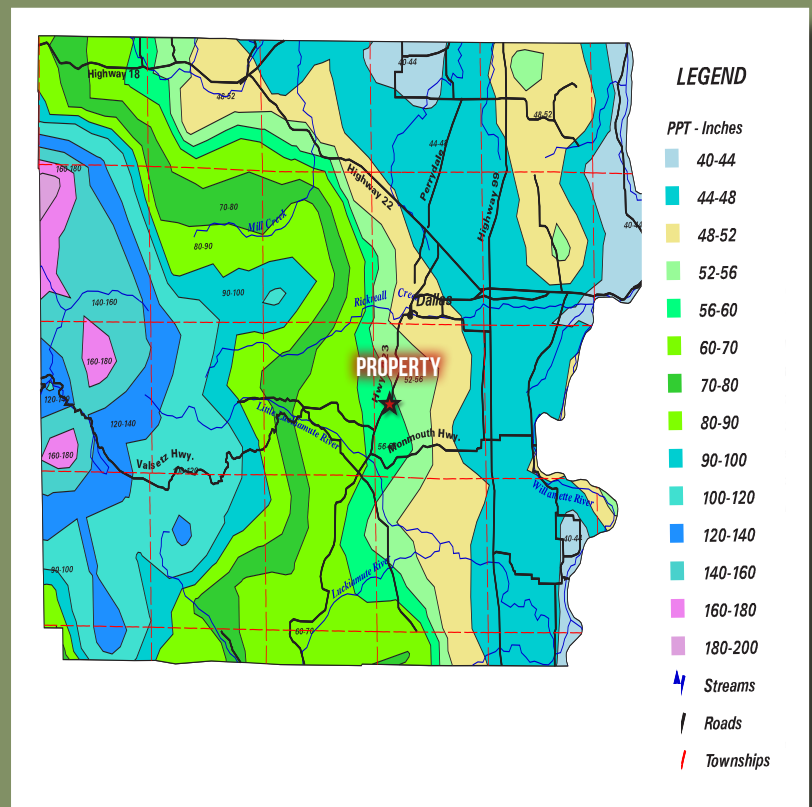
Predominantly from the north and west

WATER & PRECIPITATION

The Willamette Valley relies heavily on precipitation to supply adequate water to vineyards and other permanent crops. The annual rainfall ranges from 30-80 inches per year, depending on elevation. The Elkhorn Ridge Vineyards accumulate 52 inches of rain per year, according to the USDA Natural Resources Conservation Service. The Pacific Ocean's winter storms bring heavy precipitation between November and January, which creates a wet, foggy atmosphere. Snowfall is scarce for the region due to the mild climate.

The growing season averages 150-180 days and offers warm, sunny days throughout the summer months. The cool evenings and low humidity during this time gives the grapes time to mature into wonders of nature, and delicious Pinot wines.

ANNUAL PRECIPITATION RANGES POLK COUNTY, OREGON



VARIETALS

There are 65.34 +/- deeded acres in this asset, with 20.76 +/- acres fully developed into vineyards with its fruit sold to various local high-end wineries under year to year contracts. This vineyard consists of .29 +/- acres of Pinot Gris planted in 2004, .28 +/- acres of Pinot Blanc planted in 2004, and 20.19 +/- acres of Pinot Noir planted between 2000 and 2003. The vines came from Phylloxera resistant rootstocks. Spacing of the planted vines are 3 ½ feet by 6 feet which is considered high vine density in the area with approximately 2,043 vines per acre. Over the last four years, historical production has averaged approximately 4.6 tons per acre.

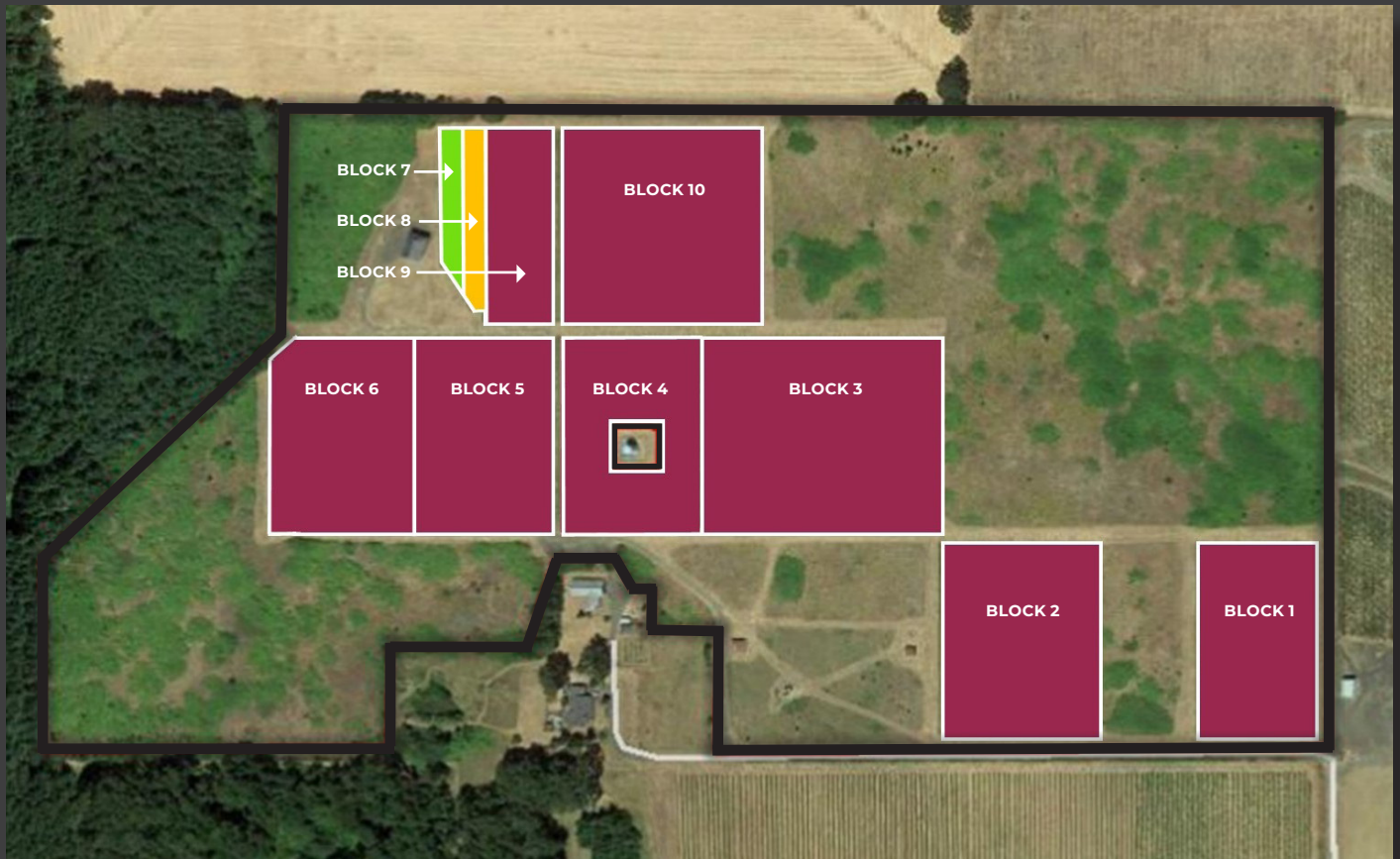
This asset offers high-quality grape production used to generate world-acclaimed Pinot wines. Over the years, wines produced from Elkhorn Ridge grapes have been entered into many competitions including: The San Francisco International Wine Competition, San Francisco Chronical Wine Competition and Sunset International Wine Competition, amongst others. These wines have been awarded platinum, double gold, gold, and silver medals for their various vintages.

Oregon wines became recognized as some of the world's finest, leading to the approval of the Willamette Valley American Viticultural Area (AVA) in 1983. Because of the uniqueness of different areas within the AVA, other sub-Willamette Valley AVA's started gaining approval. Chehalem Mountains, Dundee Hills, Eola-Amity Hills, McMinnville, Ribbon Ridge, Yamhill-Carlton, Van Duzer Corridor, Tualatin Hills, and Laurelwood District are the nine sub-AVAs currently within the greater Willamette Valley AVA.



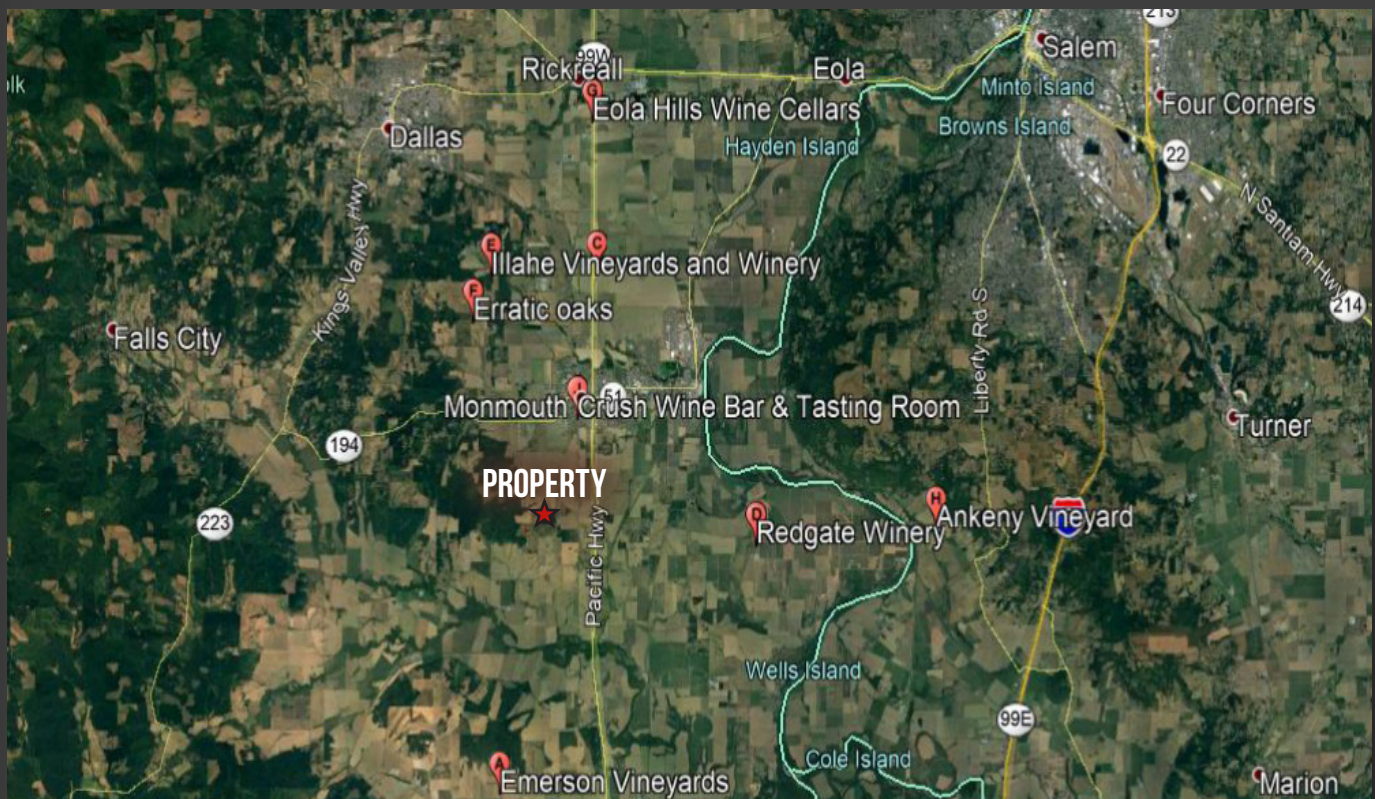
ELKHORN RIDGE
VINEYARDS & WINERY

THE FRUIT



The Willamette Valley is also responsible for growing several different crops. Although it is now best known for grape production, it also has a rich history of growing grass seed, tree fruits, tree nuts, berries, vegetables, Christmas trees, hops, and other field crops. Winemakers around the world discovered the high-quality grapes grown here and learned how to produce some of the world's finest, most expensive Pinot Noir wines from this region.

BLOCK	ACRES	VARIETY	PLANTED	SPACING
1	1.96	PINOT NOIR	2000	3.5' x 6'
2	2.6	PINOT NOIR	2000	3.5' x 6'
3	3.87	PINOT NOIR	2000	3.5' x 6'
4	2.42	PINOT NOIR	2000	3.5' x 6'
5	2.16	PINOT NOIR	2000	3.5' x 6'
6	2.52	PINOT NOIR	2000	3.5' x 6'
7	0.28	PINOT BLANC	2004	3.5' x 6'
8	0.29	PINOT GRIS	2004	3.5' x 6'
9	1.11	PINOT NOIR	2000	3.5' x 6'
10	3.55	PINOT NOIR	2000	3.5' x 6'



The Willamette Valley is a premier wine destination that is 20 minutes from Salem, 1 hour from Portland, and centered in the prolific grape growing region of the Willamette Valley American Viticultural Area (AVA). With over 592 wineries in the region, this asset would be ideal for a winery location.



RESIDENCE & POTENTIAL WINERY

Centrally located in Oregon's wine country, this property has spectacular views of the Willamette Valley, Mt Jefferson, Mt Hood, 3 Sisters, and the Cascade Mountains. This asset is currently home to a 2,123 square foot residence. The 2-story, furnished home has a second story wrap-around deck with an Oregon Hot Springs brand spa/hot tub that could allow wine connoisseurs to enjoy a glass of Elkhorn Ridge Wine while enjoying the Willamette Valley views. There is a 2 stall garage and the residence is served by a septic system. The residential water is sourced from Luckiamute Domestic Water Cooperative. There is ample space available on the separate, 1 acre lot to potentially build a winery/tasting room. This is the perfect location for a winery to be added to the list of Oregon's most popular wine destinations.

Wines produced from the Elkhorn Ridge Vineyard have over 25 awards and honors and are already well acclaimed all over the world. Here are a few of the accolades:

- **2007 "777" Pinot Noir** "Gold Medal" San Francisco Chronicle Wine Competition
- **2009 "Le Terre Foss" Pinot Noir** "Silver Medal" Sommelier Challenge San Diego Wine & Food Festival
- **2018 "Cala d'Or" White Blend** BRONZE MEDAL at the 2019 San Francisco International Wine Competition
- **2018 "Legacy of Pinot Noir"** Rose' GOLD MEDAL at the 2019 Sunset International Wine Competition
- **2019 Pinot Blanc** GOLD MEDAL at the 2019 Sunset International Wine Competition

The planted vineyards consist of 20.76 +/- acres of Pinot grapes that are sold to various high-end wineries in the area via year to year contracts. There is opportunity to plant an additional 39 +/- acres of the property to vineyards or other permanent crops popular in the area.



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