

TUCANNON CELLARS

BORDERING THE
RED MOUNTAIN AVA

WINE COUNTRY CONSULTANTS | WINECC.NET
ROBYN BENTLEY | 707.477.8420 | bentley@winecc.net

AGRIBUSINESS TRADING GROUP, INC. | AGTRADEGROUP.COM
ADAM C WOIBLET | 509.520.6117 | adam@agtradegroup.com



PROPERTY NAME: Tucannon Cellars

ADDRESS: 40504 N Demoss Road

CITY / COUNTY / ZIP: Benton City

STATE: WA

APPELLATION: Yakima Valley AVA bordering the Red Mountain AVA

PARCELS: 2.92 Acres Total
Parcel # 117972011521004 = 0.04 Acres
Parcel # 118971011521004 = 2.88 acres

ZONING: Land Use Code 39

WATER: Private Well

SUMMARY DESCRIPTION: Phil and Danette Warren purchased this 2.92 acre winery estate site in February of 2014. By July, after remodeling the home into a commercial tasting room, the Warrens opened the doors to what is now Tucannon Cellars followed closely by the Sugar Pine Barn event center. Over the past seven years Phil and Danette have dedicated their efforts to creating a turn-key powerhouse hospitality business. The Sugar Pine Barn is fully booked for 2021 and quickly filling up for 2022. The Warren's winning combination of wine and weddings provides proven and consistent clientele as well as positive cash flow in an extremely desirable location.

PRICE: \$2,200,000
(includes brand, inventory and equipment)





Tucannon Cellars

40504 N Demoss Rd.
Benton City, WA 99320

Winery:
-Crush / Fermentation hall
-Barrel room
-Bottling room

Sugar Pine Barn:
-Weddings
-Event Center

Tasting Room:
-Inside / outside seating
-Elevated patio with views
-Pizza oven

Vineyard
-1 acre
-Carménère
-Mourvèdre

Scenic Gardens

Demoss Rd

This map is for general references only and is not intended to be used for extracting legal boundary information

TUCANNON CELLARS [\(click here to view property video\)](#)

PRODUCTION FACILITY

- 2,618 sq. ft.
- Built in 2015
- Producing 800 cases (12x750ml) annually
- Crush equipment
- Fermentation hall
- Climate controlled barrel room

TASTING ROOM

- 3,736 sq. ft.
- Built in 1955, remodeled in 2015
- Inside wine bar and seating
- Elevated patio with views of surrounding mountains
- Outside seating
- Pizza oven
- All furnishings included

VINEYARD

- 1 acre in vines
- Planted to Carménère and Mourvèdre
- Produces 3-4 tons annually
- All fruit goes into the estate wine
- Irrigated

WATER

- Private well
- Supplies water to entire property as well as the vineyard

MISCELLANEOUS

- All equipment to crush, ferment, and age is included
- All wine is sold through the tasting room, wine clubs, or at events
- Average bottle price is \$30 - \$40



* This map is for general references only and is not intended to be used for extracting legal boundary information



SUGAR PINE BARN [\[click here to view owner interview video\]](#)

THE SUGAR PINE BARN IS NEWLY CREATED EVENT CENTER IN WINE COUNTRY

- 4,872 sq.ft
- Built in 2015
- 225 person capacity

IDEAL USE

- Wedding
- Private parties
- Corporate events
- Winery Events

MISCELLANEOUS

- Completely booked for 2021 and on track for the same in 2022
- Outside patio
- Solar on roof
- 100+ parking spaces
- Financials available upon request



* All information provided herein has been obtained from sources believed reliable, but may be subject to errors, omissions, change of price, prior sale, or withdrawal without notice. WCC makes no representation, warranty or guaranty as to accuracy of any information contained herein. You should consult your advisors for an independent verification of any properties.



RED MOUNTAIN AVA

The first wine pioneers to the region initially walked the land in the summer of 1972. They found a gently sloping sagebrush covered hillside that had been largely overlooked by both early settlers and local indigenous peoples. There were no roads, wells, power- lines or any other signs of civilization.

These wine pioneers were John Williams and Jim Holmes. They had been greatly influenced by the wine grape research conducted by Dr. Walter Clore and his staff at the WSU agricultural station in Prosser.

Three years later in 1975, after obtaining power, water and rights-of-way to the property, they planted the first ten acres of vineyard on Red Mountain. As wine hobbyists, they had imagined that planting a vineyard might be fun, and maybe even profitable. While they hoped that their efforts may one day produce acceptable wine, they had not envisioned the greatness that was to follow.

The first wines produced were remarkably good, and the reputation of Red Mountain began to grow. Vineyard expansion grew steadily and the pioneers sold their grapes to some of the wineries that are now recognized as some of the best.

The first Red Mountain winery was bonded in 1980. After that time, more people began to purchase land and plant vineyards, recognizing the superior quality of Red Mountain grapes and the potential for world-class wines.

AVA status was achieved in 2001. Red Mountain now hosts approximately fifty-four vineyards covering more than 2300 acres, making Red Mountain one of the most densely planted AVA's with 57% of the AVA currently planted.

