



## DANA CAMPBELL VINEYARDS

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Rogue Valley AVA

[\(click for drone property aerial\)](#)

**PRESENTED BY:**

WINE COUNTRY CONSULTANTS &  
AGRIBUSINESS TRADING GROUP



## DANA CAMPBELL VINEYARDS

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Located along the Bear Creek Wine Trail in Ashland, Oregon, the Dana Campbell Vineyard is a serene winery estate boasting spectacular views of Ashland and the Siskiyou mountain range. With a total of 32+ acres the property is complete with 14+ acres of vineyard planted to a mix of red and white varietals that have been meticulously cared for and maintained. The winery tasting room is primed for direct to consumer sales with a myriad of tasting options available as well as the potential to become a coveted event space for weddings, concerts and private events. The estate residence is set back on the property creating a tranquil private setting next to the three acre fruit orchard. This estate is waiting for the next stewards to continue on the legacy and create their own wine country vision to enjoy the love of wine, entertaining and the outdoors.

\$4,950,000

WINE COUNTRY CONSULTANTS

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Licensed in OR, WA, ID, MT



# Dana Campbell Vineyards

1320 & 1550 N Mountain Ave  
Ashland, OR 97520

Total Acres = 32.84  
Vine Acres = 14.15



This map is for general reference only  
and is not intended for extracting legal  
boundary information



## SUMMARY OF OFFERING

PROPERTY NAME: Dana Campbell Vineyards

ADDRESS: 1320 & 1550 N. Mountain Ave,  
Ashland OR 97520

TOTAL SIZE:

Two Parcels: 32.84 acres

APN# 381E34-207 = 20.10 acres

APN# 381E34-203 = 12.74 acres

ZONING: Exclusive Farm Use (EFU)

WATER: Private Wells, Canal

WEBSITE: [danacampbellvineyards.com](http://danacampbellvineyards.com)

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All information provided is deemed reliable but is not guaranteed and should be independently verified by buyer.



## THE VINEYARD

### VINEYARD INFORMATION

- 14.15 acres
- Averaging a total of 32 tons per year
  - 2.26 tons per acre
- [Link to Vineyard Block Breakdown](#) | [Link to Vineyard Map](#)
- [Link to Average Tonnage History By Block Graph](#)

### PLANTABLE LAND

- 7.0 acres
- Vineyard development complete and infrastructure is in place
- Ready to plant

### FROST PROTECTION

- Two frost fans that are each powered by propane auto start 454 Chevy engines
- A third pad is in place to install another frost fan in block 4a

### IRRIGATION

- Water provided from canal adjacent to the property
- Drip lines

### FENCING

- The vineyard is surrounded by 8' high deer fencing

### SOIL TYPE

- Darow Silty Clay Loam
- Carney Clay
- Carney Cobbly

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## THE STRUCTURES

### TASTING ROOM

- 2,893 square feet
- Unobstructed views of downtown Ashland overlooking the estate vineyard
- Unlimited tastings, wine club and wine promotional events
- Outdoor entertainment venue can accommodate up to 200 people
- The grounds include large patio, stage for music venue, bocce court, rose gardens and a fountain
- The tasting bar on the main floor is used for greeting guest plus has inside seating for 50 people
- Prep kitchen to curate food pairings
- Three rooms with private bath set up as rentals for wine club members or special guests
- ADA compliant

### WINERY BUILDING ([link to winery plans](#))

- Built in 2021
- 3,840 square feet
- Cold storage for barrels and dry goods
- Additional plans for an expansion to create a gravity-flow winery

### RESIDENCE

- 2,236 square feet
- 2 bedrooms with 2.5 baths
- A pergola overlooking the three acre orchard is set up with an outdoor kitchen and bocce court
- Large basement

### BARN

- 1,980 square feet
- Used for vineyard and equipment storage
- Has a one bedroom and one bath apartment





## INFRASTRUCTURE

### WELLS

- Well on 1320 N Mountain = 2.5 gpm
- Well on 1550 N Mountain = 20 gpm
- Both wells serve as the domestic wells for the tasting room, winery building and residence
- A 1,500 gallon cistern is used for water storage to the tasting room

### CANAL

- Water rights granted by Talent Irrigation District (TID)
- 2.64 feet of water per acre during the irrigation season which runs April thru mid-October
- Used for vineyard irrigation

### ELECTRICAL

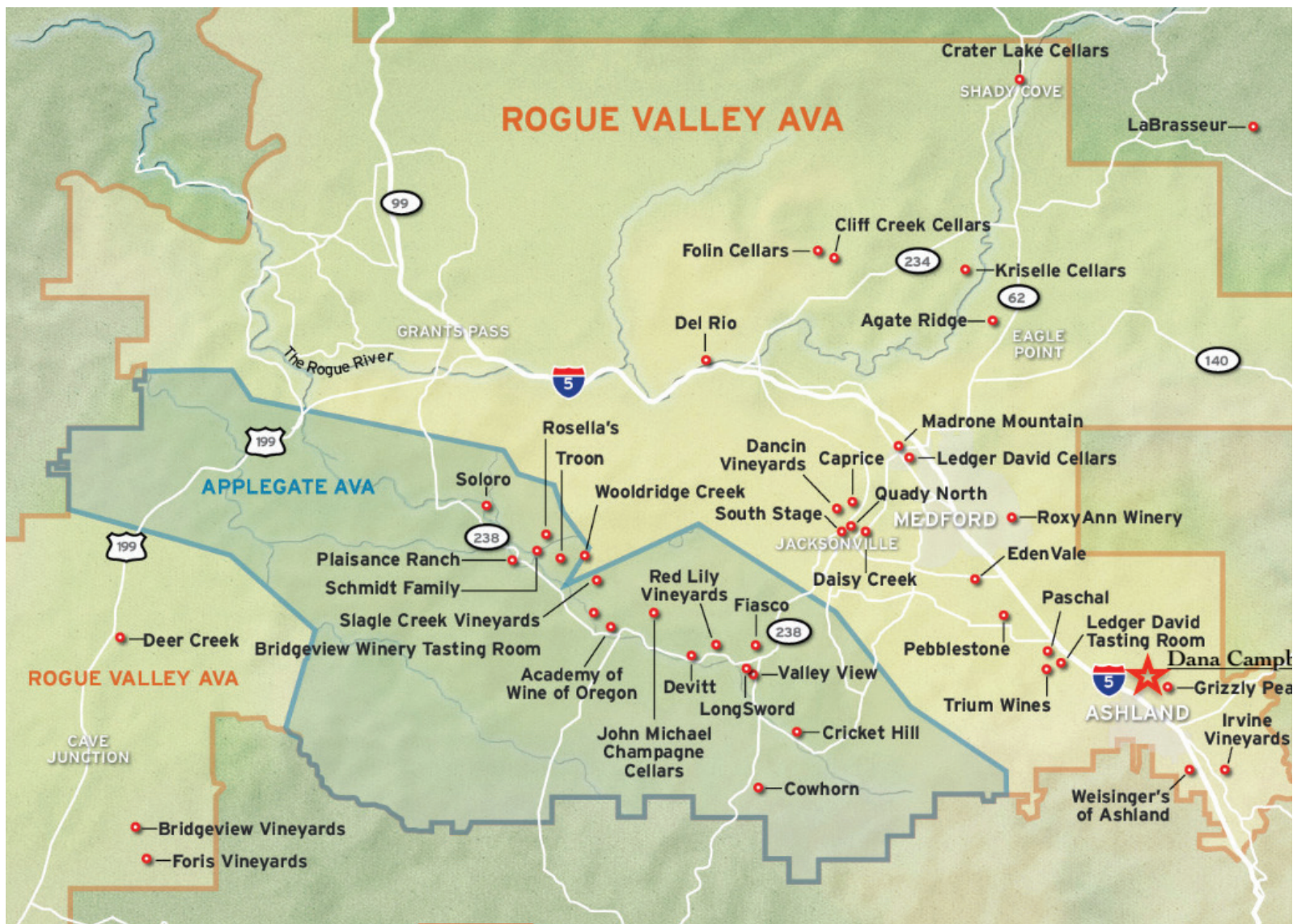
- 10kw wind powered generator
- Sits atop a 120' tower
- Produces 60% of the power demand from the property

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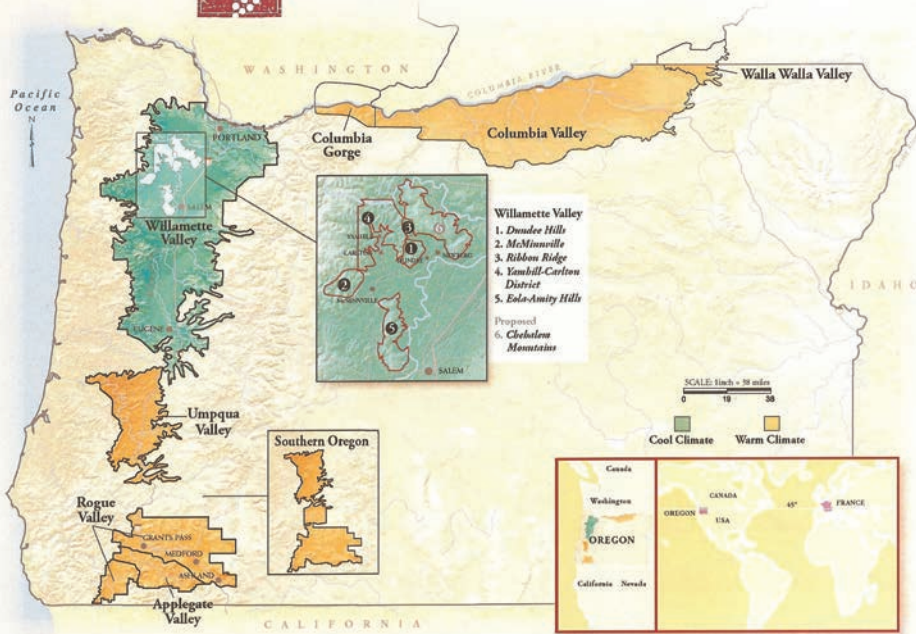
## THE LOCATION

- Situated in the Rogue Valley AVA, a sub region of the Southern Oregon AVA, This region has similar wine growing characteristics to Bordeaux  
Dana Campbell Is part of the Bear Creek Wine Trail
- Within a 5 min drive to downtown Ashland and 20 min drive to Medford  
Close proximity to grab a coffee, enjoy fine dining and the festivities that Ashland has to offer





# OREGON WINE REGIONS APPELLATIONS OF ORIGIN



# BEAR CREEK WINE TRAIL



## SOUTHERN OREGON ROGUE VALLEY

### WINERIES

- |   |  |
|---|--|
| Hummingbird Estate 1<br>hummingbirdestate.com     | Trium Wines 7<br>triumwines.com                        |
| DANCIN Vineyards 2<br>DANCIN.com                  | Dana Campbell Vineyards 8<br>danacampbellvineyards.com |
| RoxyAnn Winery 3<br>roxyann.com                   | Grizzly Peak Winery 9<br>GrizzlyPeakWinery.com         |
| StoneRiver Vineyards 4<br>stonerivervineyards.com | Weisinger Family Winery 10<br>Weisingers.com           |
| Pebblestone Cellars 5<br>pebblestonecellars.wine  | Belle Fiore Winery 11<br>bellefiorewine.com            |
| Paschal Winery 6<br>paschalwinery.com             |  |

BEARCREEKWINETRAIL.COM





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