

Eagle Creek Vineyards

Eagle Creek Vineyard is part of the Snake River AVA and is located on the northside of the beautiful Eagle Valley just 37 miles east of HWY 84 and Baker City, OR. Eagle Creek has been in operation since 2013. This prime production property is comprised of 37.55 acres which are zoned EFU. 32.5 acres of water rights, consisting of flood and drip irrigation, supply the 5 varieties of grapes which are currently managed and cultivated by the Keating Vineyard Service. With its location, four distinct seasons and milder winters, Eagle Creek Vineyard has wonderful potential to become a boutique winery or just afford its new owners the peace and tranquility of country living at its best.

Video Tours:

- Exterior: <https://www.youtube.com/watch?v=WGfLgK8QoiA>
- Interior: https://www.youtube.com/watch?v=tDbk_ftJBDS

Snake River Valley AVA information:

- <https://www.oregonwine.org/discover-oregon-wine/place/snake-river-valley/>
- <https://www.wine-searcher.com/regions-snake+river+valley>

Location/Access: Located near the town of Richland 42 miles east of HWY 84 and Baker City, OR. From Baker City take OR-86 towards Richland. Continue to Moody Road and turn right. Property on left.

Acreage: 37.55 acres zoned EFU

Water Rights: 32.5 acres of water rights out of Eagle Creek

- 29.5 acres of 1889 water rights – Certificate 4721 (Attached)
- 3.0 acres of 1882 water rights – Certificate 4703 (Attached)
- Authorized ditch is the Newt Young ditch.
- All vines are individually and automatically irrigated

****Further questions: Contact Marcy Osborne (Water Master) @ (541) 523-8224****

Well Permit: 2007 Domestic Well – Well Log attached

Power:

- Propane – 1,000-gal underground tank
- Electricity - 200AMP service with Idaho Power/wired for 240
- 22KW Generac propane whole house generator integrated with automated switch.

Septic: 1,500-gallon standard septic

Soil: See attached Soil Conservation District – Soil Map & Information

Crop Production: Vineyard is currently managed by Travis Cook of Keating Vineyard Services.

- 9.2 acres of grapes
 - 2.1 acres Cabernet Sauvignon
 - 2.1 acres Merlot
 - 1.67 acres Gewürztraminer
 - 1.67 acres Riesling
 - 1.67 Chardonnay
- Shur Farms frost protection system w/ propane temperature controlled cold drain fan
- 2,000' of Frost Curtains made to surround vineyard
- Vineyard is perimeter fenced with 6' woven horse wire topped w/ 2' smooth wire and Powder River electric solar gate w/remote control

****2021 CROP NOT INCLUDED WITH PURCHASE****

Pasture Lease:

- 27 acres of grazing
 - 22 acres flood irrigated pasture
 - 5 acres non-irrigated hill ground
 - Rented yearly for \$1700m/l – renter manages herd & flood irrigation

Taxes: \$3,998.07

Ditch Fees: Newt Young Ditch Company - \$294.50 Annually

Utilities:

- Electric (Idaho Power) \$2,250 yearly average
- Propane (Ed Staubb) \$2,050 yearly average

Structures & Amenities

- **House:** 3,092 sqft single-level custom home completed in 2018 by Matt Brenier of Pro Level Construction
 - **General**
 - 3 bedrooms, 2 ½ baths, office, open concept kitchen/living room & dining. 1,000-gallon underground propane tank (see documents for owners' info.)
 - Security system owned & serviced by Alpine Alarm
 - Property is fully fenced w/remote controlled solar powered front gate
 - Propane Forced air w/electric heat pump for central air & backup propane heating element
 - Original portion to house contains an electric mini-split for heat & air
 - Propane fireplace w/electric fan
 - Electric fireplace in office
 - Propane patio firepit
 - Plumbing for propane BBQ on patio
 - Propane commercial grade on-demand water heater
 - Propane 22kw Generac automatic generator w/transfer switch
 - Concrete perimeter and crawl space under new portion of home
 - Slab under garage/older portion of home
 - 50-year composition roof with frost barrier
 - Gutters with French drains
 - Anderson windows – fiberglass on wood
 - Exterior doors – Anderson 8'
 - Interior doors – solid hickory 8'
 - Reverse osmosis filtration & Culligan water softener
 - All hallways built to be wheelchair accessible (Great room, Kitchen, Master Bedroom/Bath)
 - Extra deep 2-car garage w/unit heater
 - Driveway parking pad of pavers
 - Fully landscaped yard w/automatic sprinklers
 - **Gourmet Chef's Kitchen** (all built-in kitchen appliances included in sale)
 - Custom hickory cabinets with slow close by Duane Bowman
 - Granite countertops with live/natural edge
 - 6' x 8' maple butcher block island with storage and prep sink
 - Tri-fold window w/retractable pocket screen to patio w/granite counter for serving outside
 - Large walk-thru pantry
 - Sub-zero, dual zone wine storage – 146 bottles
 - Wolf double oven
 - Wolf propane 4-burner range with infrared char broiler and pot filler
 - 4-speed remote fan hood vent
 - Sub-zero built-in refrigerator/freezer with filtration

- Asko dishwasher
- **Gourmet Chef's Kitchen cont.**
 - Sharp built-in microwave w/drawer
 - Sweep-away cabinet vac
- **Master Suite**
 - Large walk-in closet with reclaimed wood sliding barn doors & 2nd laundry
 - Built-in custom cabinets by Duane Bowman
 - Private patio with hot tub and outdoor shower
 - Separate soaking tub and large walk-in tiled shower w/seat
- **Patios:**
 - Front Patio
 - 1,400 sqft front patio w/pavers
 - 3 infrared heaters
 - Propane gas firepit
 - Back Patio
 - 900 sqft master patio w/pavers
 - Outdoor shower
 - Free-standing hot tub
- **Shop:** 40x60 fully insulated & sheeted, wood frame/steel beam, clear-span shop with 10x12 storage room
 - Owned security system serviced by Alpine Alarm
 - Electric forced air unit heater
 - Plumbed for generator
 - Wired for 240
 - Currently no water to shop

