

COLUMBIA VALLEY AVA DESTINATION VINEYARD & DEVELOPMENT SITE: EMERSON LOOP VINEYARD

OFFERED AT \$3,799,000

OWNERS: Scott Elder and Stephanie LaMonica, husband and wife

ADDRESS: 4300 Emerson Loop Road, The Dalles, OR

GOOGLE EARTH: 45.5926411008822, -121.03252211941965

LEGAL PARCEL SIZE: 160.1 acres, Net (less county easement for Emerson Loop Rd.) 157.3 acres

WASCO COUNTY TAX PARCEL: 01N14 E00 01500 00

HIGHLIGHTS

160 acres of Walla Walla silt-loam with water rights await your world-class destination vineyard and development, only 90 minutes from Portland, OR in the Columbia Valley AVA, just south of the Columbia River. 102 acres of bare ground immediately available for expansion; other acreage currently in grapes and blueberries. Sweeping south, west, and north slopes with elevations from 850 to 1,140 feet. Sunny, warm and dry weather throughout growing season. Breezy, open site affording very low disease pressure. Wasco County has accommodative permitting rules for winery construction/operation, agritourism, and owner/employee home-build. Many build sites with epic views of Mt. Hood, Mt. Jefferson, Columbia Gorge, and expansive rolling wheat and range lands.

PROPERTY FEATURES

WATER Property has Primary Beneficiary use of the agriculture irrigation well and water shared with the adjoining property, getting all its water needs (domestic, agricultural, winery and viticulture) met prior to the adjoining property's. An easement reflecting this position is recorded with Wasco County (record no. 2008-001197), and transfers with the land.

- Property's Water Right (Oregon Water Resources Department Permit G-16121) on approx. 151 acres has the senior position in the area for agricultural irrigation; 2.05 ft³/s max rate and 3 ac-ft per year
- Irrigation Well (WASC 51428) developed 16-years ago, stable static water level; 920 gpm testing results
- Buried PVC Irrigation Mainlines to entire property; sub-mainlines and drip irrigation in vineyard & blueberries
- Domestic Water Well

DEVELOPMENT 102 high-quality open acres, with irrigation water rights, ready for expansion

SOIL Desirable Walla Walla silt loam soil over entire property. Deep, well-drained sandy/silty loam, some cobble stone in areas, pH 6.8-7.8

VINEYARD Approximately 2800 growing degree days, similar to Walla Walla, WA and Oakville, CA.

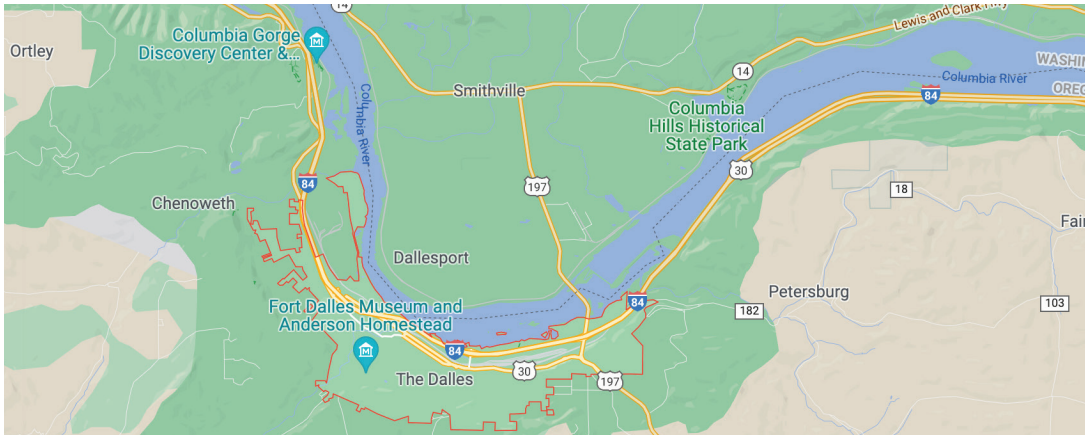
South side: 21.2 acres; Sangiovese (Brunello), Cabernet Sauvignon (4/337), Petit Verdot (FPS 2), Riesling; planted 2006; drip irrigation; single-wire trellis; organically farmed 2020-22; needs pruning; full harvest by 2023. North side: 15 acres; Pinot Noir (Pommard/114/Wädenswil/Meursault), Cabernet Sauvignon (4), Riesling, Gewürztraminer, Pinot Blanc; planted 2007; drip irrigation; no trellis; organically farmed for 10 years; harvest in 2023 with pruning and trellis.

BLUEBERRIES 11.8 acres; Ochlockonee, Powder Blue, and Maru (Rabbiteye); planted 2007; drip irrigation; organically farmed for over 10 years.

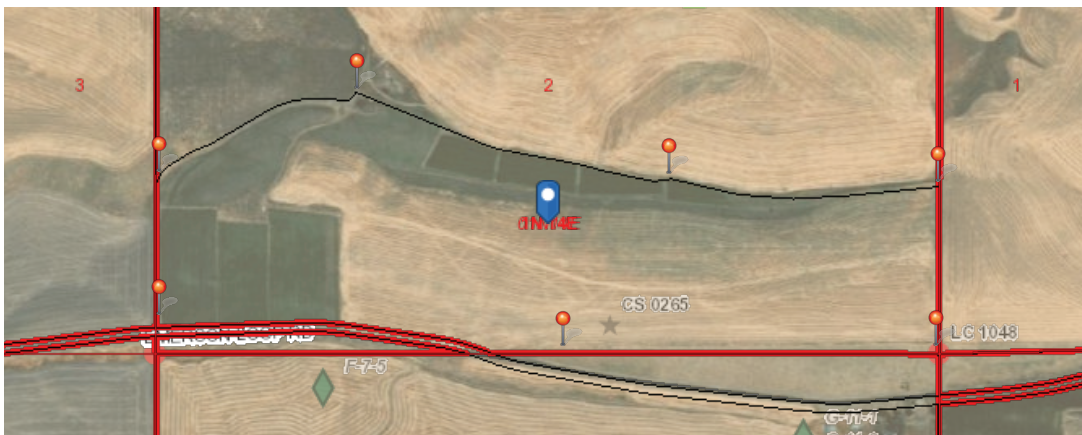
OTHER Nearly 2/3 mile of frontage on well-paved and maintained Emerson Loop Road; 7-foot deer fence around entire property; 3-phase electricity; Graveled roads throughout property

ACCOLADES

This “undiscovered” area is a young Walla Walla in the making, but better: it’s close to a major metropolitan area and world-class all-season outdoor recreation. Wines from this vineyard have received numerous accolades from many noted critics, including taking silver and bronze in the prestigious San Francisco Chronicle Wine Competition. Sean Sullivan, wine reviewer at Wine Enthusiast, said the wines were some of the most flavorful and unique in the PNW. The wines have also been celebrated at a James Beard House dinner in New York City.



Wasco County Assessor's Tax Parcel #1500



SALE PRICE \$3,799,000. Sale includes real property. Sale does not include farm equipment, tools, supplies, inventories, etc.

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