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**FOR  
SALE!**  
**Vineyard,  
Tasting  
Room and  
Home.**  
**\$1,300,000**



Vineyard living at its best.

Turn-key tasting room with established vineyard and beautifully appointed home.

56 plus acres with 13 acres of vines and room for expansion.

24 ft x 50 ft insulated and climate controlled building that could be used for winery.

## Key Features

- Located in the Elkton, Oregon AVA sub AVA of the Umpqua Valley AVA.
- Situated 45 mins. south Eugene, OR and 35 mins. north of Roseburg, OR.
- Well-kept 4 bedroom, 2 bath home with open floor plan, vaulted ceilings, hot tub and vineyard views.
- 24 x 50 storage insulated and climate controlled building.
- 24 x 30 equipment shed.
- Three separate tax lots.
- 13 acres of established vines.
- 8 x 5 spacing. VSP trellising.
- Varietals
  - 7.6 acres Pinot Noir(Wadensville, Pommard, 115 and 777)
  - 2.0 acres Pinot Gris
  - 0.8 acres Riesling
  - 0.7 acres Baco Noir
- L.I.V.E. certified since 2007 (first L.I.V.E. certified vineyard in Elkton)
- Water Rights on 23 acres of vineyard.
- Two ponds.
- 1600 sq. ft. fully equipped, turn-key tasting room.
- Kubota LA681 enclosed cab tractor with attachments.
- 100 gallon air blast sprayer.
- Caterpillar T50D forklift.