

4110 Beach Ln. NW, Salem, OR 97304 – Lynx Hill Vineyard

Experience unparalleled privacy, tranquility and impressive valley views extending to the Cascade mountains beyond at Lynx Hill Vineyard, an ultra-premium site growing Pinot Noir and Chardonnay.

Property Highlights:

- **Location & Setting:** Secluded on a private hilltop with a long, winding driveway, Lynx Hill is surrounded by top-pedigree vineyards and wineries such as Cristom, Bjornson, Zena Crown and Temperance Hill. Located 15 minutes from Salem and 25 minutes from McMinnville the property offers all the benefits of wine country living with easy access to amenities in town. The hillside gently rolls to the east, with 500 to 700 ft. elevations, providing ideal conditions for cultivating high-quality wine grapes.
- **Vineyard Details:** The estate features 27.3 acres of land, including 9.2 acres of meticulously maintained vineyard planted in 2018. An additional 8-9 acres of prime vineyard land offers potential for expansion.
 - **Pinot Noir:** 6.1 acres, with 3.1 acres of Pommard, 2 acres of 777, and 1 acre of 115, all grafted onto 101-14 rootstock. Soils include Witzel, Ritner, and Nekia.
 - **Chardonnay:** 3.1 acres, including CH76, 96, 95, and Wente clones on 3309C rootstock, planted in Jory and Nekia soils.
- **Recent Harvest Yields:**
 - **2021 (3rd Leaf):** 2.14 tons of Chardonnay, 7.1 tons of Pinot Noir.
 - **2022 (4th Leaf):** 8.9 tons of Chardonnay, 26 tons of Pinot Noir.
 - **2023 (5th Leaf):** 9.6 tons of Chardonnay, 15.6 tons of Pinot Noir.
 - **2024 Anticipated Yield:** 30+ tons. Contracted prices range from \$3,500 to \$3,650 per ton.
- **Contracted Fruit:** The vineyard has established fruit contracts with local wineries who have expressed interest in extending if the new owner is interested, enhancing the property's investment potential.
- **Home Details:**
 - **Built:** 2006
 - **Size:** 2,869 sq ft of livable space + attached 2 car garage
 - **Bedrooms/Bathrooms:** 4 bedrooms, 3 bathrooms
 - **Features:** Vaulted ceilings, expansive window wall in living room, master suite on main, 4th bedroom off entryway offers flexibility for use as a den or home office, family room with kitchenette in daylight basement + 2 additional bedroom and full bath, composite deck with exceptional views, garden and patio featuring sitting area and fire pit.
 - **Recent Updates:**
 - New roof installed in August 2024
 - Master bathroom remodel completed in 2023
 - Kitchen remodeled in 2018
 - Exterior landscaping professionally updated in 2018
 - New engineered wood floors installed in 2018
 - Freshly painted interior and exterior in 2018
- **Infrastructure:** The property is equipped with two wells, one dedicated to the irrigation / fertigation system and one domestic well for the home with a flow rate of approximately 20 gallons per minute. Irrigation water is stored in a 2,500-gallon holding tank located within the shop. The home is on a standard septic system. The entire vineyard, home and outbuildings are deer fenced and the property is accessible via a security gate.
- **Outbuildings:** Well kept 3 bay shop on cement pad with an oversized RV stall and a 250 sq ft office space (currently used as an exercise room), perfect for managing vineyard operations. There is an additional storage barn used for storing grape bins and equipment located near the entrance gate, where grape bins are staged and loaded at harvest.