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*Arena Valley Vineyard
& Snake River Winery*

ESTABLISHED VINEYARD AND WINERY | SINCE 2000 | 95 ACRES | 25 VARIETALS | SNAKE RIVER VALLEY AVA



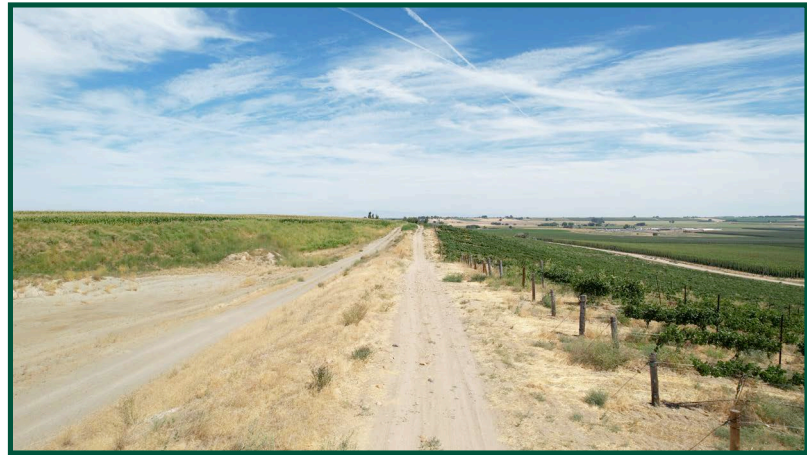
“Perched on the slope of a valley carved by the majestic Snake River, sits the Arena Valley Vineyard. Sand and river rock naturally restrict the vines’ growth, producing small grapes with intense and concentrated flavors. Our hand-picked fruit is treated gently and simply at our estate Snake River Winery.”

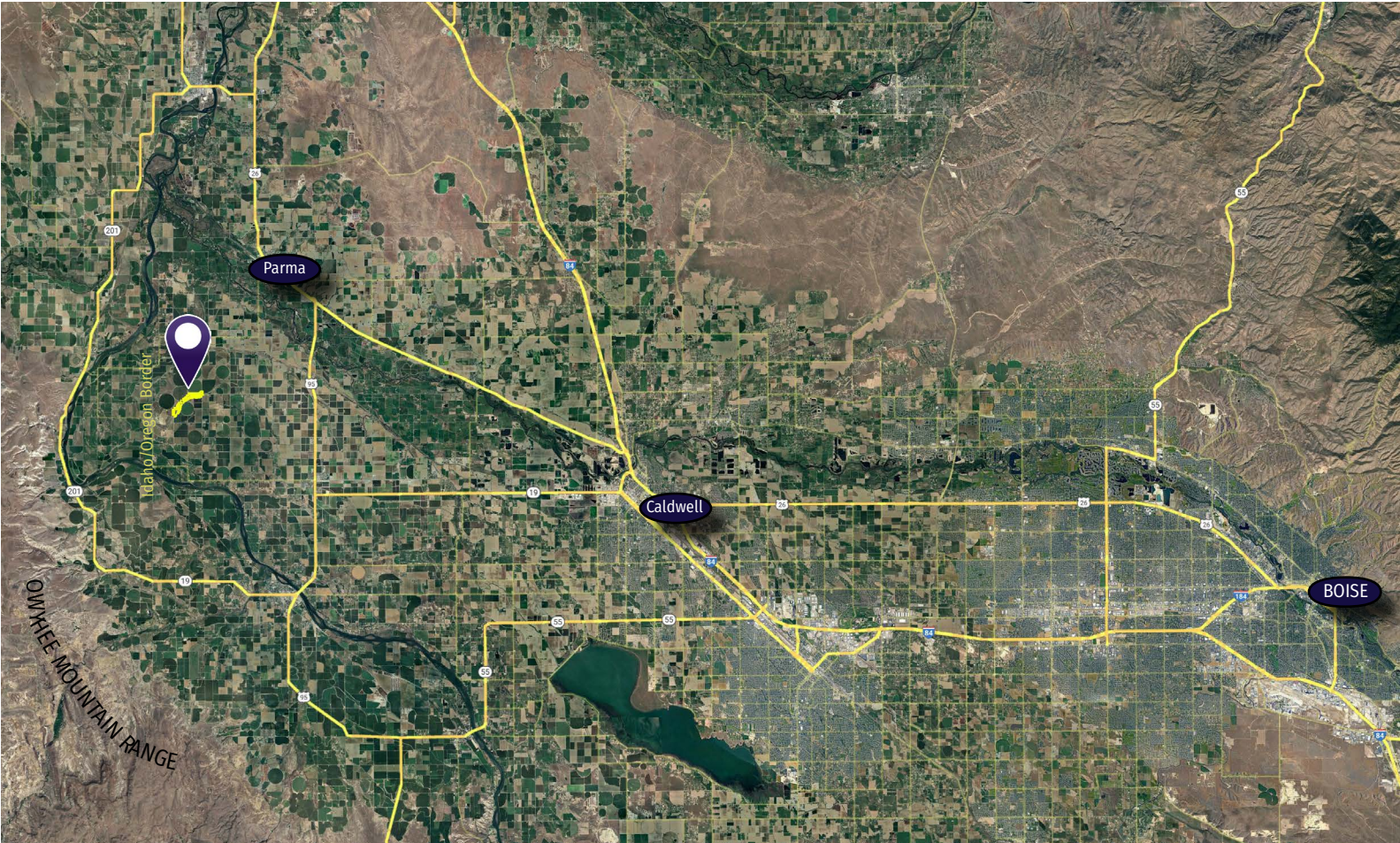
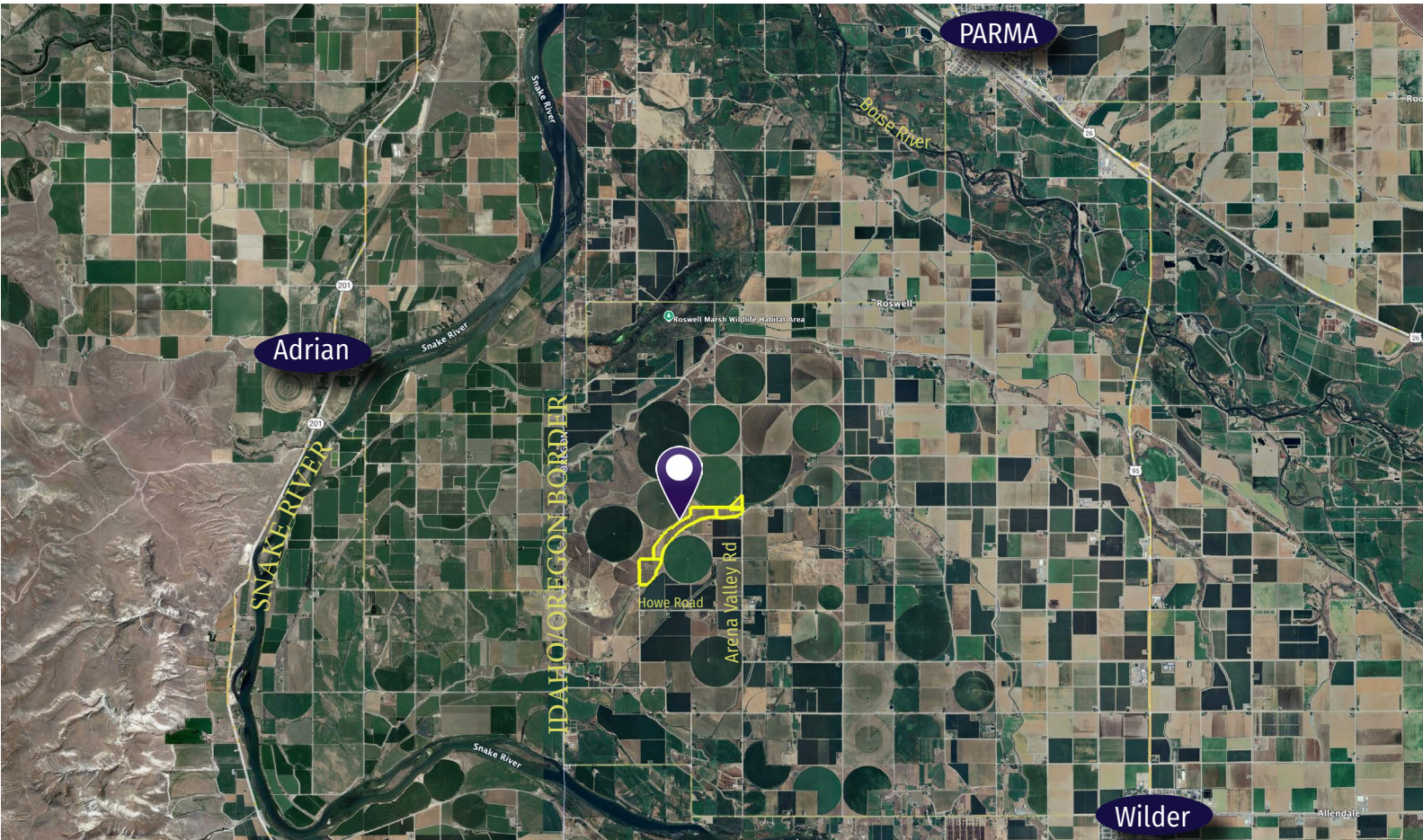


INTERMOUNTAIN
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Price:

Unpriced, Contact Agent

Location:

24013 Arena Valley Rd, Parma, ID,83660

Located in the scenic Arena Valley shaped by the Snake River, between the towns of Parma, Wilder, and Adrian OR, and less than a mile from the Oregon/Idaho border. The location benefits from its proximity to the Snake River, and offers expansive views of the Boise and Owyhee Mountains.

Acreage:

+/- **23.4 acres** (facilities, roads, etc.)
+/- **45.3 acres** (red grapes)
+/- **26.3 acres** (white grapes)

+/- **95 acres**

Vine Allocation:

RED GRAPES	Acreage (+/-)
Cabernet Sauvignon	12.5
Merlot	6.8
Malbec	5.1
Syrah	4.4
Cabernet Franc	3.9
Tempranillo	3.4
Sangiovese	2.5
Montepulciano	2.1
Barbera	1.4
Pinot Meuniere	0.7
Blauer Zweigelt	0.5
Grenache	0.5
Tinto Cao	0.5
Touriga Nacional	0.5
Mourvedre	0.25
Sousao	0.25
TOTAL	45.3

WHITE GRAPES	Acreage (+/-)
Riesling	10.5
Chardonnay	5.6
Viognier	2.85
Arneis	1.7
Gewurtztraminer	1.4
Gruner Veltliner	1.25
Orange Muscat	1.2
Alvarhino	1.1
Verdelho	0.7
TOTAL	26.3

Contact broker for detailed information

Buildings:

The property includes a 3,500 SF winery production building with an attached 1,600 sq. ft. crush pad, a 1,700 SF office/storage with a manufactured home, and an 800 SF vineyard storage building.

Water Rights:

The property features a domestic well attached to the office building and a commercial/agricultural well with a maximum output of approximately 120 gallons per minute, equipped with a new pump installed in 2018 and a new control panel in 2024. Additionally, there are ditch rights providing approximately 225 gallons per minute with a 2016 pump, and fluctuating annual allocation of approximately 150 acre-feet for supplemental irrigation.

Farm Equipment:

The property is equipped with a variety of farm machinery, including two New Holland tractors, two Kubota tractors, an Air O Fan sprayer, a Jacto sprayer, dual and single-sided Clemens cultivators, a Land Pride mower, a flail mower, a 5-foot disc, a Kubota UTV, a Honda ATV, and two Blueline fruit bin trailers.

Winery Equipment

The winery is outfitted with top-tier wine processing equipment, including a 4-ton Europress, Kiesel 4" must pump, Rauch destemmer crusher, Scharfenberger 4" must pump, lift conveyor, vibrating sorting table, and destemmer crusher. Additional equipment includes a 40 cm plate and frame filter, 30" membrane cartridge filter, 1" and 2" transfer pumps, a Fimer 9-head bottling line, Newtec capsule spinner and labeler, along with various hoses, clamps, and other essential accessories.

The facility also includes a propane forklift and an extensive range of stainless steel tanks for wine storage and fermentation: including 1,500, 1,700, 2,300, and 4,000-gallon tanks (with a floating lid), as well as multiple smaller tanks: 550-gallon (4), 350-gallon (2), 250-gallon (1), and 180-gallon (2). Additionally, there are four 300-gallon FlexTanks, 15 Macrobin 28, 9 Macrobin 48, 80 oak barrels of various ages, and 60 dual barrel racks.

Contact broker for detailed information