

3901 N Oak Grove Rd Rickreall, OR 97371 \$1,749,000





A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



# Notice

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#### ESTATE PROPERTIES vineyards + country living

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## Overview

Nestled in the heart of the renowned Eola-Amity Hills AVA, Erickson Vineyard features 22.5 acres planted to Pinot Noir (777, 115, Pommard, Wadenswil) offering a rare opportunity for wine enthusiasts and investors alike. The vineyard benefits from the region's signature cooling breezes from the Van Duzer Corridor, ideal for growing world-class, expressive wines. The property is currently professionally managed by Atlas Vineyard Management. This property offers a unique opportunity for dual living featuring a primary residence and a two bedroom, one bathroom second residence on the lower section of the property. The primary residence was custom built and features 180 degree views of the vineyard and surrounding valley, plus unique rooftop access for an even better view. Endless possibilities for an on-site tasting room, agritourism and much more. Call for additional details and to schedule your showing appointment.

- Total acres: 30.21
- Vineyard acres: 22.52
- Farmed professionally by Atlas Vineyard Management
- Elevaton: 300ft-400ft
- 2320 sq ft Main Residence, 900 +/- sq ft seoncd residence

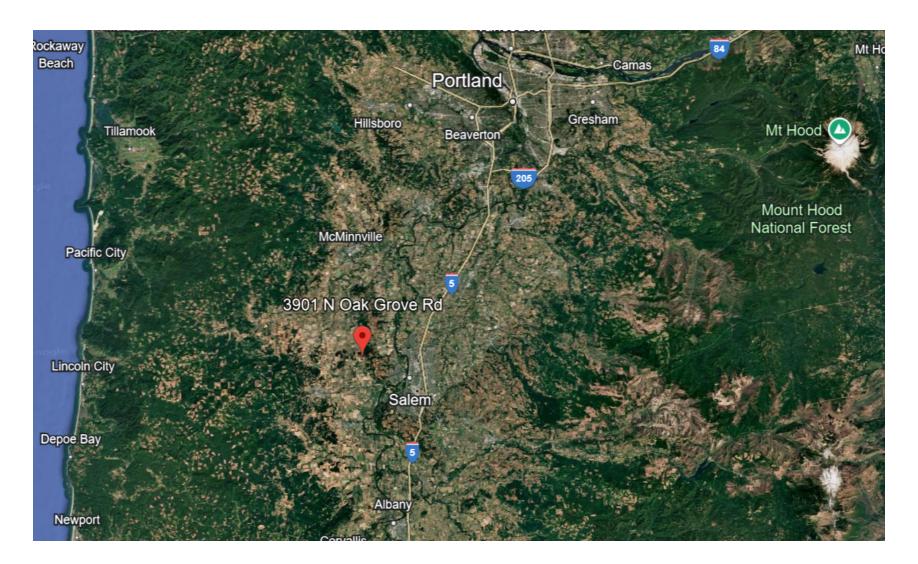


### Parcel Boundary: 30.21 acres

• Boundary lines are approximations and should be verified







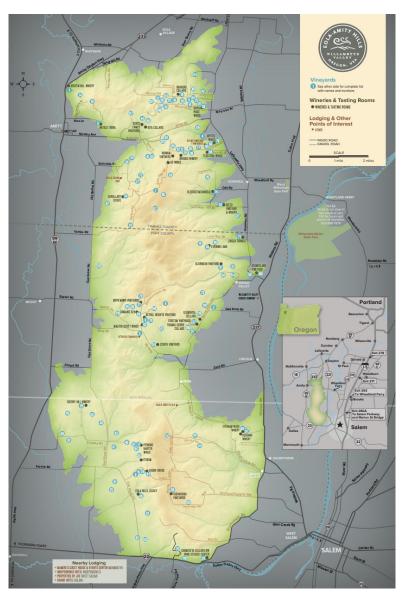
#### Distances to Town

Salem - 15 minutes McMinnville - 25 minutes

Portland - 1 hour es PDX - 1 hour



### Eola Amity Hills AVA



https://eolaamityhills.com/map/

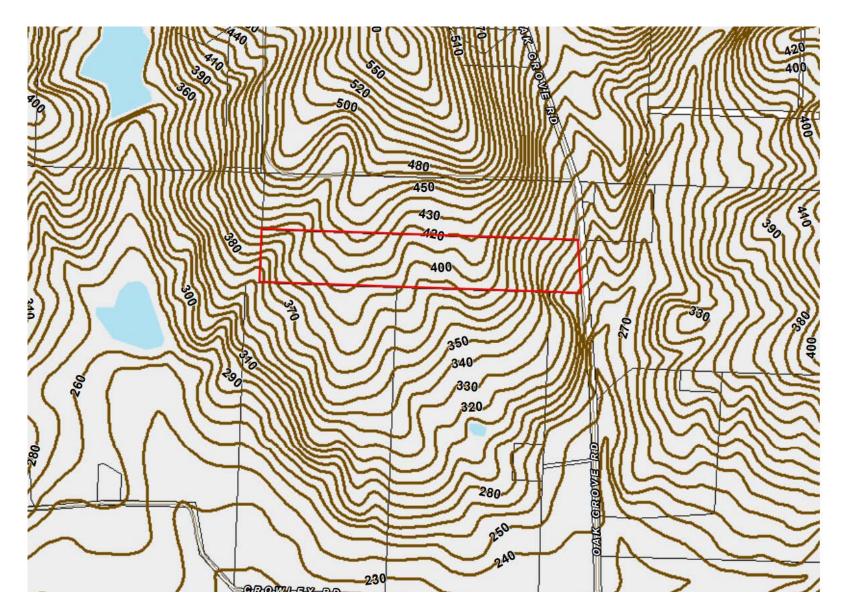


### Eola Amity Hills AVA Vineyard Location





### Topography Map





### Soil Map

Steiwer silt loam, 20 to 50 percent slopes 67E Steiwer silt loam, 3 to 12 percent slopes 67C Water W Nekia silty clay loam, 12 to 20 percent slopes 52D Nekia silty clay loam, 2 to 12 percent slopes 52C Nekia silty clay loa	12 to 20	silty clay loam, percent slopes Nekia	Chehulpum-Steiwer c 12 to 40 percent sl 16E Steiwer silt loa 20 percent s 67D Steiwer silt loam, to 12 percent slope 67C silty clay loam, Helmick sil 0 percent slopes 20 percent	m, 12 to lopes Chehulpum silt loam, 12 to 40 percent slopes 3 15E Hazelair silt loam, 12 to 20 percent slopes 29D t loam, 12 to int slopes
2 to 12 percent slo 52C Waldo silty clay loam 72 Nekia silty 2 to 12 perc 52 Jo	Neki 2 to 1 clay loam, sent slopes	a silty clay loam, 2 percent slopes 52C Witzel very stony silt loam, 3 to 12 percent slopes 76C	Steiwer silt loam, 12 to 20 percent slopes 67D Steiwer silt loam, 12 67D Chehu Chehu Chehulpu	to 12 percent slopes 15C Ipum-Steiwer to 40 percent slopes 16E Im silt loam, Willakenzie
W Steiwer silt to 12 percen 67C Hazelair silt Ioam, 3	t slopes	760	Jory silty clay loam, 12 to 20 percent slopes 36D	rcent slopes silty clay 15C loam, 2 to 12 percent slopes 74C Chehulpum silt loam, 3 to 12 percent slopes 15C
to 12 percent slopes 29C Helvetia silt loa to 12 percent sl 31C Woodburn silt loam, 3 to 12 percent slopes 77C Wa	bopes Helmick silt loa to 12 percent sl 30C	opes Helmick to 12 per	Abiqua silty clay loam, 3 to 5 percent slopes 1B silt loam, 3 cent slopes	Chehulpum silt loam, 3 to 12 percent slopes 15C Chehulpum silt loam, 3 to 12 percent slopes 15C



## Vineyard Details

#### Clones:

- Dijon Clone 115
- Dijon Clone 777
- Pommard
- Wadenswil

#### Vines:

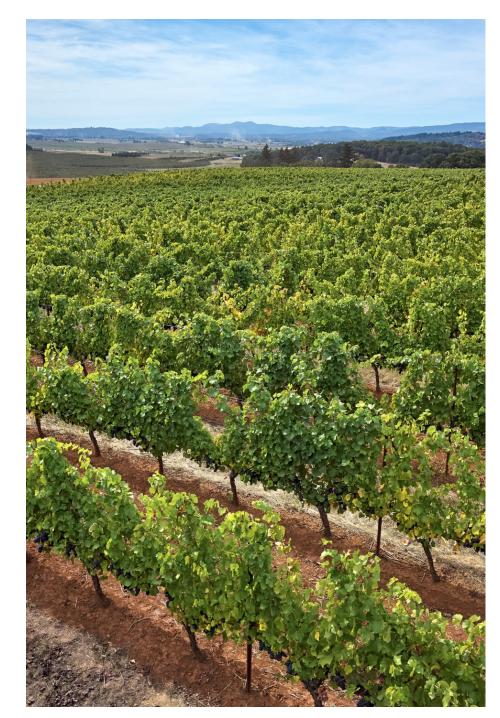
- Grafted Rootstock
- Non-irrigated
- VSP Trellising
- 8x5 row spacing
- Vines planted from 2009 2018

#### Acreage:

- 2.07 acres 777 clone
- 2.84 acres 115 clone
- 10.09 acres Wadenswil clone
- 6.97 acres Pommard clone
- Total Vineyard Acres: 22.52

#### Elevation:

- Between 300 ft and 400 ft
- Planted North/South









### Yield Information

RANCH	BLOCK	ACRES	VARIETY	ROOTSTOCK	CLONE	TONS/AC	TONS	INIT. HARV DATE
Erickson Vineyard	JE-02	1.05	Pinot Noir	101-14	777	4.453	4.676	9/30/2023
Erickson Vineyard	JE-04	2.00	Pinot Noir	44-53	W?d	4.451	8.901	9/30/2023
Erickson Vineyard	JE-06	3.48	Pinot Noir	101-14	W?d	5.315	18.497	10/03/2023
Erickson Vineyard	JE-07	1.93	Pinot Noir	101-14	W?d	4.454	8.596	9/30/2023
Erickson Vineyard	JE-08	3.99	Pinot Noir	101-14	Pommard	4.454	17.770	9/30/2023
Erickson Vineyard	JE-09	2.39	Pinot Noir	3309C	Pommard	5.315	12.703	10/03/2023
Erickson Vineyard	JE-09ext	1.14	Pinot Noir	3309C	Pommard	5.315	6.059	10/03/2023
							77.202	
RANCH	BLOCK	ACRES	VARIETY	ROOTSTOCK	CLONE	TONS/AC	TONS	
Erickson Vineyard	JE-01	1.02	Pinot Noir	RG	777	3.334	3.401	INIT. HARV DATE 10/21/2022
Erickson Vineyard	JE-02	1.02	Pinot Noir	101-14	777	3.334	3.501	10/21/2022
Erickson Vineyard	JE-02	2.84	Pinot Noir	101-14	115	3.334	9.469	10/21/2022
Erickson Vineyard	JE-04	2.00	Pinot Noir	44-53	W?d	3.334	6.668	10/21/2022
Erickson Vineyard	JE-05	2.68	Pinot Noir	101-14	W?d	3.334	8.935	10/21/2022
Erickson Vineyard	JE-06	3.48	Pinot Noir	101-14	W?d	3.334	11.603	10/21/2022
Erickson Vineyard	JE-07	1.93	Pinot Noir	101-14	W?d	3.334	6.435	10/21/2022
Erickson Vineyard	JE-08	3.99	Pinot Noir	101-14	Pommard	3.198	12.762	10/20/2022
Erickson Vineyard	JE-09	2.39	Pinot Noir	3309C	Pommard	2.115	5.056	10/20/2022
Erickson Vineyard	JE-09ext	1.14	Pinot Noir	3309C	Pommard	2.765	3.152	10/20/2022
							70.980	
RANCH	BLOCK	ACRES	VADIETY	ROOTSTOCK	CLONE	TONS/AC	TONS	
Erickson Vineyard	JE-01	1.02	VARIETY Pinot Noir	RG	777	5.451	5.560	INIT. HARV DATE 10/05/2021
Erickson Vineyard	JE-02	1.02	Pinot Noir	101-14	777	5.295	5.560	10/05/2021
Erickson Vineyard	JE-02	2.84	Pinot Noir	101-14	115	1.958	5.560	10/05/2021
Erickson Vineyard	JE-04	2.04	Pinot Noir	44-53	W?d	2.780	5.560	10/05/2021
	JE-04	2.68		101-14	W?d	4.413	11.826	
Erickson Vineyard Erickson Vineyard	JE-06	3.48	Pinot Noir Pinot Noir	101-14	W?d	3.398	11.826	10/11/2021 10/11/2021
Erickson Vineyard	JE-07	1.93	Pinot Noir	101-14	W?d	6.127	11.826	10/11/2021
Erickson Vineyard	JE-08	3.99	Pinot Noir	101-14	Pommard	2.964	11.826	10/11/2021
Erickson Vineyard	JE-08	2.39	Pinot Noir Pinot Noir	3309C	Pommard	4.948	11.826	10/11/2021
Elickson vineyaru	JE-09	2.39	FILIOUTION	33090	Fommaru	4.340	81.370	10/11/2021
							81.370	



#### Block Map







Brett Veatch: Brett has over 20 years of real estate experience in which time he has carefully cultivated an extensive network of industry professionals and investment clientele. Brett is well known for his work on some of the largest off-market land sales transactions in the Willamette Valley.

Kendall Jones: Kendall is the vineyard and winery specialist for Agri-Investment Services. She has her degree in Wine Business Management, Viticulture and Enology from Washington State University as well as a previous career in the wine industry. She has worked for some of the largest wineries in the Northwest, including Ste. Michelle Wine Estates and Argyle winery. She has a vast network of industry contacts in wine business, vineyard development and vineyard management.



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