



# Erickson Vineyard

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



**ESTATE** PROPERTIES  
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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# Overview

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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
- Elevation: 300ft-400ft
- 2320 sq ft Main Residence, 900 +/- sq ft second residence

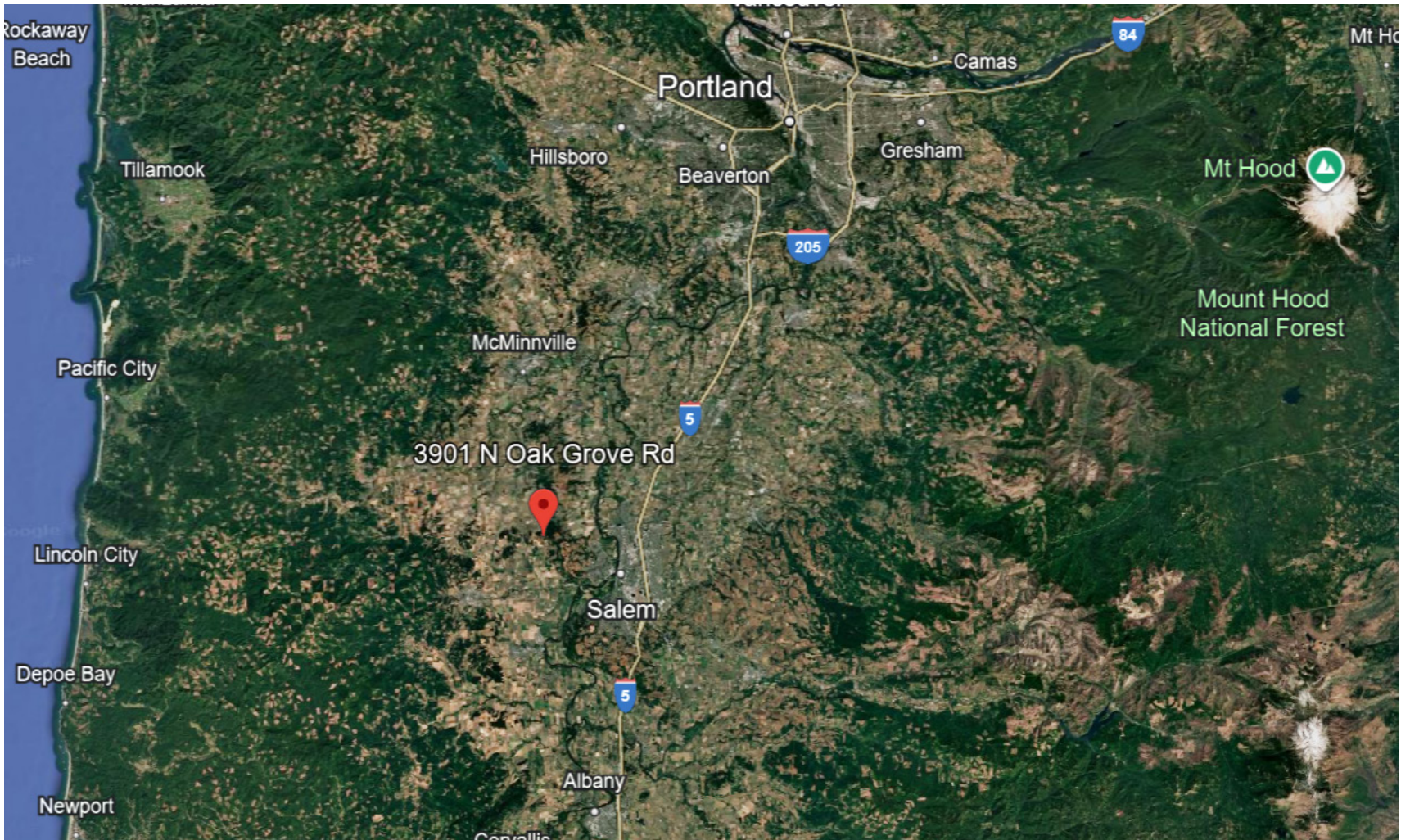


# Parcel Boundary: 30.21 acres

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- Boundary lines are approximations and should be verified





### Distances to Town

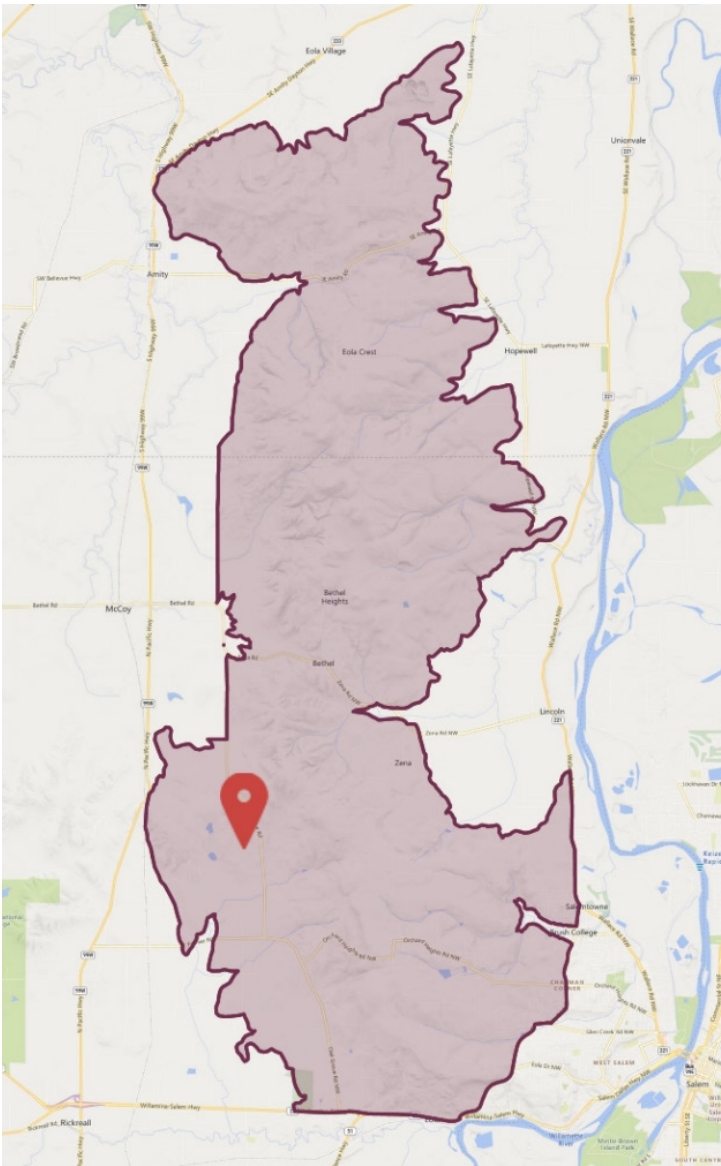
Salem - 15 minutes	Portland - 1 hour
McMinnville - 25 minutes	PDX - 1 hour





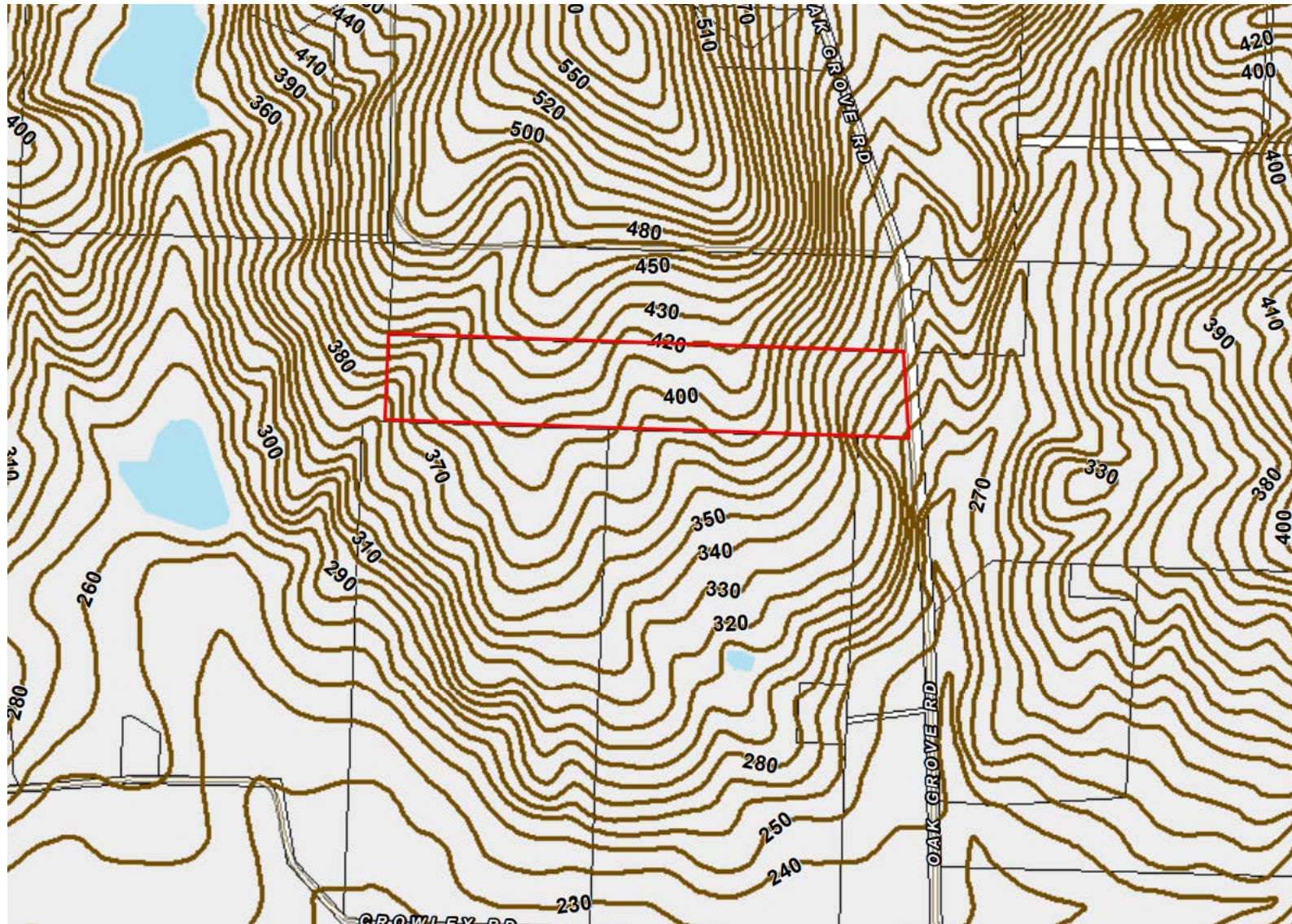
# Eola Amity Hills AVA Vineyard Location

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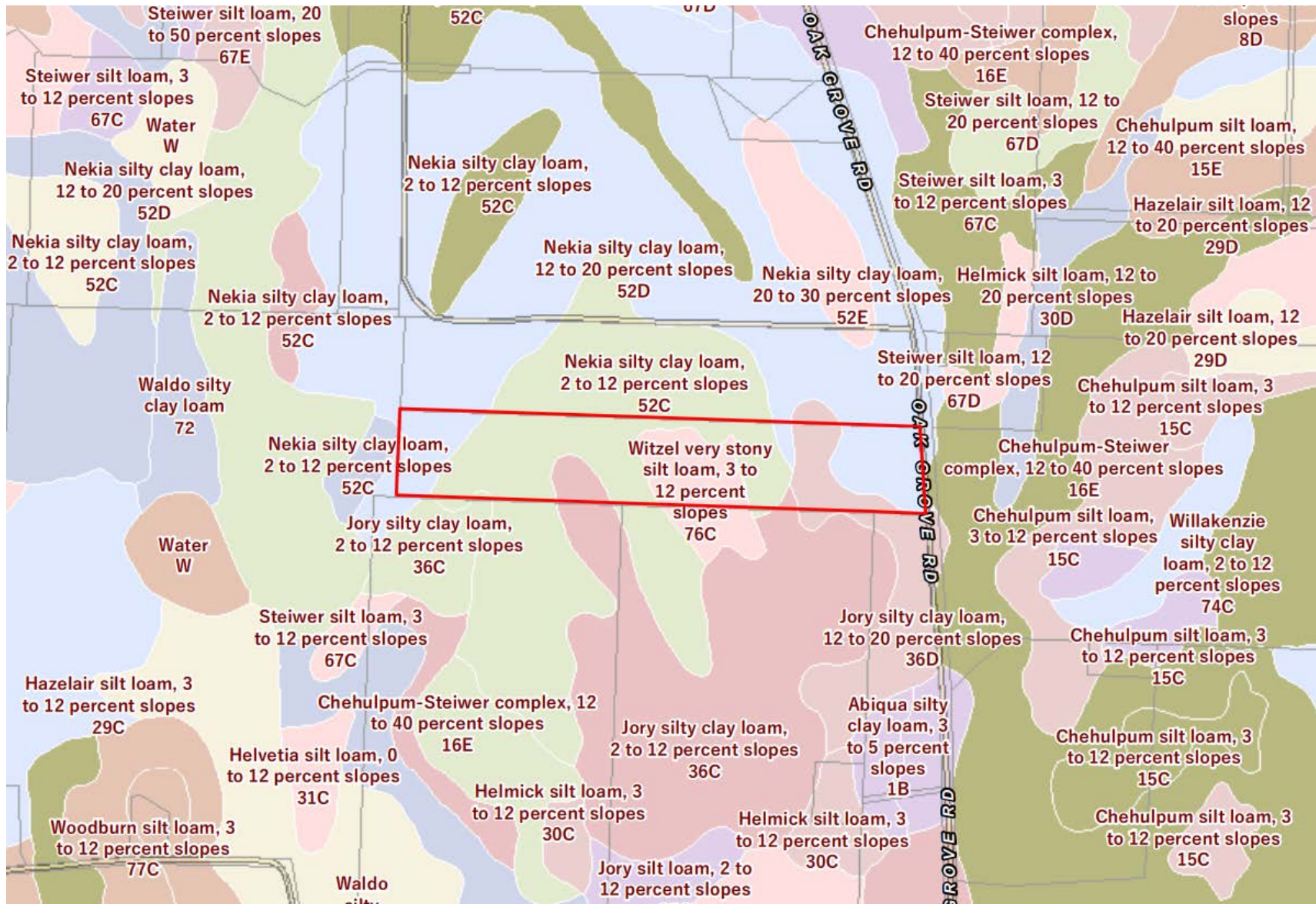




# Topography Map



# Soil Map



# Vineyard Details

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## 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	INIT. HARV DATE
Erickson Vineyard	JE-01	1.02	Pinot Noir	RG	777	3.334	3.401	10/21/2022
Erickson Vineyard	JE-02	1.05	Pinot Noir	101-14	777	3.334	3.501	10/21/2022
Erickson Vineyard	JE-03	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	VARIETY	ROOTSTOCK	CLONE	TONS/AC	TONS	INIT. HARV DATE
Erickson Vineyard	JE-01	1.02	Pinot Noir	RG	777	5.451	5.560	10/05/2021
Erickson Vineyard	JE-02	1.05	Pinot Noir	101-14	777	5.295	5.560	10/05/2021
Erickson Vineyard	JE-03	2.84	Pinot Noir	101-14	115	1.958	5.560	10/05/2021
Erickson Vineyard	JE-04	2.00	Pinot Noir	44-53	W?d	2.780	5.560	10/05/2021
Erickson Vineyard	JE-05	2.68	Pinot Noir	101-14	W?d	4.413	11.826	10/11/2021
Erickson Vineyard	JE-06	3.48	Pinot Noir	101-14	W?d	3.398	11.826	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-09	2.39	Pinot Noir	3309C	Pommard	4.948	11.826	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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