



	Parcel A	Parcel B
PUBLISHED RESERVE: \$2,800,000	\$1,650,000*	\$1,150,000*

LAST ASKING: \$3,900,000 (Bulk)

*The sale of Parcel A and Parcel B is subject to combined total accepted bids on both parcels in the aggregate to equal, or exceed, \$2,800,000.

SIZE: 1,155± Acres	720± Acres	435± Acres
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ELEVATION: 300± to 1,000± Feet

ZONING: EFU / AF-80 / F-80

PROPERTY INSPECTION: At Any Time – Locked Gate. Call Auction Information Office.

FINANCING: Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 1,155± acre Dupee Valley property is located in the foothills of the Coastal Range, 8± miles southwest of McMinnville, within the McMinnville American Viticultural Area (AVA). It has a secluded location in the heart of Yamhill County's wine country, with twelve vineyards and wineries located near the property, including the highly-regarded historic Hyland Vineyard, which is to the east. The Dupee Valley property is one of the largest blocks of contiguous ownership available in Yamhill County that is a combination of ranchland and timberland, with a significant component of potential plantable land for vineyard development. It is being offered in its entirety or, for the first time and as part of this Auction, in two parcels of 435± and 720± acres. The property has two miles of frontage along Dupee Creek which is tributary to South Yamhill River, 280± acres of fields, 35± acres of intact oak savanna, 635± acres of timberland with young to advanced Douglas-fir reproduction of 3± to 20± years, and an estimated 650± MBF of merchantable timber located primarily on Parcel B. Additionally, the seller has invested over \$450,000 in clearing 120± acres, which are now ready for vineyard development.