



Top: View of Parcel A and oak savanna

Middle: Pasture is leased for grazing

Bottom: Vineyard that has been developed by Parcel A

A report based on soils and topography by Red Hills Soils has estimated that 350± acres of the Dupee Valley property is plantable as vineyards. (Please see Supplemental Information Package.) A majority of the property is within the grape elevation of 300 to 800± feet. The highest elevation of 1,011± feet is along a plateau on the western ridge; the eastern ridge line of 800± feet is near the Hyland Vineyard upper block.

The Auction property encompasses much of the Dupee Valley floor, as well as the hills and ridges on both the east and west, which form the Dupee Valley. There is considerable southeast exposure, ideal for growing grapes, in addition to the western ridge having both south, and southwestern, exposures.

The seller had sold a portion of the property in the southwest section along Dupee Valley Road that has since been developed for a vineyard. An additional adjoining owner has developed a small vineyard by the southwest section of Parcel A.

The property has an on-site rock source that can be used for road development. The property also has a three bedroom, one and a half bathroom caretaker residence and a small barn in the southeast portion of the tract. The house is currently rented month-to-month for \$1,000 and will be vacated prior to close of escrow. All fields are fenced and currently leased for cattle grazing.

The property was subdivided in 1914 by Northwestern Land and Improvement Co. and contains over ninety individual parcels that could add flexibility in selling smaller parcels to both individuals and adjoining owners, but would not allow development of a homesite unless it were to meet zoning requirements and conditions. (Please see Supplemental Information Package.)

The Dupee Valley property has excellent habitat for elk and bird hunting and is within the Trask Wildlife Management Unit. A new owner can obtain a landowner preference tag. (Please see Supplemental Information Package for details.)

Offering this property in two parcels of 720± and 435± acres is subject to partition approval by Yamhill County.

Parcel A – 720± acres

Published Reserve Price: \$1,650,000

This 720± acre parcel is located along the west side of Dupee Valley Road, has a gated entry, and three quarters mile of Dupee Creek frontage. Both Hyland Vineyards and an additional private land owner have developed vineyards to the southwest corner of the parcel. There are an estimated 180± acres of fields that are fenced and 240± acres of potential plantable vineyard land located primarily along the south- and east-facing slopes, above the fields. An estimated 100 acres have been cleared for vineyard development at a cost of over \$350,000. Those 100 acres are located by the main entry drive on the lower slopes, and in the southeast corner on the southwest-facing aspect of the ridge top. The remaining property is well-stocked with young to advanced reproduction, providing a new owner long-term timberland investment opportunity. Additionally, the property has oak savanna near the entry and in the southeast section. There are several excellent locations along the ridge for a view homesite; the lower fields are suitable for development of an equestrian facility.