









18000 NE Morrelli Drive - Deux Vert Vineyard & Estate Yamhill, OR 97148

Deux Vert Vineyard & Estate is surrounded by Yamhill/Carlton AVA's finest at the top of the hill and end of a county-maintained road with 360° views. Featuring 79+ acres, a lovely home with views out every window, LIVE sustainably farmed 15 acre vineyard with an additional 50+ acres plantable. 2 building rights, winery permissible, solar panels, shop in outbuilding, 2000 bottle wine cellar, fruit orchard, old Oak trees, water feature and gardens. Option for land separately.

79.5 Acres - 3 Bedrooms - 2 Bathrooms - 2,665 SF





Welcome Home



A large, bright living room with a vaulted ceiling featuring recessed lighting. The room is filled with natural light from several large windows that offer a panoramic view of a vineyard and valley. Two dark brown leather sofas are arranged around a glass coffee table. A quilted throw is draped over one of the sofas. A floor lamp with a textured base and a tan shade sits on a small side table. The walls are a neutral beige color, and a framed picture hangs on the left wall.

Living Room

- Great room style living room
- Wood-burning fireplace
- Coved ceiling
- Panoramic windows with incredible vineyard and valley views
- 24 x 16











Kitchen

- Eating bar and breakfast nook
- Cork floor
- Slider to covered back deck
- Free-standing Dacor range and LG refrigerator
- Built-in Dacor convection oven; stainless steel appliances
- 21 x 14







Covered Back Deck

- Perfect for entertaining or enjoying a meal outside
- Sweeping views of the valley





Dining Room

- Formal dining room with French doors to patio
- Built-ins
- Bamboo floors
- 13 x 11





Master Suite

- Main-level master bedroom with panoramic views
- Slider to back deck
- Private full bath, featuring walk-in closet, 2 sink vanity, and private toilet room
- Walk-in closet
- 21 x 17









2nd Bedroom

- Double closet
- High ceiling
- 14 x 14



3rd Bedroom

- Closet
- High ceiling
- 14 x 14

Sunroom

- Lower level sunroom with slider to patio
- Built-in cabinets for added storage
- Tile floor
- 18 x 12



A photograph of a wine cellar. The room is filled with wooden wine racks. The racks are arranged in rows, with some bottles lying horizontally and others standing vertically. The floor is made of large, square, reddish-brown tiles. The walls are a light, neutral color. The lighting is warm and even. In the foreground, there are some cardboard boxes and a few more racks. The overall impression is of a well-organized and spacious storage area for wine.

Wine Cellar

- Tile floor
- Access through sunroom
- Stores 2,000 bottles of wine
- 9 x 8



The Property

- 79.5 acres with 15 acre LIVE vineyard
- 50+ additional acres plantable
- Solar panels
- Shop in outbuilding
- Fruit orchard, old Oak trees, water feature and gardens.

An aerial photograph of a rural landscape. In the foreground, a large, terraced vineyard with rows of green grapevines stretches across a hillside. To the left, a dirt road curves through the landscape. In the middle ground, a cluster of farm buildings, including a barn and several smaller structures, is nestled among trees. The background features rolling hills, some covered in dense forest and others in open fields, under a clear blue sky.

Land Only Option

- Land available for sale without home: 76.5 acres
- Deux Vert Vineyard (15 acre LIVE with Pinot Noir, Syrah, Viognier, Melon & Tempranillo on root stock with Hazelair, Willakenzie, & Carlton soil)
- 2 building rights per measure 49 and dividable
- Winery permissible
- 50+ additional acres plantable and tiled





Land Only



Address: 17630 NE MORRELLI DR
City: Yamhill
Additional Parcels: /
Map Coord: 711/E1 **Zoning:** EFU
County: Yamhill **Tax ID:** R340200100
Subdivision:
Manufs Okay: Y **CC&Rs:** N
Elem: Yamhill **Middle:** Yamhill
High: Yamhill-Carlton **Prop Type:** RESID
Legal: POTENTIAL ADDITIONAL TAX LIABILITY 76.50 ACRES IN SEC 36 T2S R4W

Unit/Lot #:
Zip: 97148

GENERAL INFORMATION

Lot Size: 50-99.99AC **Acres:** 76.5
Waterfront: N / **Body Water:**
Perc Test: N / **Rd Frntg:** N
Seller Disc: DSCLOSUR **View:** MNTAIN, TERRITR, VALLEY
Lot Desc: CLEARED, PRIVATE, PUBLCRD
Topography: GEN-SLP, ROLLING
Soil Cond: NATIVE

Lot Dimensions:
Availability: SALE **#Lots:**
Rd Surfc: GRAVLRD
Soil Type/Class: Hazelair/Willakenzie
Present Use: AGRICUL

IMPROVEMENTS

Utilities: POWER, WELL
Existing Structures: Y / OTHER

REMARKS

XStDir: Highway 240 at two mile marker turn North to Morrelli to end of the road
Public: Deux Vert Vineyard in the Heart of Yamhill/Carlton AVA surrounded by the finest vineyards/tasting rooms, at the top of the hill w/extraordinary views, LIVE sustainably farmed 15 acre vineyard w/Pinot Noir, Syrah, Viognier, Melon & Tempranillo on root stock w/Hazelair, Willakenzie & Carlton soil, 2 building rights per measure 49 & dividable, winery permissible, 50+ add'l acres plantable & tilled. Offered w/home+3 acres @ ML#16069738

FINANCIAL

PTax/Yr: \$305.97 **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
List Date: 8/30/2016

COMPARABLE INFORMATION

O/Price: \$1,950,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Land and Home



Addr: 18000 NE MORRELL DR
City: Yamhill **Zip:** 97148
Map Coord: 711/E1 **Zoning:**
County: Yamhill **Tax ID:** R243601600 R340200100
Elem: Yamhill **Middle:** Yamhill
High: Yamhill-Carlton **Prop Type:** DETACHD / FARM
Nhood/Bldg: **CC&Rs:** N
Legal: POTENTIAL ADDITIONAL TAX LIABILITY 79.5 ACRES IN SEC
Supplements: 2 **Home Energy Score:**
[Virtual Tour](#) [Video Tour](#) **Home Wnty:** Y **55+ w/Affidavit Y/N:** N

GENERAL INFORMATION

Lot Size: 50-99.99AC **# Acres:** 79.5 **Lot Dimensions:**
Wtmt: MNTAIN, TERRITR, VALLEY **Lot Desc:** GEN-SLP, PRIVATE
Body Water: **Seller Disc:** DSCLOSUR

RESIDENCE INFORMATION

Upper SQFT: 0 **SFSrc:** trio **#Bdrms:** 3 **#Bath:** 2/0 **#Lvl:** 2 **Year Built:** 1999 / RESALE
Main SQFT: 2285 **TotUp/Mn:** 2285 **Roof:** COMP **Style:** CUSTOM, TRAD **Green Cert:** **Energy Eff.:**
Lower SQFT: 380 **#fireplaces:** 1 / WOOD **Parking:** DRIVEWAY, RV-PARK **Exterior:** FIBRCEM
Total SQFT: 2665 **Addl. SQFT:** **#Gar:** 2/ATTACHD, EXTDEEP **Bsmt/Fnd:** CRAWLSP, PARTFIN

REMARKS

XSt/Dir: Highway 240 at two mile marker turn North to Morelli to end of the road
Public: Deux Vert Vineyard & Estate surrounded by Yamhill/Carlton AVA's Finest at the top of the hill & end of a county maintained Rd w/360 degree views, 79+acres, lovely home & views out every window, LIVE sustainably farmed 15 acre vineyard, add'l 50+ acres plantable, 2 bldg rights, winery permissible, solar panels, shop in outbldg, 2000 bottle wine cellar, fruit orchard, Old Oaks, WaterFeature & Gardens. Private Paradise & Opportunity Awaits

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ 24 X 16 / FIREPL, GREAT-R, HI-CEIL	Mstr Bd: M/ 21 X 17 / SLDER, SUITE, WI-CLOS	Bths - Full/Part:
Kitchen: M/ 21 X 14 / EAT-BAR, NOOK, SLIDER	2nd Bd: M/ 14 X 14 / DBL-CLO, HI-CEIL, WWW-CARP	Upper Lvl: 0/0
Dining: M/ 13 X 11 / BAMB-FL, BLT-INS, FNCH-DR	3rd Bd: M/ 14 X 11 / CLOSET, HI-CEIL, WWW-CARP	Main Lvl: 2/0
SUNROOM: L/ 18 X 12 / BLT-INS, SINK, SLIDER	UTILITY: M/ 11 X 9 / BLT-INS, SHOWER, SINK	Lower Lvl: 0/0
	WNECEL: L/ 9 X 8 / TILE-FL	Total Bth: 2/0

FEATURES AND UTILITIES

Kitchen: BI-OVEN, CONVECT, DISHWAS, DISPOS, FS-RANG, FS-REFR, GASAPPL, PANTRY, PLB-ICE, SSAPPL
Interior: BAMB-FL, BI-VACM, CORK-FL, GAR-OPN, HI-CEIL, HISPEED, LAUNDRY, OWSECUR, SOUNSYS, TILE-FL
Exterior: COVPAT, DECK, FENCED, GARDEN, GASHKUP, OUTBULD, RV-PARK, SHOP, SPRNKLR, WTRFEAT
Accessibility: WD-DOOR, WD-HALL
Cool: CENTAIR **Heat:** FOR-AIR
Water: WELL **Sewer:** SEPTIC **Hot Water:** PROPANE **Fuel:** ELECT, PROPANE

FINANCIAL

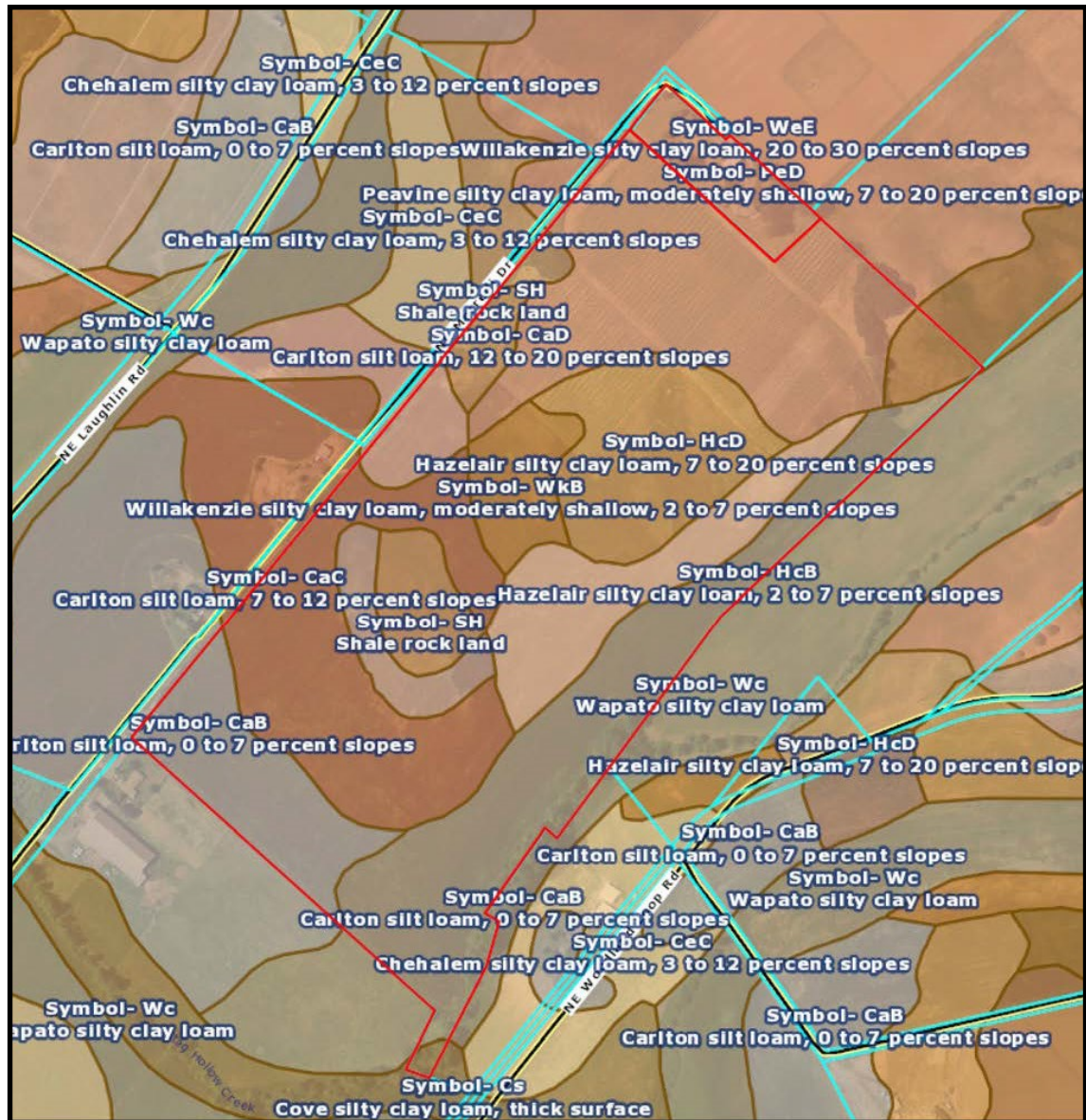
PTax/Yr: \$3,619.26 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N
HOA: N **Dues:** **Other Dues:**
HOA Incl:
List Date: 8/30/2016

COMPARABLE INFORMATION

O/Price: \$2,700,000

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