











# Welcome to Alpine Vineyards!

25904 Green Peak Road, Monroe, OR 97456

Presenting Alpine Vineyards featuring 26+ acres of vines and multiple varietals. Elevations range from 500' to 640' in the inversion zone of the Willamette Valley. Custom home once feature in "House Beautiful" magazine includes 1565 square feet of deck to drink in the stunning vineyard and mountain views. 30 x 60 warehouse, designed to hold approximately 15,000 cases. 24x48 tractor/implement shed. Property includes a spring with a 1500 gallon holding tank and 3 wells for irrigation.

90.4 Acres - 4 Bedrooms - 3/1 Bathrooms - 2,973 SF



# The Vineyard

The vineyard encompasses 26 acres, including alleyways. The exact acreage is calculated by vine count (total 24.88 acres based on 807 vines/acre). Spacing is 6' between vines and 9' between rows. All vines are own rooted with the exception of approximately a half acre of AXR-1 rootstock that was planted in the middle block and grafted over to Pinot Noir. Soil type is primarily Jory with some Bellpine in the SE section of the middle block.

Each of the varieties are as follows:

- **Pinot Noir**
  - Pommard (source: Dick Erath)
  - Wadenswil (source: Dick Erath)
  - Upright Clone (source: Philip Girardet)
- **Chardonnay**
  - Davis 108 (source: Dick Erath)
- **Pinot Gris** (source: Cooper Mountain)
- **Cabernet Sauvignon, Cabernet Franc & Merlot** (source: Dick Erath)
- **Pinot Franc & Pinot Meunier** (source: Oregon State University Department of Horticulture)

The oldest vines, planted in 1976, comprise the North Block (about 10 acres). The Middle Block was planted between 1978 and 1983 (also about 10 acres, and the South Block was planted in 1990 (about 6 acres). Yields have ranged between 2-4 tons per acre on all varieties depending on thinning practices.

The vineyard is dry farmed with no irrigation or frost protection system. Average rainfall at this site is 44" per year. Since the vineyard is in the "inversion zone" of the Willamette Valley (bottom of the vineyard is at 500' and the top at 640'), there has never been frost damage.

Between 1980 and the early 1990's, Alpine Vineyard produced approximately 3,000 to 4,000 cases of wine annually from the 26 acres vineyard. During the early 1990's they began selling some grapes and have transitioned to selling all of their fruit (with the exception of a half ton per year that is made into wine in order to maintain winery licenses).

Water is an important consideration throughout the grape and wine industry. Alpine Vineyards has a spring that was developed in 1976; water from that spring is pumped to 1500 gallon underground holding tank, and water flows by gravity to the home/winery. This source has been adequate, but additional wells have been developed for use in the vineyard (spraying) and irrigation of gardens (3 wells with outputs of 1gpm, 2gpm and 10gpm, with 2 pump houses).











# Winery Potential









# Custom Home





## Formal Living Room

- Vaulted ceiling with extensive skylights featuring retractable covers
- Wall of windows provides stunning vineyard and valley views
- Floor to ceiling brick wall with inset wood burning fireplace with heart
- Built-in storage
- Perfect area for entertaining
- Open to dining area via stairs
- 20 x 16









## Formal Dining Room

- Vaulted ceiling with multiple skylights
- Gorgeous sweeping views
- Glass door to deck
- Wood floors
- Perfect area for indoor/outdoor entertaining
- Easy access to kitchen
- 12 x 12















## Gourmet Kitchen

- Granite countertops and backsplash
- Island with cooktop and storage
- Stainless steel appliances including built-in microwave, built-in oven, refrigerator and dishwasher
- 14 x 12 informal eating area with door to deck
- Plenty of storage space with cabinets and full pantry
- Wood floors and exposed beam ceiling
- 12 x 11







## Main Level Deck

- Covered and uncovered areas
- Perfect for outdoor entertaining and dining
- Panoramic vineyard and valley views
- Railing with entwining grape views
- Hot tub





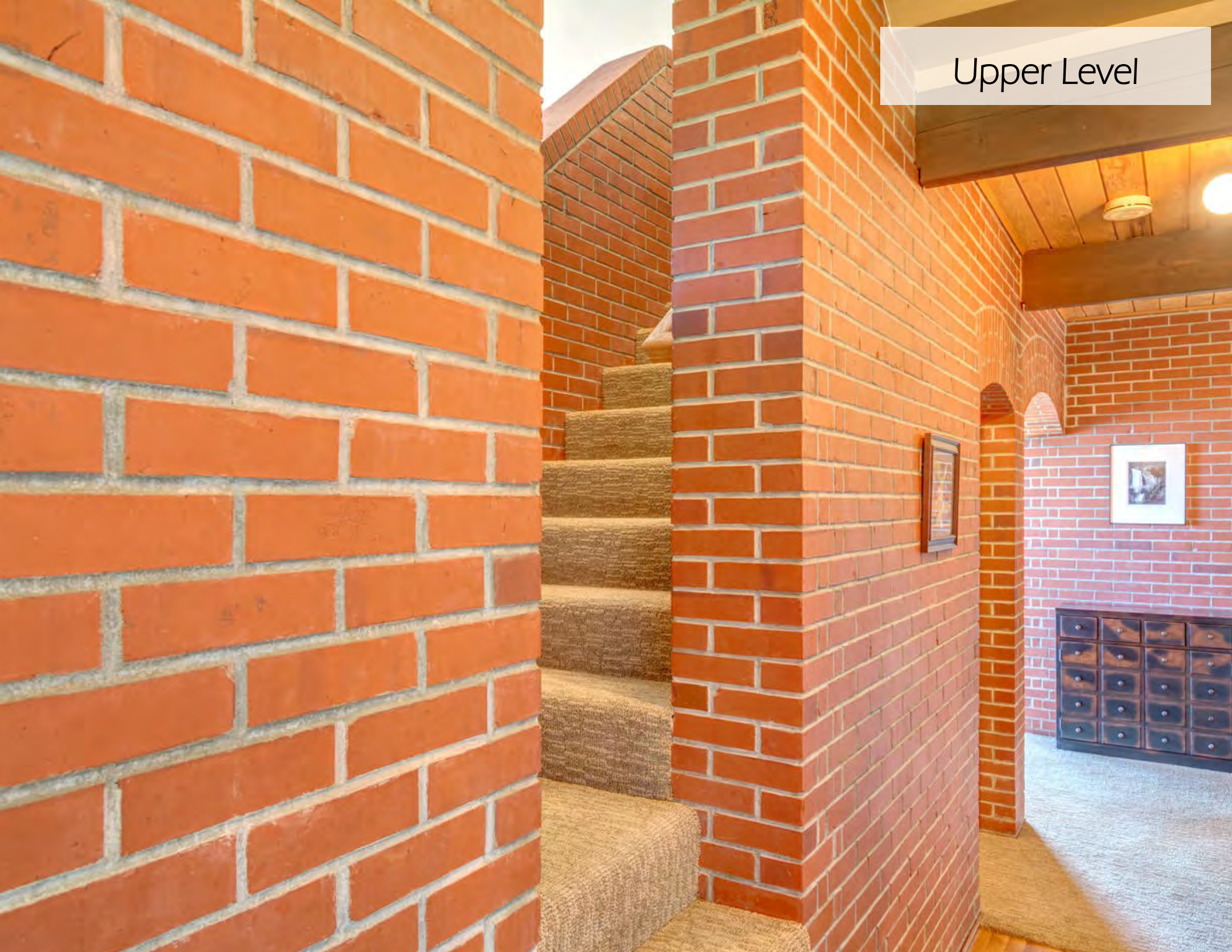
## Den

- Extra high ceiling
- 14 x 12





Upper Level





# Master Suite

- Vaulted ceiling with exposed beam
- Private deck
- Large master bath with dual sink vanity, granite counters and walk-in closet
- 20 x 14









## View from Master Suite Deck









## 2nd Bedroom

- Vaulted ceiling with exposed beam
- Stunning views
- Large closet
- 14 x 9





## 3rd Bedroom

- Vaulted ceiling
- Large closet
- 14 x 9





## Lower Level Family Room

- High ceiling with exposed beam
- Great vineyard and valley views
- Perfect for informal entertaining
- 12 x 9







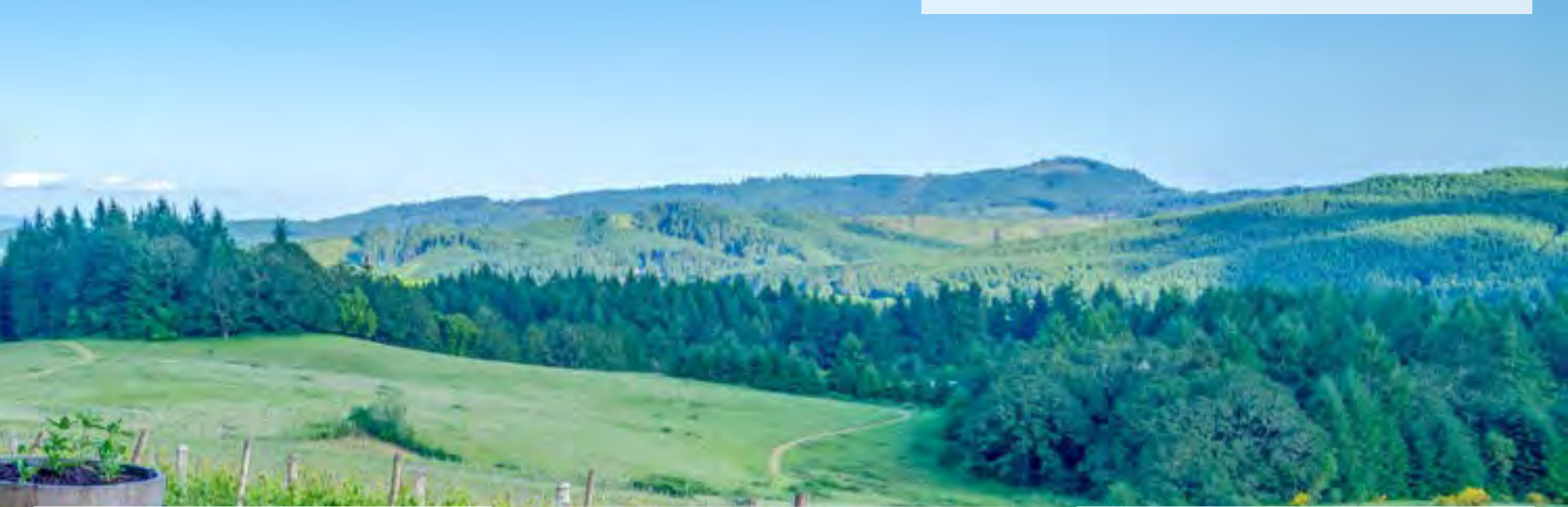






# The Property

- Multiple patio areas with sweeping views
- Gated driveway with parking areas for large/multiple vehicles
- Outbuilding with bay doors and power
- Room for gardens and custom landscaping
- Spring and 3 wells
- Passive solar system with skylights and brick wall
- 3 total tax lots for a total of 90.4 acres







**Addr:** 25904 GREEN PEAK RD  
**City:** Monroe **Zip:** 97456  
**Zoning:** EFU  
**County:** Benton **Tax ID:** 233522  
**Elem:** Monroe  
**High:** Monroe  
**Nhood/Bldg:**  
**Legal:** ACRES 90.4  
**Open house:** N  
**# Supplements:** 2  
**Home Energy Score:** N  
**Wnty:** 55+ w/Affidavit Y/N: N  
**Unit#:**  
**Condo Loc:**  
**Middle:** Monroe  
**PropType:** DETACHD / FARM  
**CC&Rs:** N

#### GENERAL INFORMATION

**Lot Size:** 50-99.99AC  
**Wtfmt:**  
**Body Water:**  
**# Acres:** 90.4  
**View:** MNTAIN, TERRITR, VALLEY  
**Seller Disc:** DSCLOSUR  
**Lot Dimensions:**  
**Lot Desc:** GEN-SLP, LEVEL

#### RESIDENCE INFORMATION

**Upper SQFT:** 1108 **SFSrc:** approx **#Bdrms:** 4 **#Bath:** 3/1 **#Lvl:** 3 **Year Built:** 1978 / RESALE  
**Main SQFT:** 1571 **TotUp/Mn:** 2679 **Roof:** COMP **Style:** CONTEMP, CUSTOM **Green Cert:** N **Energy Eff:** Y  
**Lower SQFT:** 169 **#Fireplaces:** 1 / WOOD **Parking:** CARPORT, DRIVWAY **Exterior:** WOODSID  
**Total SQFT:** 2973 **Addl. SQFT:** **#Gar:** 2/CARPORT, **Bsmt/Fnd:** FINISHD, PARTBAS  
**RV Desc:**

#### REMARKS

**XSt/Dir:** From 99W turn West on Alpine Rd to Green Peak Rd  
**Public:** Presenting Alpine Vineyards, w/26 acres of vines and multiple varietals. Elevations range from 500' to 640' in the "inversion zone" of the Willamette Valley. Custom home once featured in "House Beautiful" magazine w/1565sf of deck to drink in the stunning vineyard & mountain views. 30x60 warehouse, designed to hold approx 15,000 cases. 24x48 tractor/implement shed. Spring on property w/1500gal holding tank + three wells for irrigation.

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Living:</b> M/ 20 X 16 / FIREPL, SKYLITE, VAULTED	<b>Mstr Bd:</b> U/ 20 X 14 / DECK, SUITE	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 12 X 11 / BI-RANG, GRANITE, ISLAND	<b>2nd Bd:</b> U/ 14 X 9 / CLOSET, VAULTED, WWW-CARP	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 12 X 12 / DECK, FORMAL, VAULTED	<b>3rd Bd:</b> U/ 13 X 12 / CLOSET, VAULTED, WWW-CARP	<b>Main Lvl:</b> 0/1
<b>Family:</b> U/ 12 X 9 / HI-CEIL, WWW-CARP	<b>DEN/OFF:</b> M/ 14 X 12 / HI-CEIL, WWW-CARP	<b>Lower Lvl:</b> 1/0
<b>EATAREA:</b> M/ 14 X 12 / DECK, EATAREA, KIT&DR	<b>MSTBATH:</b> U/ / GRANITE, SHOWER	<b>Total Bth:</b> 3/1

#### FEATURES AND UTILITIES

**Kitchen:** BI-OVEN, BI-RANG, DISHWAS, FS-REFR, GRANITE, ISLAND  
**Interior:** CEILFAN, CORK-FL, GRANITE, HARDWOD, HOOKUP, LAUNDRY, WWW-CARP  
**Exterior:** COVDECK, DECK, GARDEN, GRAVLRD, OUTBULD, PATIO, PORCH, TL-SHED, WSIRRIG  
**Accessibility:** NATLITE  
**Cool:** HT-PUMP  
**Water:** SPRING, WELL  
**Heat:** BASEBRD, HT-PUMP  
**Sewer:** SEPTIC  
**Hot Water:** ELECT  
**Fuel:** ELECT

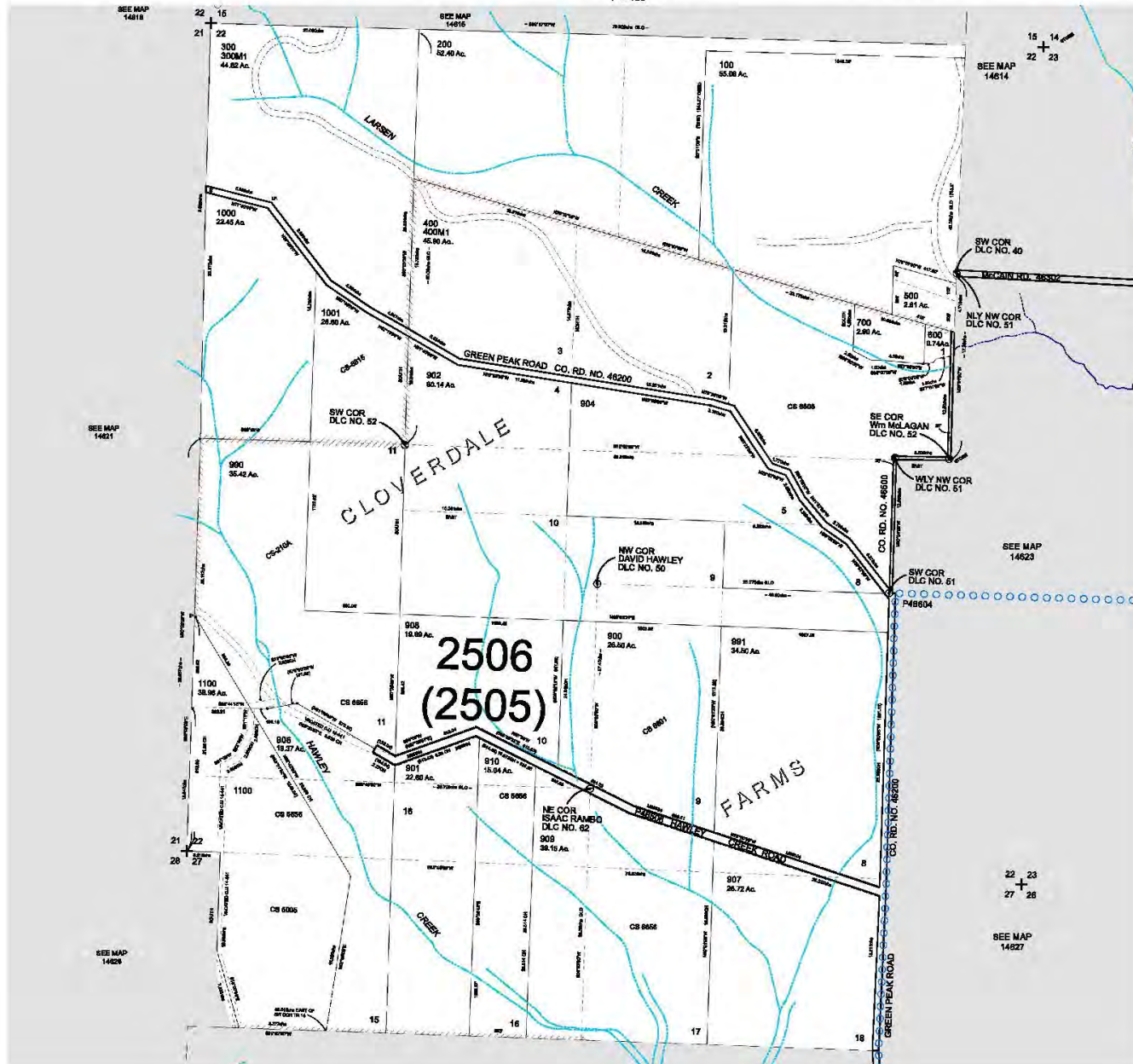
#### FINANCIAL

**PTax/Yr:** \$288.10  
**HOA:** N **Dues:**  
**HOA Incl:**  
**Terms Considered:** CASH, CONV  
**List Date:** 5/10/2018  
**Rent, If Rented:**  
**Other Dues:**  
**Short Sale:** N  
**Bank Owned/REO:** N

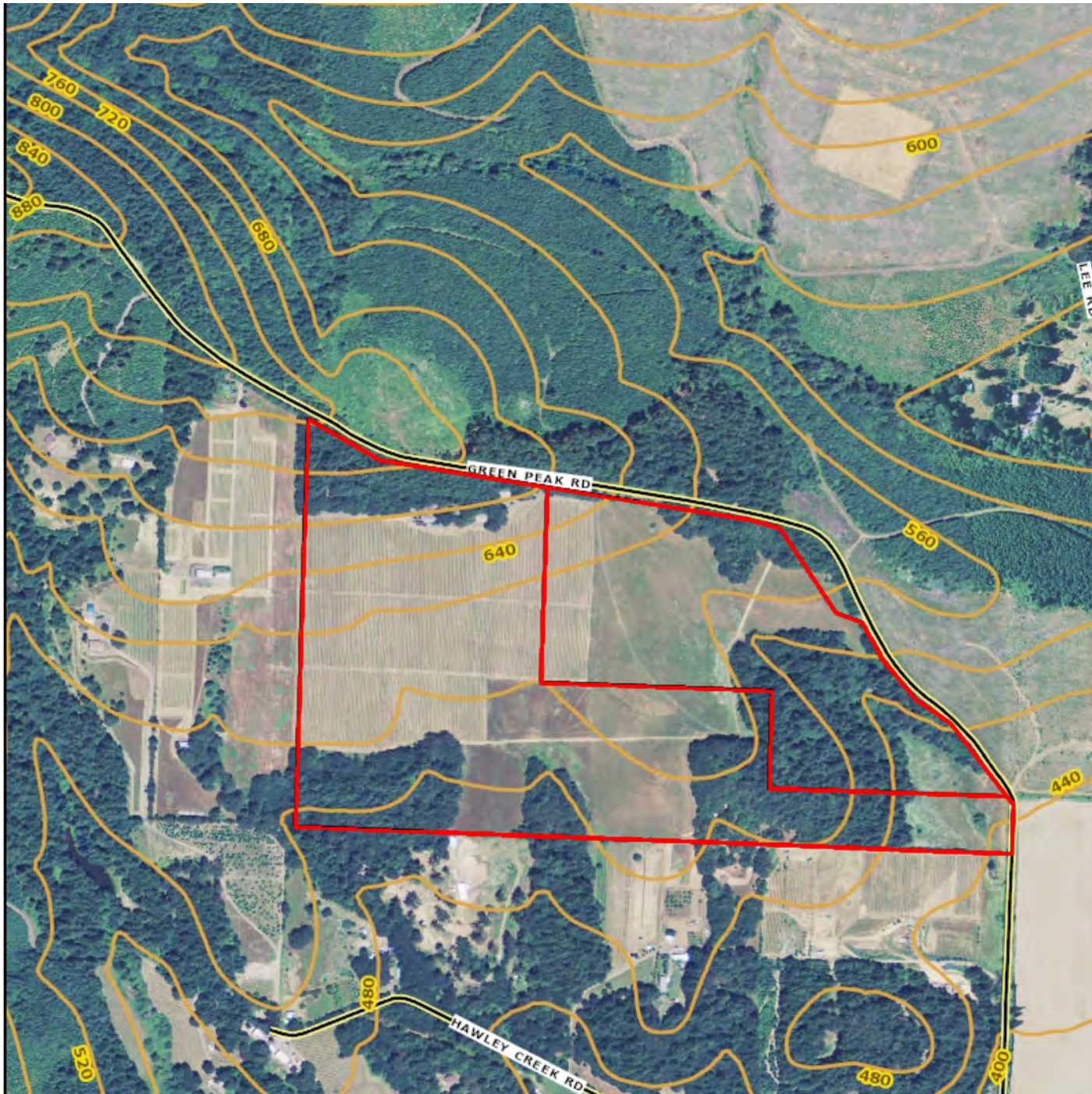
#### COMPARABLE INFORMATION



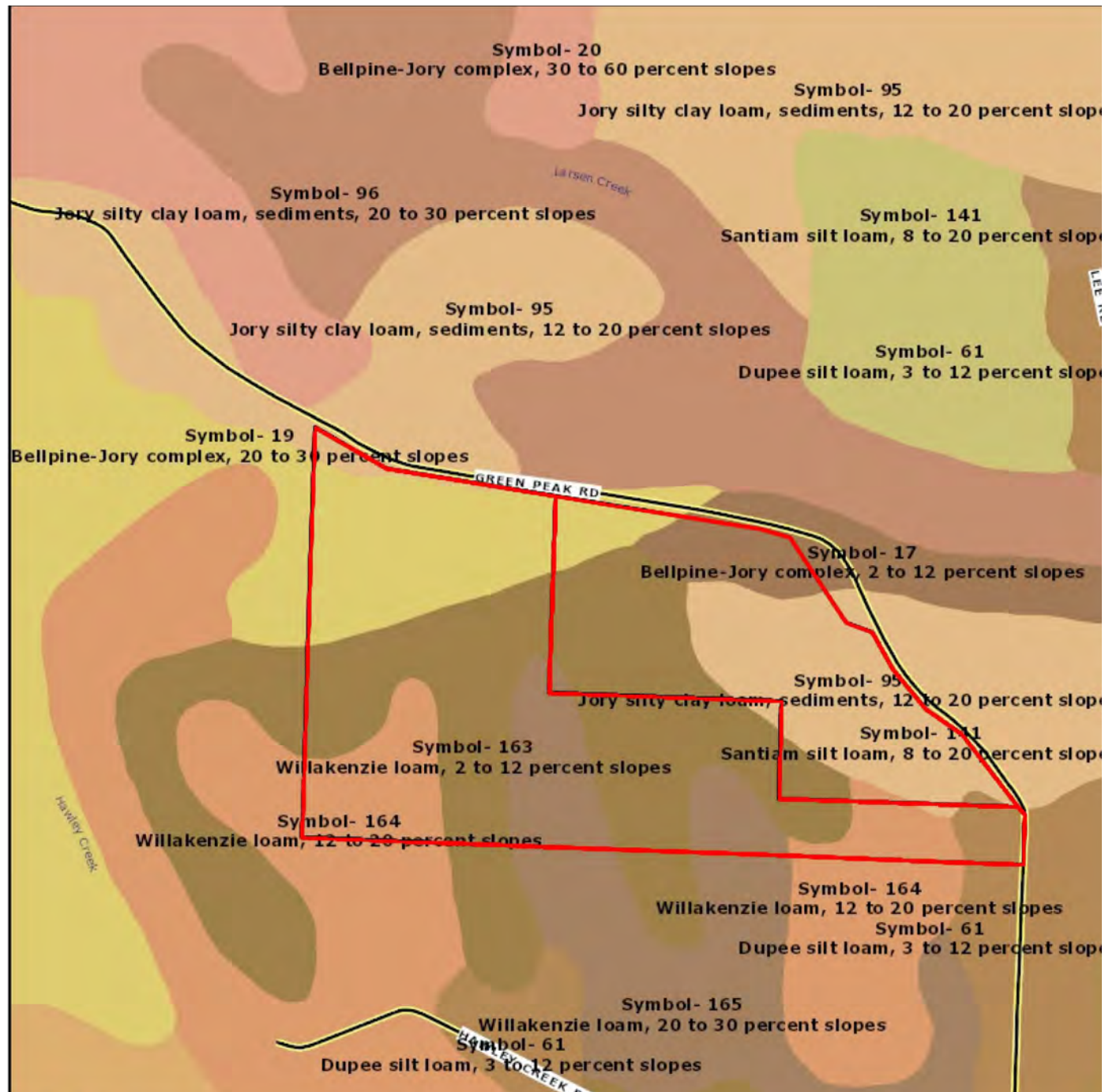
REV: 06/24/2014  
CANCELLED:  
803  
805















25204









THE  
KELLY  
GROUP  
REAL ESTATE

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Kelly Hagglund, Principal Broker  
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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 5.17.2018