

WHITE BLUFFS AUCTION

ONLINE AUCTION ENDING ON JULY 10TH
WINERY COMPLEX & REAL ESTATE PARCEL



ONLINE AUCTION ENDING JULY 11TH
WINERY EQUIPMENT | FARM EQUIPMENT



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WOODINVILLE

SPOKANE

YAKIMA

★ PROPERTY

PROSSER

PASCO

WALLA WALLA

THE OFFERING

Agribusiness Trading Group and Musser Brothers are proud to be offering for sale 2.16 +/- acres near Pasco, Washington. Situated in the White Bluffs American Viticultural Area (AVA), this winery asset sits inside the central portion of the Columbia Valley AVA along the Columbia River. The physical address of the winery facility is 1081 Glenwood Road, Pasco, WA 99301. This is a unique opportunity to purchase an ongoing winery if a Buyer chooses to purchase both the real estate and equipment, which will be offered in individual lots.

Per the Franklin County Assessor, there is one tax parcel with 2.16 +/- total deeded acres. Per the Franklin County Planning Department, the property is located within an Agricultural Production Zone (AP-20) with a minimum parcel size of 20 acres. The winery complex includes retail tasting room space, wine production areas, barrel storage facilities, and an equipment shop.

The winery complex and real estate, wine production equipment, and farming equipment will be offered via an online-only auction. Bidding is currently live and will remain open until Monday, July 10, 2023, for the real estate and Tuesday, July 11, 2023, for the personal property.

FOR MORE INFO & TO BID
WWW.MBAUCTION.COM



ASSET OVERVIEW

PARCELS/ZONING

- Per the Franklin County Assessor, the deeded property consists of one tax parcel: Franklin County Property ID #126390171.
- Per the Franklin County Assessor, the total property taxes for 2023 are \$7,145.76.

STRUCTURES INCLUDED

- Winery Complex:
 - ~ 13,200 +/- square foot winery complex, consisting of retail, production, and office space.
 - ~ 9,600 +/- square foot dry goods storage building.
 - ~ 3,360 +/- square foot barrel room.
 - ~ 2,800 +/- square foot equipment shop (attached to the dry goods building)
 - ~ For more information on the real estate portion of the auction, please visit the data room <https://docsend.com/view/s/hraxs7xucx8javtd>

EQUIPMENT AVAILABLE VIA AUCTION

- To view the complete list of available equipment, please visit the Musser Bros' website mbauction.com.

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WWW.MBAUCTION.COM



WHITE BLUFFS AVA

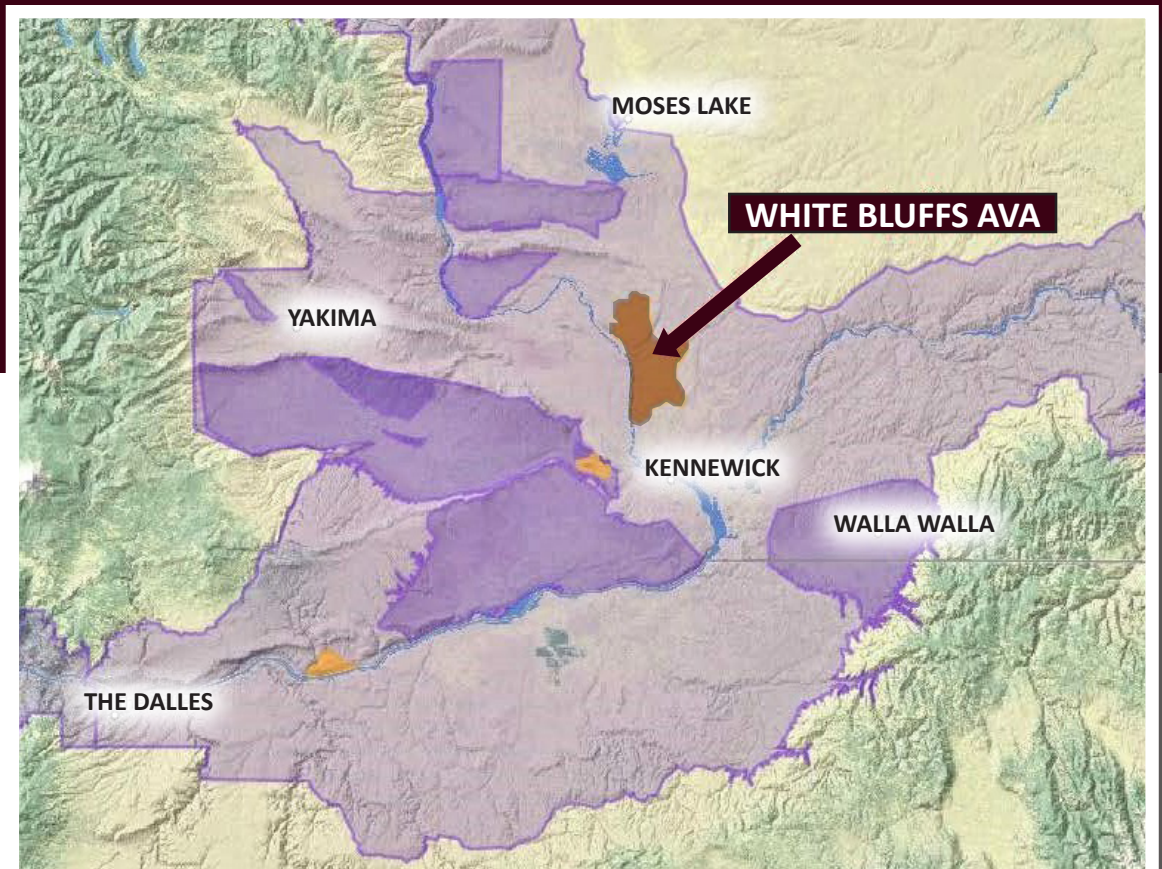
Awarded appellation status in 2021, the White Bluffs AVA is the eighteenth federally recognized American Viticultural Area in Washington State and is entirely contained within the Columbia Valley AVA. The appellation lies on a plateau approximately 200 feet above the surrounding area. This unique plateau is said to have remained after the surrounding land was inundated with water and eroded by the Missoula Floods, a series of cataclysmic, ice age events. The additional elevation compared to the surrounding valleys, allows cool air to drain and helps protect against frosts and freezes, therefore extending the growing season by an average of 45 days relative to adjacent, lower-lying regions.

The White Bluffs AVA is comprised of approximately 94,000 total acres. Grape vines were first planted in the region in 1972 and there are approximately 1,127 acres currently under vine within this viticultural area. Primary grape varieties include Cabernet Sauvignon, Merlot, and Syrah. Elevations throughout the AVA range from 800 feet to 1,000 feet, which protects the vines from the cold air that drains onto the surrounding valley floors. Since vines have been planted in the area, they have never experienced a freeze during the growing season. Average rainfall throughout the AVA ranges from 7 to 9 inches annually.

The parent to White Bluffs, the Columbia Valley AVA rose to prominence when producers in the 1980s and 90s impressed critics with their Merlot and Cabernet Sauvignon wines. Today, nearly 60% of the Columbia Valley AVA's vineyards are dedicated to full-bodied red wine varieties. The success of this region can be attributed to its long, consistent growing season. The micro-climates, heat variations, and different soil types within the greater AVA play a major role in successfully growing different grape varieties.

VARIETIES

The earliest vines in the region were planted in 1972 with notable varieties including Cabernet Sauvignon, Merlot, Syrah, Riesling, and Sauvignon Blanc. Although there are only nine commercial vineyards in the White Bluffs AVA currently, nearly one in every ten Washington wineries sources fruit from this specific region.



WINERY COMPLEX

The White Bluffs AVA currently has nine commercial vineyards. This property housed the new appellation's only current permitted and bonded winery until very recently.

The winery complex is separated into retail, production, and office space. Per the Franklin County Assessor, there are 1,350 +/- square feet of retail, tasting, and office space, 9,600 +/- square feet of production and bottling area, 450 +/- square feet of storage area, and 1,800 +/- square feet of laboratory space. Alongside the winery complex is a 9,600 +/- square foot dry goods storage building, which also includes a 2,800 +/- square foot equipment shop, and the 3,360 +/- square foot barrel building.

Every detail throughout the winery complex has been carefully considered to ensure it meets the Low Input Viticulture and Enology (LIVE) standards. LIVE takes a whole-farm and whole-winery approach to sustainability, thus the entire property must be managed to LIVE standards in order to receive the coveted certification.

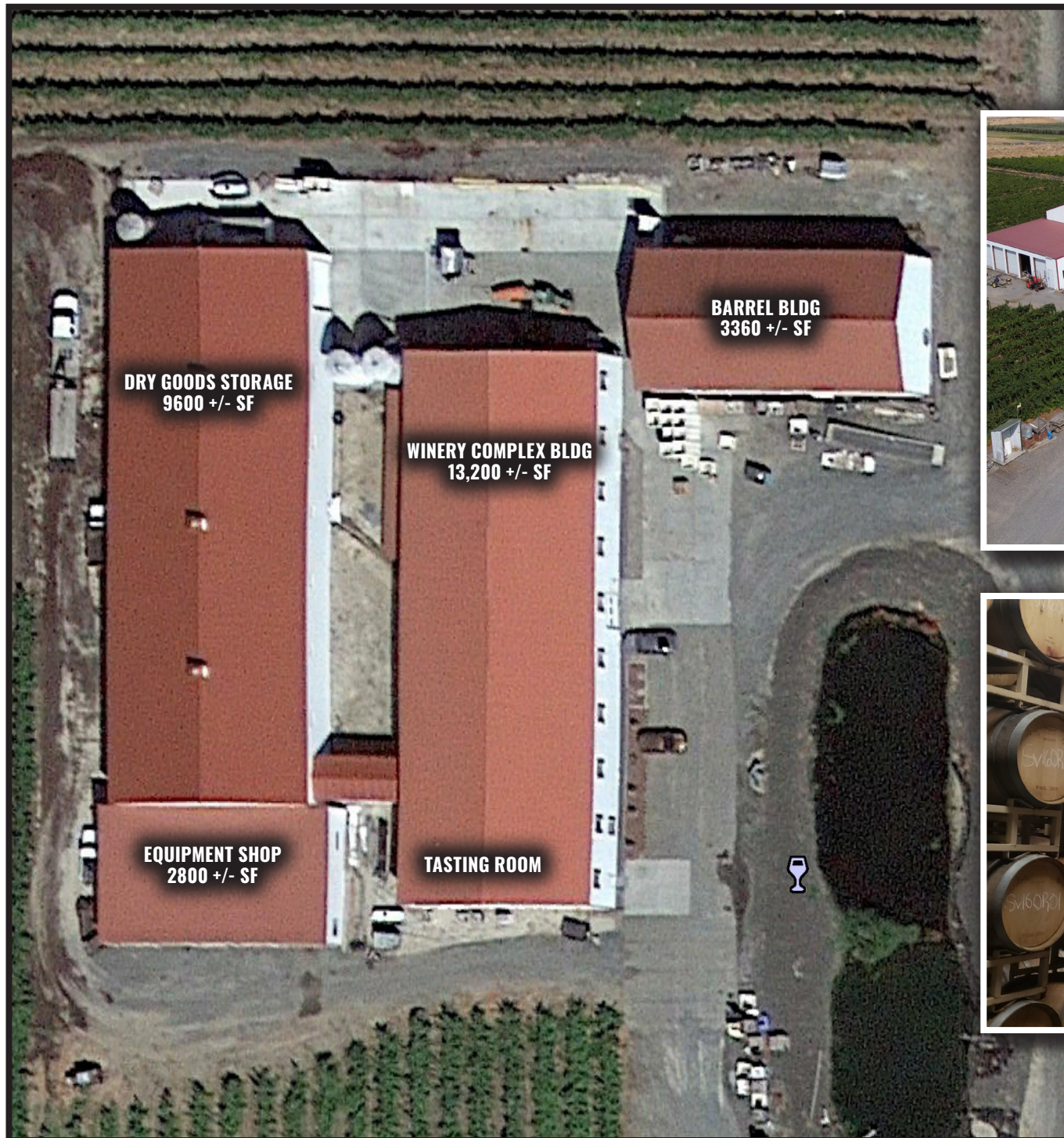
The barrel building and dry goods storage building are both temperature-controlled and humidity-controlled through groundwater and excess heat produced by the glycol tank cooling system. During the summer, groundwater is pumped through a vent system and cools the barrel building, and the glycol cooling system is used to cool the dry goods storage building. In the winter, excess heat from the cooling system is distributed through the same system. This system results in substantial energy savings versus using a standard heating and cooling system.

Domestic water supply for the winery complex facility is primarily supplied by the West 15 Domestic community water system. In addition, a domestic well is located adjacent to the winery complex and serves the production area with domestic water. The winery offices and tasting room are all served by a separate, onsite septic system and the production facilities have a separate gray water drainage system that collects and recycles all production wastewater via an on-site pond.

The fire lagoon/irrigation pond is located adjacent to the winery complex. Wastewater from the wine production buildings is drained into this pond, mixed with irrigation water, run through a filter station, and then pumped out to an adjacent vineyard (owned by a neighbor) via an easement.

For more information on the real estate portion of the auction, please visit the data room <https://docsend.com/view/s/hraxs7xucx8javtd>





WINERY EQUIPMENT

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FARM EQUIPMENT

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TERMS & CONDITIONS

The sale by auction of the assets described in this Offering is conducted in furtherance of a bankruptcy liquidation and are subject to the orders issued by the Bankruptcy Court in connection with such bankruptcy proceedings, including the requirement for a minimum reserve bid. The approval and sale of any assets to successful bidders may be subject to a requirement for further court approval.

The auction procedures and rules, including terms governing the qualification of bidders and acceptance of offers, is subject to Musser Bros. terms and conditions which will be provided to potential bidders via the data room and also the Musser Bros. auction website.

The Purchase and Sale Agreement located in the data room contains the non-negotiable terms and conditions that will be used for the sale of the real estate, subject to any revisions required to comply with any orders issued by the Bankruptcy Court. The successful bidder will be required to execute the Purchase and Sale Agreement contained in the data room within one (1) business day after the closing of the auction and will be required to deposit the Earnest Money within five (5) business days after execution of the Purchase and Sale Agreement.

All statements about and descriptions of the real estate, winery operations, equipment, region, crops, and any other asset descriptions are offered for marketing of this auction opportunity only and are not to be relied upon as representations or warranties of Agribusiness Trading Group, Inc. (Broker), Musser Bros. (Auctioneer), or the Seller. Bidders are urged to conduct their own due diligence investigations and reviews of the assets for sale and base bidding decisions thereupon.



For more information on the real estate portion of the auction, please visit **THE DATA ROOM**



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