

PRESENTING: J WRIGLEY VINEYARDS ESTATE HOME OF AWARD-WINNING WINES

Commercial Winery/Tasting Room with 11+ Vineyard
Acres, Spectacular Views, Residences, Plus 82+ more
Plantable Acres in the McMinnville AVA

\$5,625,000

169 Total Acres*

**Divisible into two
parcels, can be sold
separately or together.**

**various site options available subject to partition*



~Stunning Location for World Class Wines!~

***Proposed Parcel 1**(RMLS #23006065): 19394 SW Cherry Hill Rd, Sheridan. Full production Winery & Tasting Room on 89+ acres planted w/11+ acres of Pinot Noir, Chardonnay, Pinot Gris and Riesling, along with 47+ South facing acres ready-to-plant. Additional land available. EFU-80 zoning. Shared easement to 18460 SW Gopher Valley Road.

\$3,885,000

***Proposed Parcel 2**(RMLS #23101384): 18460 SW Gopher Valley Rd, Sheridan. Three bedroom view home on 80+/- acres with a .4 acre vineyard, approx. 32+ acres cleared and ready to finish, 3.6 ac plant-able with SE/S aspect, bridge over year-round creek. EF-80 and MR 1 zone. Public & private road access, and 43 acres with timber potential.

\$1,740,000

Dahe Good Licensed Principal Broker in Oregon
Good Land Company

631 NE 1st St., McMinnville OR 97128

Dahe@GoodLandCompany.com

www.GoodLandCompany.com

971-219-1344



~Plant Your Roots Here!~

Over 169* acres of beautiful vine land with the potential to partition into two residence-buildable sites, mountain views and two points of access. Year-round creek and springs provide the potential for temporary permits to water young vines. Located in the McMinnville AVA of the famous Willamette Valley, awarded '2016 Wine Region of the Year' by Wine Enthusiast.

**various options available subject to partition*

Rising from 360' to a hilltop 720', the J Wrigley Estate land offers a broad spectrum terroir, with both volcanic & marine sedimentary soils and south & southeast aspect.



"As this vineyard gains some age, its strengths become more and more apparent."

-Paul Gregutt

Dahe Good
The Good Land Company
Licensed in Oregon
Dahe@GoodLandCompany.com
www.GoodLandCompany.com
971-219-1344

Land for Living™





J Wrigley Vineyards Estate
19394 SW Cherry Hill Road, Sheridan Oregon



11.4 acres planted
vineyards 50+/- more
ready-to-plant acres

18460 SW Gopher Valley Road, Sheridan Oregon
Residence plus 80* Acres, with 32+ acres cleared
for planting.



Gopher Valley Road -->

19390 SW Cherry Hill Road, Sheridan

Full scale 3,760 sf winery production facility



Hilltop setting offers sweeping mountain & valley views



Custom lodge style tasting room w/kitchen & guest facilities





GORGEOUS PROPERTY WITH PROVEN VINEYARD POTENTIAL

TOTAL OF 169 ACRES WITH WINERY, VINEYARDS AND 50+ ACRES LAND READY FOR VINEYARD DEVELOPMENT. 11 ACRES OF PINOT NOIR, CHARDONNAY PINOT GRIS AND RIESLING. PRIVATE ACCESS FROM GOPHER VALLEY RD, GATEWAY TO THE MCMINNVILLE WINE AVA REGION IN THE WILLAMETTE VALLEY. PRIME LAND WITH BOTH VOLCANIC AND SEDIMENTARY SOILS. MANY POTENTIAL VIEW BUILDING SITES. (EXISTING HOME RENTED BACK TO SELLERS.)

LIST PRICE:

PARCEL 1: 19394
CHERRY HILL RD
\$3,885,000

PARCEL 2:
18460 SW GOPHER
VALLEY RD.
\$1,740,000

TOTAL: \$5,625,000



~Property Details~

J Wrigley Vineyards is offering **169 acres*** of vine land extending from the top of **Cherry Hill Road all the way east to Gopher Valley Rd.** The 169 acres will be partitioned out of their 202 total acres owned (leaving an inactive rock quarry, which is not for currently for sale). If desired, an additional partition can create two parcels, a west half and an east half. **These can be sold separately or together.***

Parcel 1: 19394 Cherry Hill Rd, the west half, will include 89 acres, the 3,760 sf **Commercial Winery** building with office, a custom-finished **Tasting Room** with kitchen and guest quarters** and outside guest patio with **mountain and valley views**. Surrounding this is their **award-winning 11 acres of vineyard**, and an estimated 47 ac plant-able, currently in grassfields which are cleared and **ready to plant**. This parcel sits at **640' to 720'** elevation, SE/S/SW aspect and **gently sloped for easy farming**. Soils are mostly Jory/Bellpine with some Witzel- and Gellatly-Dixonville, for a **mix of marine sedimentary and volcanic soils**. Existing trellising infrastructure allows for expansion of additional vineyards. Planted in Pinot Noir, Pinot Gris, Chardonnay and Riesling (see vineyard map.)

Parcel 2: The east half can be accessed **directly both from Gopher Valley Rd. and Cherry Hill Rd.** This parcel will include 80 acres, an **existing residence**, 1-acre vineyard, 4 acres plant-able and 32 acres cleared. The 2006, 3-bedroom 2-bath manufactured home of 2,173 sf, that has **panoramic views**. There are many other view building sites. The desirable SE slope has an elevation from **300'-700'**, and **volcanic, Jory and Gellatly** soils. Site was logged and cleared 3 years ago, stumps are ready for removal. **Year-round Deer Creek** flows through the southern part, along the private road which passes over a **35-ton bridge** at the property entrance. **Once complete, this private road will provide a direct connection up to the winery from the many near-by vineyards and tasting rooms in the McMinnville AVA.**

**Parcels subject to survey and partition approval by Yamhill County.*

***Seller to lease back Winery and Tasting Room through 2023.*

****Seller to occupy residence for at least one year, lease terms negotiable.*

Dahe Good Licensed Principal Broker in Oregon

The Good Land Company

631 NE 1st Street McMinnville OR 97128

Dahe@GoodLandCompany.com

www.GoodLandCompany.com

971-219-1344





Recent Accolades for J Wrigley Vineyards Estate wines:

2023 Double Gold: Sunset International Wine Competition awarded the 2021 Proposal Block Pinot Noir 95 points. "Grapey, very yummy, youthful."

In 2020, Wine Enthusiast awarded the 2016 Proposal Block Pinot Noir a ranking of 92 points. "As this vineyard gains some age, its strengths become more and more apparent. Deep raspberry and blackberry flavors are sharply etched and framed with well-proportioned barrel toast and ample acidity." *Paul Gregutt*

In 2022, Sunset International Wine Competition awarded the 2020 Estate Chardonnay a Gold Medal and 91 points. "Complex nose, with a rich, long finish."

10/29/22, PaulG On Wine gives his 'Wine of the Week' to the 2019 Estate Single-Clone 828 Pinot Noir. "The overall impression is elegance."

Vineyard Details:

Clones

Dijon Clone 115
Dijon Clone 777
Dijon Clone 828
Pommard
Wadenswil

Vines

100% Grafted Root Stock 3309 and
101-14
Sustainably Farmed
Non-irrigated
VSP Trellis method

Specs

Elevation 600 to 725ft
Southeast facing
12% Slope



JWRIGLEY

Vineyards

WORLD CLASS WINES

2020

2018 ACCEPTANCE BLOCK CHARDONNAY

94 points + Editor's Choice
Wine Enthusiast

2018 828 SINGLE CLONE PINOT NOIR

92 points / Wine Enthusiast
Silver Medal / Sunset Magazine

2018 ESTATE PINOT NOIR

Silver Medal / Sunset Magazine

2019

2016 PROPOSAL BLOCK ESTATE PINOT NOIR

92 points / Wine Enthusiast

2015 ESTATE PINOT NOIR

91 points / Wine Enthusiast

2018 PINOT GRIS

91 points / Wine Enthusiast

2018

JUBILATION BUBBLY ROSÉ OF PINOT NOIR

88 Points / Wine Enthusiast

2016 ESTATE PINOT NOIR

Gold Medal / Oregon Wine Experience

2016 828 SINGLE CLONE PINOT NOIR

91 Points / Wine Enthusiast

2017 ESTATE RIESLING

96 Points & Editors Choice
#14 in *Top 100 Wines in the World*
Wine Enthusiast

2015

2013 PROPOSAL BLOCK ESTATE PINOT NOIR

92 Points / Prince of Pinot

2012 PROPOSAL BLOCK ESTATE PINOT NOIR

92 Points / Prince of Pinot

2012 PROPOSAL BLOCK ESTATE PINOT NOIR

88 points / Wine Enthusiast

2011 PROPOSAL BLOCK ESTATE PINOT NOIR

87 Points / Wine Enthusiast

2012 MAC CUVÉE PINOT NOIR

86 Points / Wine Enthusiast

2014 ESTATE RIESLING

Double Gold / Oregon Wine Awards

2014

2010 MAC CUVÉE PINOT NOIR

Silver Medal / Sunset International Wine
Competition

2010 MAC CUVÉE PINOT NOIR

89 Points / Tasting Panel Magazine

2011 PROPOSAL BLOCK ESTATE PINOT NOIR

90 Points / Tasting Panel Magazine

2012 MAC CUVÉE PINOT NOIR

92 Points / Tasting Panel Magazine

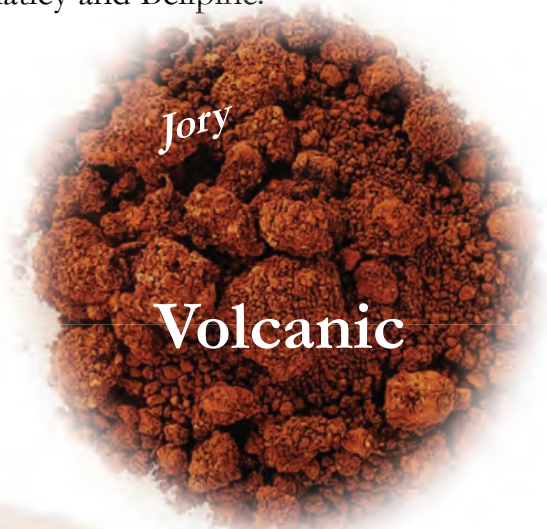
2013 PINOT GRIS

90 Points / Tasting Panel Magazine

Gôut de terroir

Taste of soil

J Wrigley's vineyard features both sedimentary and volcanic soils, which are classified as Jory, Gellatley and Bellpine.



Often described as dark color, bold, cola, coffee, dark color, black fruit or chocolate.

TASTE

Often described as bright red, perfumy, sweet, red-fruit or mixed berry.

Very dry, almost like baby powder. Compost and cover crops are essential to enrich the soil.

FEEL

Tends to be finely grained, but holds together to retain water and reflect heat.

Dark colored earth that results from a lack of minerals.

SEE

Contains high proportions of iron, resulting in dark- or red-colored dirt.

Best wines will come from older vines with more established root systems that have gone deep in search of water and minerals. Wines are typically slow-developing and need to age longer.

EFFECT

High elevation vineyards have incredible acid structure and yield wines of depth, richness of fruit with aging potential. Wines are typically bright fruit and demonstrate great potential at a younger age.

HISTORY

Western Oregon was once the floor of an 8,000-foot-deep sea. Starting about 15 million years ago, the Pacific and North American tectonic plates collided, lifting up this ocean floor and creating the Coast Range and the Cascade Mountains. The resulting soil is composed of the marine sediment of that former seafloor. As the collisions continued, the hills of the Willamette Valley were formed, with the top layer of volcanic soil exposed in some places and the lower layer of sedimentary soil revealed in others.