

J Wrigley Vineyards



19391 Cherry Hill Rd,
Sheridan, OR



ESTATE PROPERTIES
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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ESTATE PROPERTIES
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A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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Overview: Estate Vineyard, Tasting Room & Winery

This beautiful vineyard and estate winery is situated on a private hilltop with sweeping valley views. This property is located in the McMinnville AVA within the Willamette Valley AVA. It has good proximity to Highway 18 and the coastal tourism traffic. This site offers a complete package with an estate vineyard, tasting room and winery production facility.

This property is offered in two configurations:

203 +/- acres for \$4,990,000

- 12.5 +/- acre vineyard planted from 2008 - 2012
- 50 +/- acres of ready-to-plant land and 32 +/- acres recently cleared
- Built in 2019, the winery is 3,760 sq ft with an expandable frame construction
- Winery case capacity is 4,500 with room to expand
- 2,750 sq ft Tasting Room, built in 2010
- 3-bedroom, 2-bath residence built in 2006

85 +/- acres for \$2,990,000

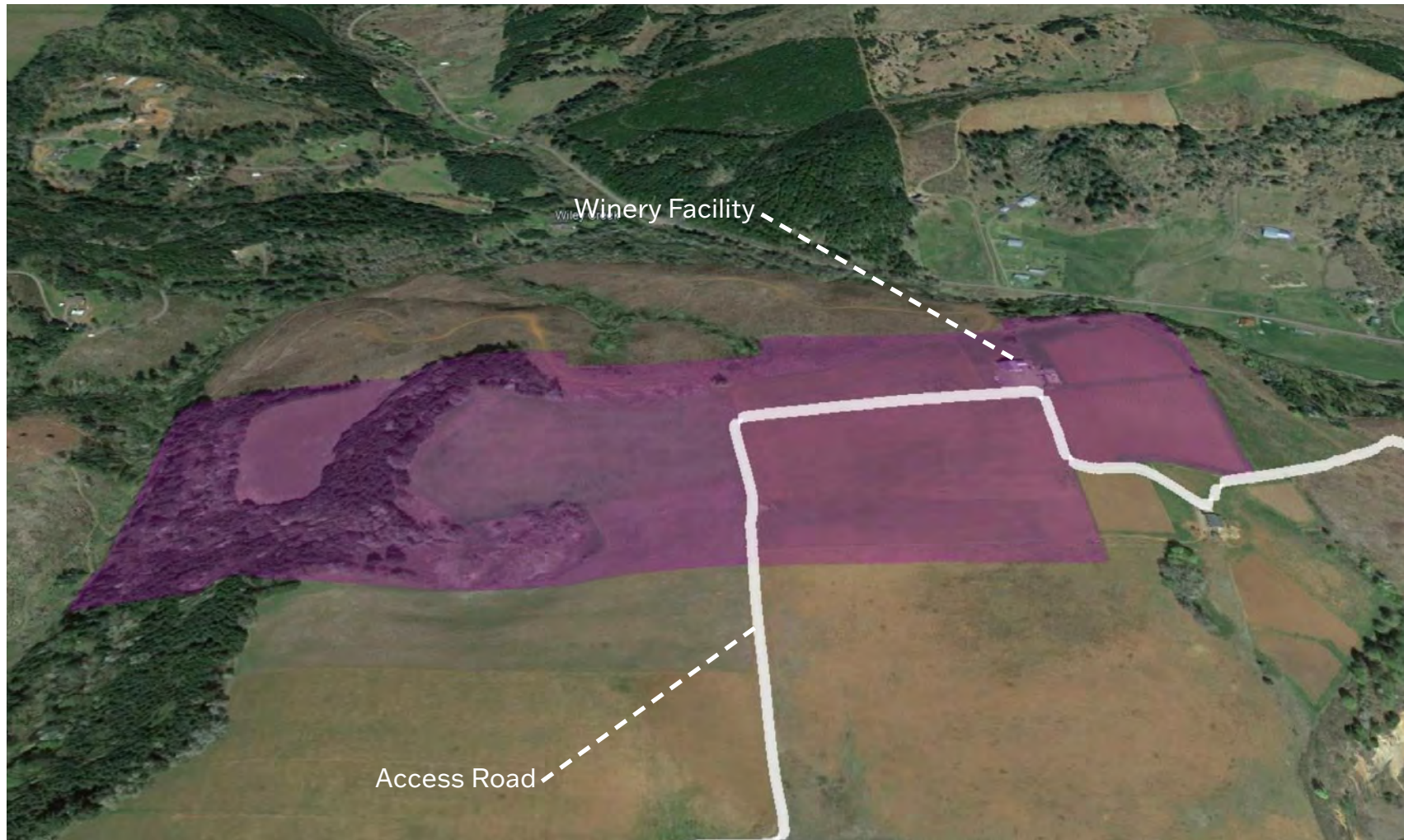
- 11 +/- acre vineyard planted from 2008 - 2012
- Built in 2019, the winery is 3,760 sq ft with an expandable frame construction.
- Winery case capacity is 4,500 with room to expand
- 2,750 sq ft Tasting Room, built in 2010
- Includes 50 +/- acres of ready-to-plant land
- Sale is subject to lot-line adjustment and approval by Yamhill County
- Total vineyard acres may be adjusted based on final lot-line configuration

For both offerings, the vineyard and winery equipment and tasting room furnishings are included. The brand name and labeled inventory are excluded from the sale. Bulk wine and 2024 fruit are negotiable.



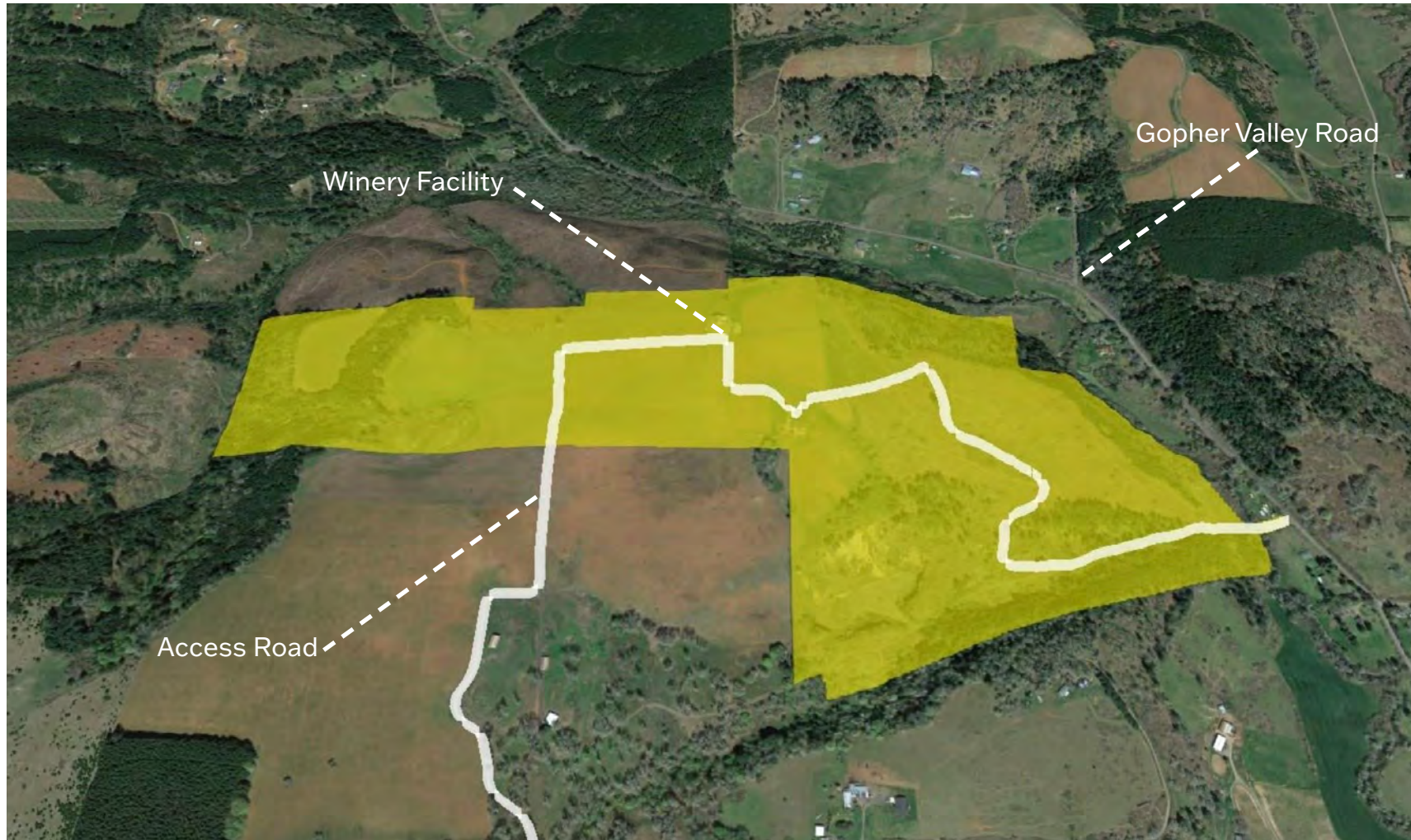
Parcel Boundary: 85+- acres & winery

*Boundary lines and acreage size are approximations only.

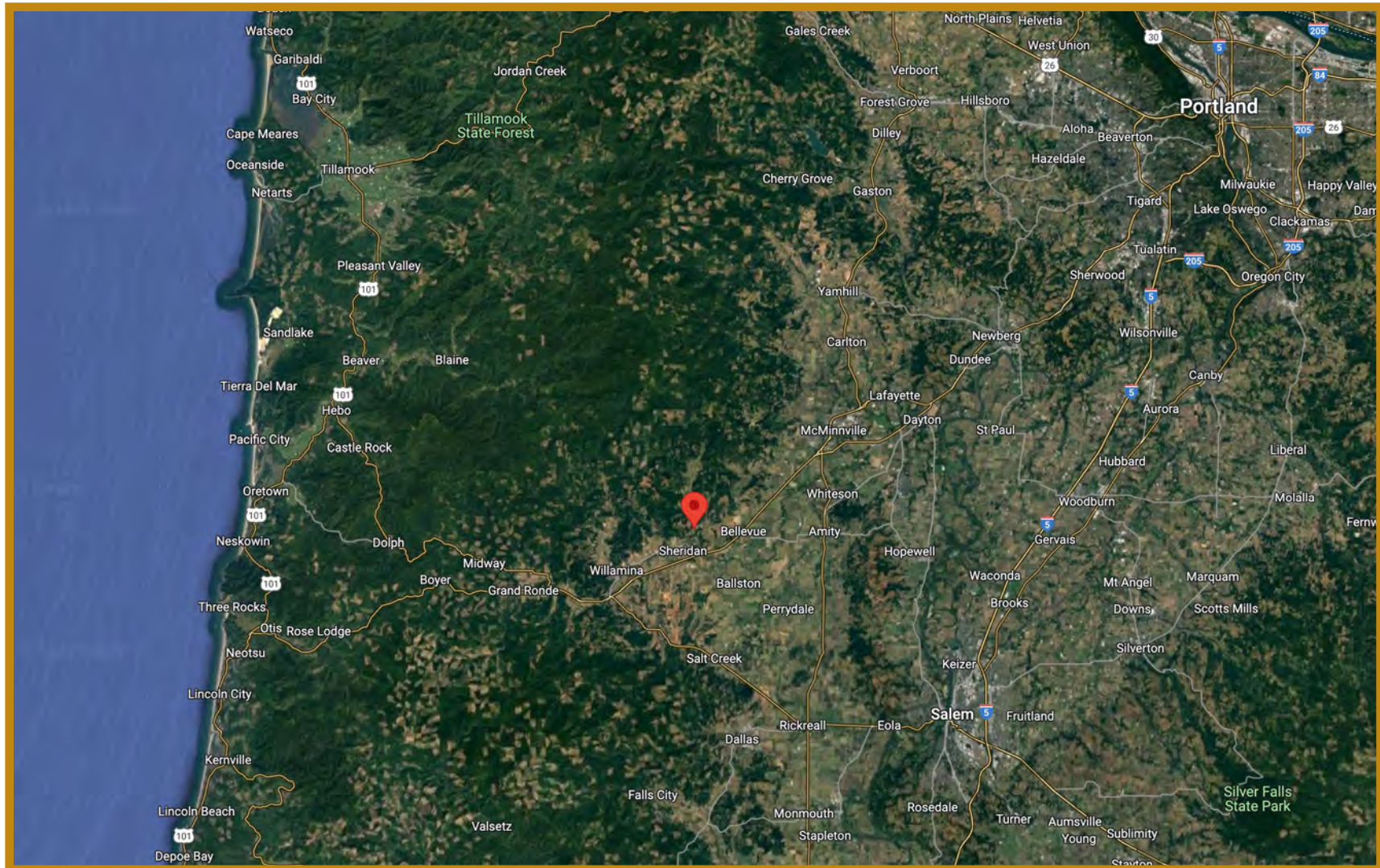


Parcel Boundary: Entire Property

*Boundary lines and acreage size are approximations only.



Geographic Location



Distances to Town

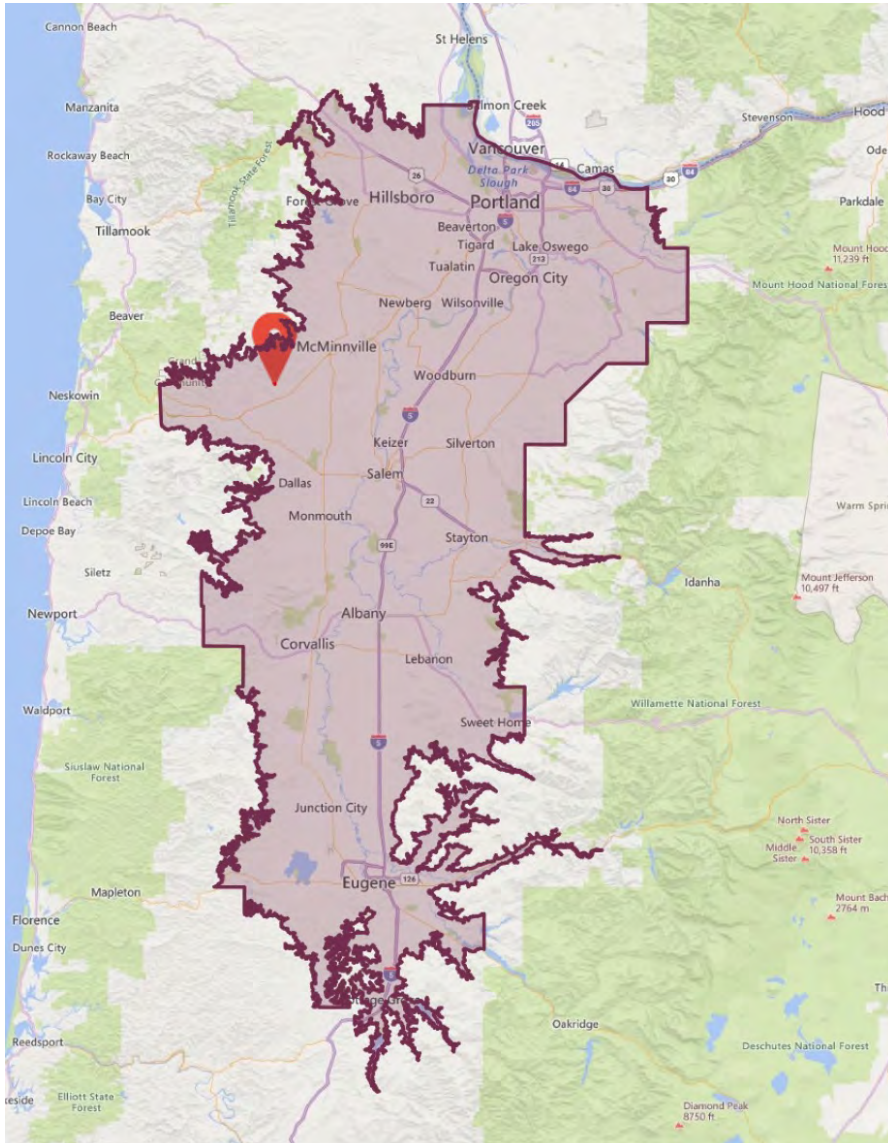
Sheridan - 6 minutes

McMinnville - 22 minutes

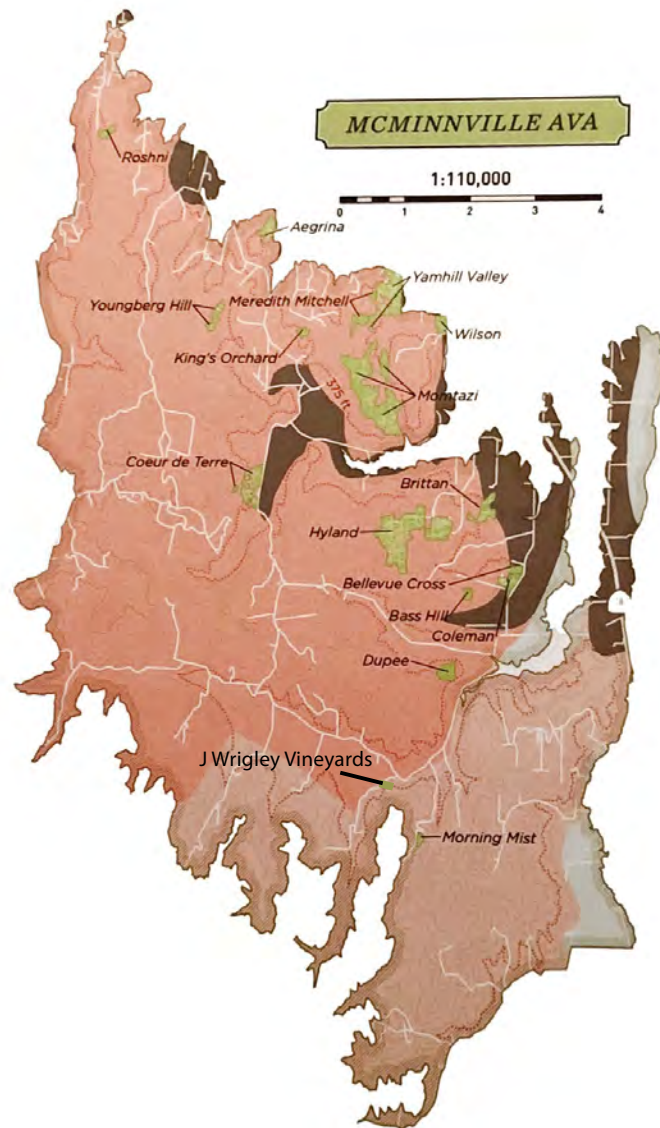
Salem - 38 minutes



Willamette Valley AVA



McMinnville AVA



Map courtesy of McMinnville Foothills Winegrowers Association

<https://mcminnvilleava.org/mcminnville-ava-vineyards/>



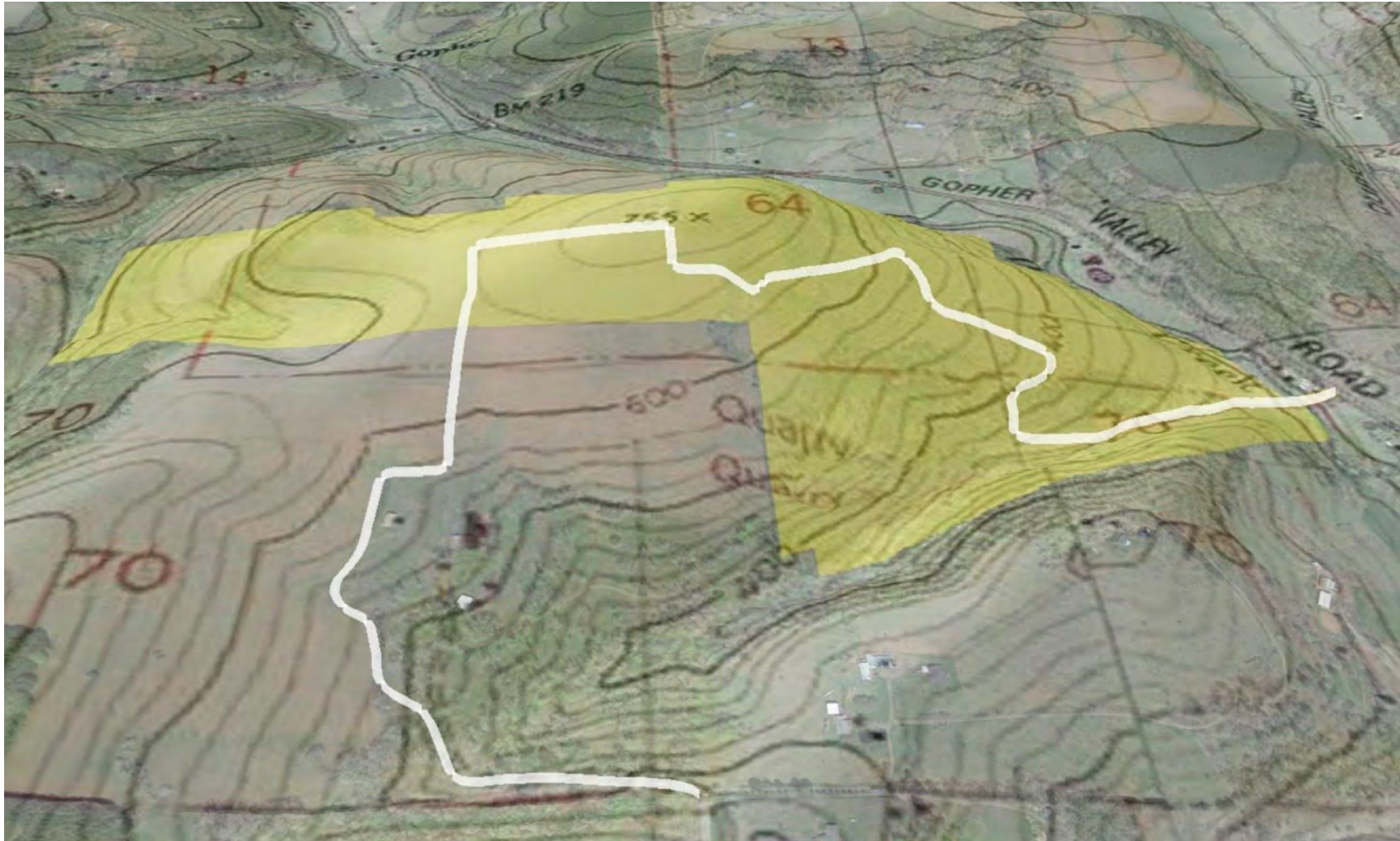
Topographical Map: 85+- acres & winery

*Boundary lines and acreage size are approximations only.



Topographical Map: Entire Property

*Boundary lines and acreage size are approximations only.



The map displays various soil complexes and their associated slopes. Key features include:

- Jory-Bellpine complex:** 2 to 12 percent slopes (2747C), 12 to 20 percent slopes (2747D, 2747E, 2747F, 2747G, 2747H, 2747I, 2747J, 2747K, 2747L, 2747M, 2747N, 2747O, 2747P, 2747Q, 2747R, 2747S, 2747T, 2747U, 2747V, 2747W, 2747X, 2747Y, 2747Z), 20 to 30 percent slopes (2747A, 2747B, 2747C, 2747D, 2747E, 2747F, 2747G, 2747H, 2747I, 2747J, 2747K, 2747L, 2747M, 2747N, 2747O, 2747P, 2747Q, 2747R, 2747S, 2747T, 2747U, 2747V, 2747W, 2747X, 2747Y, 2747Z), 30 to 60 percent slopes (2747A, 2747B, 2747C, 2747D, 2747E, 2747F, 2747G, 2747H, 2747I, 2747J, 2747K, 2747L, 2747M, 2747N, 2747O, 2747P, 2747Q, 2747R, 2747S, 2747T, 2747U, 2747V, 2747W, 2747X, 2747Y, 2747Z).
- Gellatly-Dixonville complex:** 12 to 20 percent south slopes (2795D, 2795E, 2795F, 2795G, 2795H, 2795I, 2795J, 2795K, 2795L, 2795M, 2795N, 2795O, 2795P, 2795Q, 2795R, 2795S, 2795T, 2795U, 2795V, 2795W, 2795X, 2795Y, 2795Z), 20 to 30 percent south slopes (2795A, 2795B, 2795C, 2795D, 2795E, 2795F, 2795G, 2795H, 2795I, 2795J, 2795K, 2795L, 2795M, 2795N, 2795O, 2795P, 2795Q, 2795R, 2795S, 2795T, 2795U, 2795V, 2795W, 2795X, 2795Y, 2795Z), 30 to 60 percent south slopes (2795A, 2795B, 2795C, 2795D, 2795E, 2795F, 2795G, 2795H, 2795I, 2795J, 2795K, 2795L, 2795M, 2795N, 2795O, 2795P, 2795Q, 2795R, 2795S, 2795T, 2795U, 2795V, 2795W, 2795X, 2795Y, 2795Z).
- Witham silty clay loam, hummocky:** 2 to 25 percent slopes (2798D, 2798E, 2798F, 2798G, 2798H, 2798I, 2798J, 2798K, 2798L, 2798M, 2798N, 2798O, 2798P, 2798Q, 2798R, 2798S, 2798T, 2798U, 2798V, 2798W, 2798X, 2798Y, 2798Z).
- Chehalem silty clay loam, volcanic:** 3 to 12 percent slopes (2216C, 2216D, 2216E, 2216F, 2216G, 2216H, 2216I, 2216J, 2216K, 2216L, 2216M, 2216N, 2216O, 2216P, 2216Q, 2216R, 2216S, 2216T, 2216U, 2216V, 2216W, 2216X, 2216Y, 2216Z).
- Melbourne-Goodin silty clay loams:** 20 to 30 percent slopes (2790E, 2790F, 2790G, 2790H, 2790I, 2790J, 2790K, 2790L, 2790M, 2790N, 2790O, 2790P, 2790Q, 2790R, 2790S, 2790T, 2790U, 2790V, 2790W, 2790X, 2790Y, 2790Z).
- Panther silty clay loam, hummocky:** 2 to 25 percent slopes (2790E, 2790F, 2790G, 2790H, 2790I, 2790J, 2790K, 2790L, 2790M, 2790N, 2790O, 2790P, 2790Q, 2790R, 2790S, 2790T, 2790U, 2790V, 2790W, 2790X, 2790Y, 2790Z).
- Carlton silt loam:** 12 to 20 percent slopes (2304D, 2304E, 2304F, 2304G, 2304H, 2304I, 2304J, 2304K, 2304L, 2304M, 2304N, 2304O, 2304P, 2304Q, 2304R, 2304S, 2304T, 2304U, 2304V, 2304W, 2304X, 2304Y, 2304Z).
- Pits:** 21002A.

The map also shows various roads and driveways, including WILEY RD, GRAUER RD, and several unnamed driveways.

Vineyard Details

Clones:

- Dijon Clone 115
- Dijon Clone 777
- Dijon Clone 828
- Pommard
- Wadenswil

Vines:

- Grafted Rootstock
- Sustainably Farmed
- Non-irrigated
- VSP Trellising
- 7x4 row spacing. Proposal block, Pinot Gris and Riesling are planted to 7x5 spacing
- Vines planted from 2008 - 2012

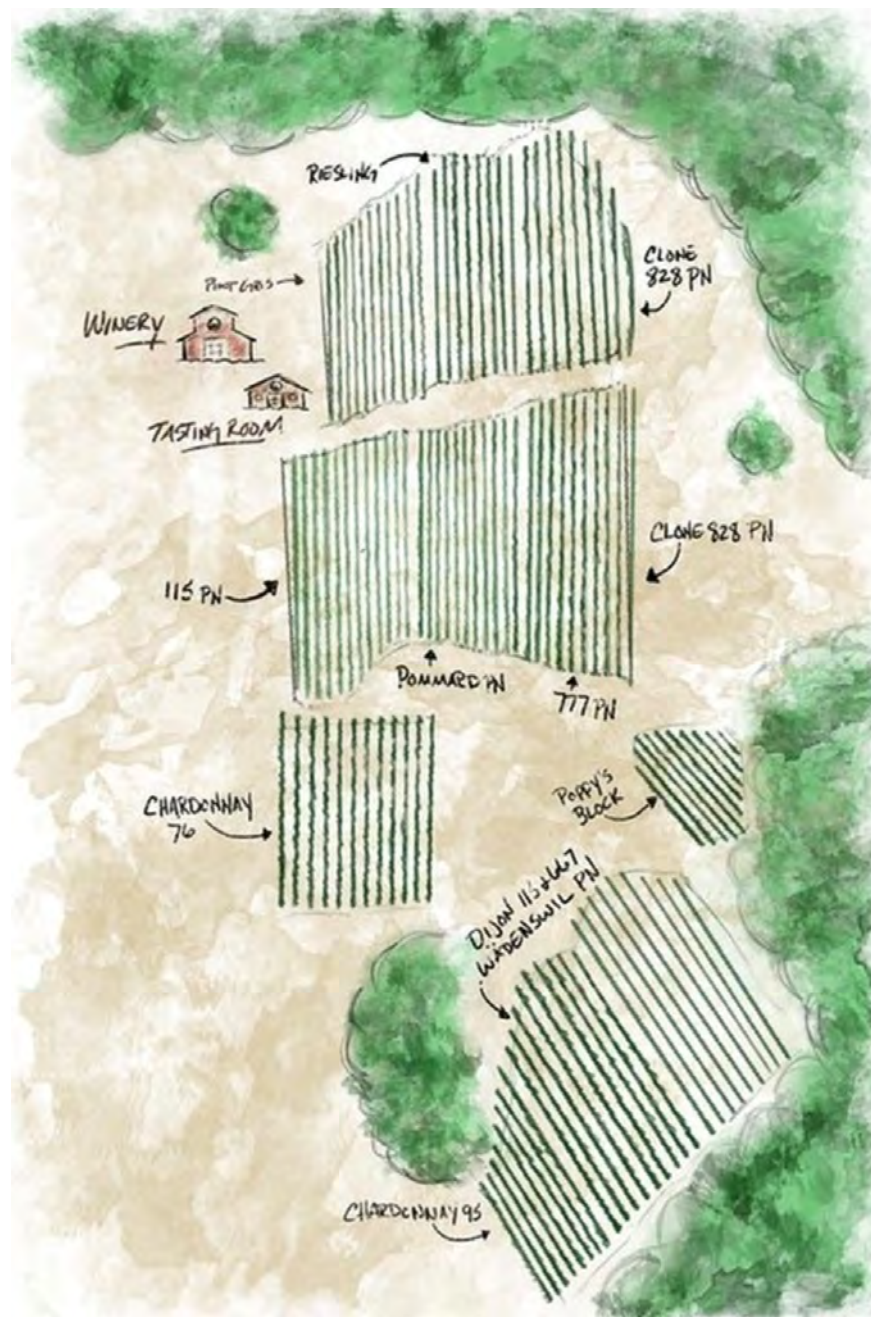
Acreage:

- 6+/- acres of Pinot Noir (828, 115, 777, 667, Pommard and Wadenswil)
- 2+/- acres of Chardonnay (76 and 95)
- 1 acre each of Pinot Gris and Riesling all on grafted rootstock

Elevation:

- Between 600 ft and 725 ft
- 12 percent slope
- Planting is southeast facing

*Quarry block is a field blend, containing some own-rooted vines. All others are on grafted rootstock.



Wine Accolades

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 Rose of Pinot Noir
88 points Wine Enthusiast

2016 Estate Pinot Noir
Gold Medal Oregon Wine Enthusiast

2016 828 Single Clone Pinot Noir
91 points Wine Enthusiast

2017 Estate Riesling
96 Points, Editor's Choice, plus ranked #14 in Top 100 Wines in the World by Wine Enthusiast



For full awards and accolades, please visit
www.wrigleywines.com/Wines/Awards--Accolades



Wine Production



PINOT GRIS

Appellation:
McMinnville AVA / Van Duzer AVA
Cellar Treatment: 100% Stainless

This bright, aromatic wine will captivate your senses as the traditional cool climate characteristics result in a refreshing palate you will love. Pairs beautifully with seafood, or almost any fresh spring and summer dish.



ESTATE RIESLING

Appellation: McMinnville AVA
Cellar Treatment: 100% Stainless

J Wrigley Riesling vines consistently produce award-winning, world-class Riesling wines! The off-dry German style results in a balanced wine with a crisp finish. Notes of green apple and stone fruit combine with hints of honey and florals to complete this luscious wine.



ACCEPTANCE BLOCK ESTATE CHARDONNAY

Appellation: McMinnville AVA
Cellar Treatment:
Stainless & French Oak

Oak barrel fermentation adds a hint of vanilla to a traditional cool climate palate of green apple, citrus-lime and white peach, while stainless tank fermentation adds a crispness and fruit forward complexity. This light-body wine with a soft finish is the perfect way to end a day.



ESTATE ROSÉ OF PINOT NOIR

Appellation: McMinnville AVA
Cellar Treatment: 100% Stainless

The J Wrigley Rosé of Pinot Noir is a beautiful example of how our unique range of Pinot Noir clones continue to deliver impressive fruit and blend beautifully in this fruit-forward wine with balanced acidity and a crisp finish. Pair our Rosé of Pinot Noir with almost any food, or enjoy on its own, for a delicate compliment to any occasion.

NANA'S CUVEE

Named to honor Jody's mom, "Nana", who takes the lead on many J Wrigley culinary events, this white blend brings out the best of our Chardonnay, Pinot Gris and Riesling fruit in a wine that is as beautiful as Nana herself!



Cellar Treatment: Stainless
Appellation: McMinnville AVA



POPPY'S BLOCK PINOT NOIR

Consisting of fruit from a special block of grapes watched over by Jody's father in his final year, this single-clone Wadenswil Pinot Noir is rich in character with a complex finish you will always remember!

Cellar Treatment: French Oak
Appellation: McMinnville AVA

Current Releases

- Bubbles
- 2022 Estate Rose of Pinot Noir
- Nana's Cuvée
- 2022 Pinot Gris
- 2020 Estate Riesling
- 2021 Acceptance Block Estate Chardonnay
- 2021 Mac Cuvée Pinot Noir
- 2021 Estate Pinot Noir
- 2021 828 Single Clone Estate Pinot Noir
- Black Roads Dessert Wine



Wine Production



MAC CUVÉE PINOT NOIR

Appellation: McMinnville AVA

Cellar Treatment: French Oak

The most fruit-forward of all the J Wrigley Pinot Noirs, Mac Cuvée is a delicate wine with a light pallet, soft tannin from less barrel time and a light finish. This wine is perfect to open at the end of a week day, or take along on a summer picnic.

A perfect go anywhere wine!

-John Wrigley, Winemaker



ESTATE PINOT NOIR

Appellation: McMinnville AVA

Cellar Treatment: French Oak

J Wrigley Estate wine is blended with a strict protocol that includes each of the Pinot Noir clones in our vineyard and results in wines that celebrate vintage variation. A medium body and medium tannin wine, the Estate has a vibrant acidity and smooth finish. An excellent choice for lovers of Pinot Noir wines and a consistent favorite of J Wrigley guests.



ESTATE PROPOSAL BLOCK PINOT NOIR

Appellation: McMinnville AVA

Cellar Treatment: French Oak

Rich in color and intense dark cherry flavors, the Proposal Block Estate Pinot Noir blends Pommard, 777 and 115 clones to create a beautiful, silky mouthfeel that brings elegance and sophistication to any occasion. If J Wrigley carried a "Reserve" label, it would be our Proposal Block wines.



ESTATE SINGLE-CLONE 828 PINOT NOIR

Appellation: McMinnville AVA

Cellar Treatment: French Oak

Born of legend and arriving to the United States via a suitcase, few acres of clone Pinot Noir 828 are planted in the United States and we are exceptionally fortunate to have 2,500 vines included in our vineyard. These unique vines produce a luscious, deep, and luxurious bottle of wine driven by a complex pallet, balanced acidity and a strong finish. A Pinot Noir experience you will use to mark occasions to remember!



SYRAH

Appellation: Columbia Valley

Cellar Treatment: French Oak

J Wrigley Syrah is lovingly crafted from fruit sourced in Oregon's Columbia Valley. Lovers of Syrah wines will appreciate the bold jammy black fruit flavors of this elegant full-body wine.



BACK ROADS DESSERT WINE

A Solera style dessert wine, aged for almost five years and fortified with grape spirits, as well as a small percentage of Oregon Syrah.

Varietal Composition:

Old Vine Zinfandel

Cellar Treatment: Neutral Oak

BUBBLY!

Appellation: McMinnville AVA

Varietal Composition:

Chardonnay & Riesling

Cellar Treatment:

100% Stainless ~ CO2 Infused



Photo Gallery













Brett Veatch: Brett has over 20 years of real estate experience in which time he has carefully cultivated an extensive network of industry professionals and investment clientele. Brett is well known for his work on some of the largest off-market land sales transactions in the Willamette Valley.

Kendall Jones: Kendall is the vineyard and winery specialist for Agri-Investment Services. She has her degree in Wine Business Management, Viticulture and Enology from Washington State University as well as a previous career in the wine industry. She has worked for some of the largest wineries in the Northwest, including Ste. Michelle Wine Estates and Argyle winery. She has a vast network of industry contacts in wine business, vineyard development and vineyard management.



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