

# ROZA HILLS VINEYARD RATTLESNAKE HILLS AVA

YAKIMA COUNTY, WA | 659.98 +/- DEEDED ACRES OFFERED | OFFERED AT: \$2,950,000



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This Washington State vineyard offering is comprised of 659.98 +/- deeded acres. The asset is located approximately 15 miles northeast of Zillah, WA in the Rattlesnake Hills American Viticultural Area (AVA), a sub-appellation of both the Yakima Valley and Columbia Valley AVA's.

A distinguishing feature of this vineyard asset is its higher elevation relative to the surrounding area, which allows for cold air to drain from the vineyard site. The overall appellation's heightened elevation lessens the risk of spring and fall frosts and winter temperatures are typically warmer than other local growing regions, limiting the danger of hard freezes. This AVA is known for growing exceptional grapes that produce high-quality wines available to the market at reasonable prices.

The vineyard has been historically operated by a tenant, using typical farming practices for the area. There are 227.95 +/- acres of vineyard currently in production and comprised of 12 grape varieties, including but not limited to, Cabernet Sauvignon, Riesling, Chardonnay, and Merlot. The fruit is currently sold under year-to-year contracts with local wineries.

Irrigation water for the asset is provided by groundwater rights, accessed via wells located on the property, and surface water rights from the Roza Irrigation District (RID). There are 3 wells located on the property, which are authorized for irrigation of 250 acres using up to 1,700 gallons per minute and 1,040 acre-feet per year. In addition, there are 67.0 +/- acres shown as irrigable with Roza Irrigation District water. The water allocations included in the sale are not subject to Reclamation Reform Act acreage limitations.

There is a working wine production and barrel storage building, an equipment maintenance shop, and two manufactured homes located on the property and included in the sale of this asset. The 8,000 +/- square-foot wine and spirit production and barrel storage building is located within the vineyard and is currently licensed as a bonded winery and distillery. This facility currently houses tens of thousands of gallons of fermentation and storage tank capacity which will also be included in the sale along with crush and handling equipment. The facility also has a 500-gallon per day capacity distillation system that allows the estate grapes to be distilled into spirits.

All vineyard farming and harvesting equipment is included in the sale of this asset. Access to the data room, which contains a comprehensive list of included equipment, will be granted upon execution of a Non-Disclosure Agreement.

*Final acres to be included in the sale will be subject to a Boundary Line Adjustment.*

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# OVERVIEW

## TOTAL ACRES

- Per the Yakima County Assessor, there are 659.98 +/- deeded acres included in the sale of this asset.
  - » The deeded property consists of four tax parcels.
  - » The total property tax payment for 2024 is \$32,041.58.
- There are 227.95 +/- acres of vineyard currently in production and comprised of 12 grape varieties, including but not limited to, Cabernet Sauvignon, Riesling, Chardonnay, and Merlot.
- There are 432.03 +/- acres which consist of non-planted acres, roads, windbreaks, and other acres.

## ZONING

- Per the Yakima County Planning Department, the property is located within an Agricultural Zone (AG) with a minimum parcel size of 40 acres.

## CURRENT FARM OPERATION & YIELDS

- This vineyard asset has been operated by a tenant for several years, using typical farming practices for the area.
  - » The fruit is currently sold under year-to-year contracts.
- Access to the data room, which contains production records and other confidential information, will be granted upon execution of a Non-Disclosure Agreement.

## IRRIGATION & WATER RIGHTS

- Irrigation water for the asset is provided by both groundwater rights and surface water rights from the Roza Irrigation District (RID).
- There are 3 wells located on the property, which are authorized for irrigation of 250 acres using up to 1,700 gallons per minute and 1,040 acre-feet per year.
- There are an additional 67.0 +/- acres shown as irrigable via RID allotments.
  - » The 2024 RID irrigation assessment is \$13,534.00.
  - » The RID block, within which this asset lies, has been paid off and is not subject to Reclamation Reform Act acreage limitations.
- The residences are served by domestic wells and private septic systems, which serve sanitation needs.



## INCOME SOURCES – CURRENT AND POTENTIAL

- Current income sources:
  - » Fruit sales.
  - » Onsite wine production.
- Potential, additional income sources:
  - » Custom crush operations.
  - » Residential leases.
  - » Re-development into other permanent crops.

## STRUCTURES

- Residences:
  - » 1,792 +/- square-foot manufactured home with 288 +/- square foot carport.
  - » 576 +/- square-foot manufactured home.
- Buildings:
  - » 8,000 +/- square-foot commercial building, currently used as a licensed and bonded winery and distillery.
  - » 2,160 +/- square-foot utility building, currently used as an equipment maintenance shop.
- Wind Machines:
  - » 4 propane-powered wind machines



# RATTLESNAKE HILLS AVA

Awarded appellation status in 2006, the Rattlesnake Hills AVA is the ninth federally recognized American Viticultural Area and is entirely contained within the Yakima Valley AVA. Hills form the northern boundary of Yakima Valley, and the AVA includes land between the north bank of the Sunnyside Canal and the entirety of the southern slopes of the Rattlesnake Hills between Outlook and the Wapato Dam. The AVA is centered on the city of Zillah. With elevations ranging from 850 to 3,085 feet, this AVA contains the highest point in the Yakima Valley AVA.



The Rattlesnake Hills AVA is comprised of approximately 68,500 total acres. Primary grape varieties grown here include Riesling, Merlot, Cabernet Sauvignon, and Chardonnay. Typically, vineyards are located on ridges and terraces and in areas with good air drainage, which lessens the risk of spring and fall frost.





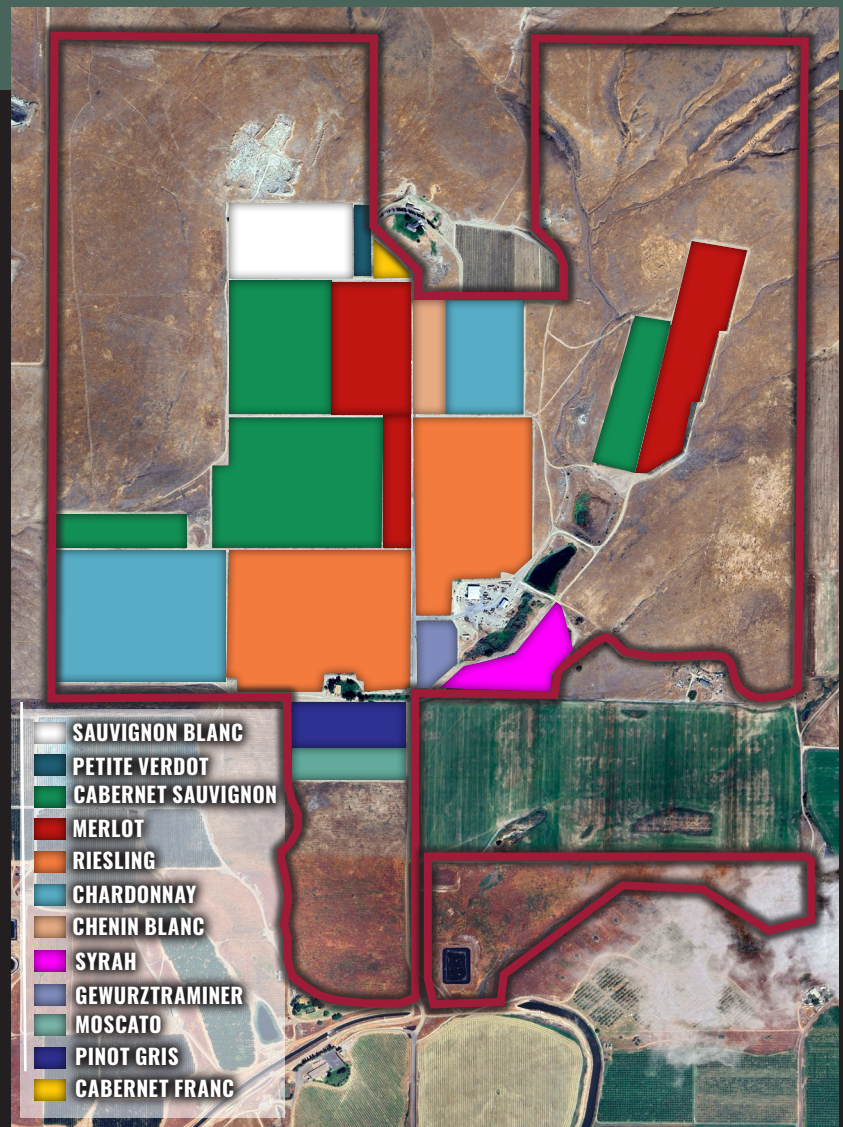
# VARIETALS

The Rattlesnake Hills AVA is almost evenly split between red and white wine grapes with reds having a slight edge. The earliest vines at Rattlesnake Hills were planted in 1968. Riesling is a dominant white grape in this region producing wines with aromas and flavors of lime, lemon, and green apple. Other sites in the appellation offer flavors with a little more stone fruit, particularly peach. With 18+ wineries and 29 vineyards, the Rattlesnake Hills AVA provides many Washington producers with Cabernet Sauvignon, Malbec, Merlot, Syrah, Chardonnay, and Riesling.

The Yakima Valley AVA grows more than 40 different varieties of wine grapes. The success of this diversity can be attributed to the many different growing aspects within the AVA. The micro-climates, heat variations, and different soil types within the AVA play a major role in successfully growing a wide variety of grape varieties.

This asset has a total of 227.95 +/- acres of vines currently in production and is comprised of the following grape varieties:

Variety	Planted Acres
Cabernet Franc	1.00
Cabernet Sauvignon	57.20
Chardonnay	41.90
Chenin Blanc	4.00
Gewurztraminer	3.00
Moscato	4.00
Merlot	35.50
Petite Verdot	1.00
Pinot Gris	6.00
Riesling	56.80
Sauvignon Blanc	11.85
Syrah	5.70
<b>Total Planted Acres</b>	<b>227.95</b>





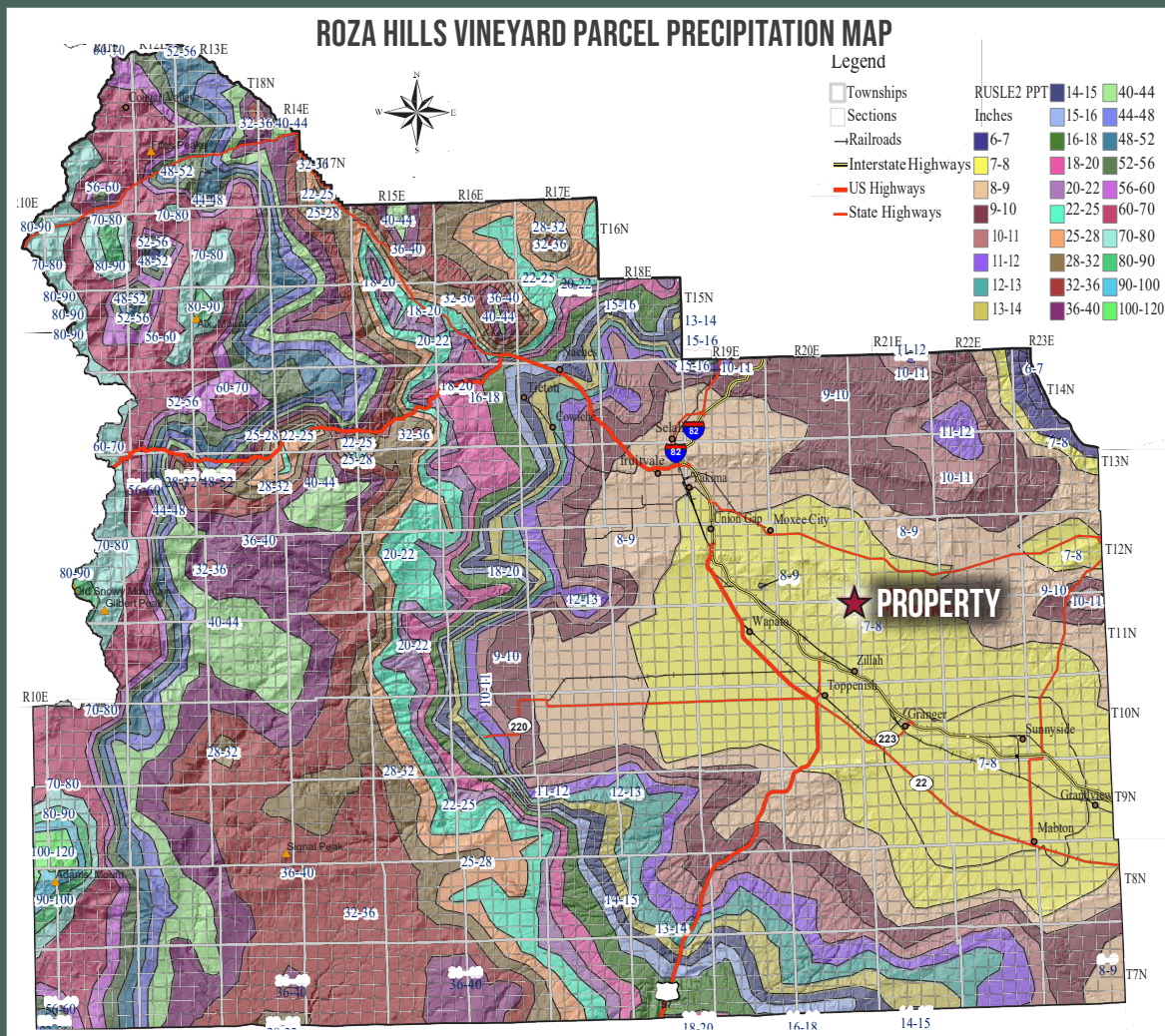
# IRRIGATION & WATER RIGHTS

Irrigation water for the asset is provided by groundwater rights, accessed via wells located on the property, and surface water rights from the Roza Irrigation District (RID). There are 3 wells located on the property, which are authorized for up to 1,700 gallons per minute, 1,040 acre-feet per year, and the irrigation of 250.0 +/- acres.

In addition, there are 67.0 +/- acres shown as irrigable via the Roza Irrigation District. These water allocations, included in the sale, are not subject to Reclamation Reform Act acreage limitations. The 2024 RID irrigation assessment for these rights totals \$13,534.00.

The planted acres are currently irrigated via drip-line irrigation. All irrigation infrastructure located on the property is included in the sale of this asset.

The residences and shop buildings are served by domestic wells and private septic systems, which serve sanitation needs.





# CLIMATE & SOILS

Encompassing an expanse of hills running east to west along the northern point of the Yakima River and south of Moxee Valley, the Rattlesnake Hills AVA lies within both the established Columbia Valley and Yakima Valley appellations. Several factors distinguish the 68,500 acres of the Rattlesnake Hills area from others nearby.

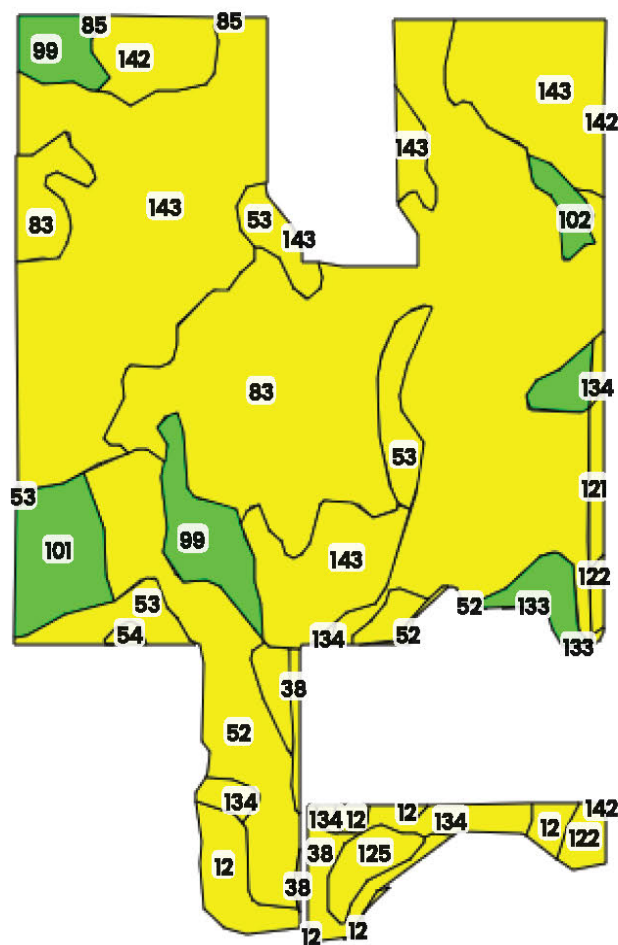
The Rattlesnake Hills has 2,683 - 2,870 annual degree-days (each degree that a day's mean temperature is above 50 degrees Fahrenheit is called a degree-day), which is temperate compared to the surrounding regions.

Fine, shallow silt loam soils left over from the ice age are the norm here. Sandier soils surround the AVA, but the silt loam on top of the rock and flood formations here provide the perfect soil structure for premium quality grapes.

To the west, the high Cascade Range shields the Rattlesnake Hills, and much of Eastern Washington, from ocean influences. The Umpatum Ridge, Yakima Ridge, and the Rattlesnake Hills ridgeline shields the grapevines from the freezing polar air from Canada that can severely damage or kill the vines.

This rich combination of elevation, soils, precipitation, and heat units creates an ideal growing region for a variety of permanent crops such as wine grapes, cherries, and apples.

ROZA HILLS VINEYARD PARCEL SOILS MAP



Code	Description	Acres	% of field	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
83	Moxee silt loam, 2 to 15 percent slopes	244.31	37.26 %	11	6	6	Well drained
143	Starbuck-Rock outcrop complex, 0 to 45 percent slopes	186.67	28.47 %	4	7	6	Well drained
52	Harwood-Burke-Wiehl silt loams, 8 to 15 percent slopes	49.16	7.50 %	12	4	6	Well drained
101	Ritzville silt loam, 8 to 15 percent slopes	32.75	4.99 %	22	4	3	Well drained
53	Harwood-Burke-Wiehl silt loams, 15 to 30 percent slopes	27.15	4.14 %	11	6	6	Well drained
99	Ritzville silt loam, 2 to 5 percent slopes	25.67	3.91 %	22	2	3	Well drained
12	Burke silt loam, 8 to 15 percent slopes	17.03	2.60 %	10	4	6	Well drained
142	Starbuck silt loam, 2 to 15 percent slopes	15.50	2.36 %	11	6	6	Well drained
134	Shano silt loam, 8 to 15 percent slopes	13.22	2.02 %	15	4	6	Well drained
38	Finley silt loam, 2 to 5 percent slopes	11.58	1.77 %	11	3	6	Well drained
125	Scooteneys silt loam, 2 to 5 percent slopes	7.56	1.15 %	12	2	6	Well drained
122	Scoon silt loam, 8 to 15 percent slopes	5.84	0.89 %	9	6	6	Well drained
102	Ritzville silt loam, 15 to 30 percent slopes	5.10	0.78 %	21	6	4	Well drained
50	Harwood-Burke-Wiehl silt loams, 2 to 5 percent slopes	4.52	0.69 %	12	3	6	Well drained
121	Scoon silt loam, 5 to 8 percent slopes	4.39	0.67 %	9	6	6	Well drained
10	Burke silt loam, 2 to 5 percent slopes	3.58	0.55 %	10	3	6	Well drained
54	Harwood-Burke-Wiehl silt loams, 30 to 60 percent slopes	1.22	0.19 %	7	-	7	Well drained
85	Moxee cobbly silt loam, 0 to 30 percent slopes	0.36	0.05 %	10	6	6	Well drained
133	Shano silt loam, 5 to 8 percent slopes	0.12	0.02 %	16	3	6	Well drained
33	Esquatel silt loam, 2 to 5 percent slopes	0.00	0.00 %	21	2	3	Well drained



# CURRENT OPERATION

There are 227.95 +/- measured acres currently in production. Per a third-party water report, there may be up to 317 +/- total acres with the ability to be irrigated. The onsite winery building is currently licensed as a bonded winery and distillery.

The vineyard has been historically operated by a tenant, using typical farming practices for the area. The fruit has been sold under year-to-year contracts.

There are four propane-powered wind machines located on the property and included in the sale of this asset.





# BUILDINGS

There is an operating wine production and barrel storage building, an equipment shop, two manufactured homes, and a carport located on the property and included in the sale of this asset.

The 8,000 +/- square-foot wine and spirit production and barrel storage building is located within the vineyard and is currently licensed as a bonded winery and distillery. This facility currently houses tens of thousands of gallons of fermentation and storage tank capacity which will also be included in the sale. The facility also has a 500-gallon per day capacity distillation system that allows the estate grapes to be distilled into spirits.

There is also a 2,160 +/- square-foot, fully outfitted vineyard equipment shop used for the maintenance and storage of the included farm equipment.

The manufactured homes are currently occupied by vineyard foremen. A new owner could utilize the homes for vineyard staff or rent them out for an additional source of income.

*There is an additional parcel available with a large, single-family residence and planted vineyard acres – please contact the Listing Agent for more information.*





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