

Ellis Vineyard on the Applegate River
18485 North Applegate RD
Grants Pass, OR 97527

\$3,400,000
118.580± Acres
Jackson County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

**Ellis Vineyard on the Applegate River
Grants Pass, OR / Jackson County**

SUMMARY

Address

18485 North Applegate RD

City, State Zip

Grants Pass, OR 97527

County

Jackson County

Type

Farms, Riverfront, Ranches

Latitude / Longitude

42.25677 / -123.174613

Taxes (Annually)

958

Acreage

118.580

Price

\$3,400,000

Property Website

<https://www.landleader.com/property/ellis-vineyard-on-the-applegate-river-jackson-oregon/57098>



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PROPERTY DESCRIPTION

The Ellis Vineyard is located within the heart of the Applegate Wine Trail which has gained significant popularity in recent years. Visitors from all over come here for the ever-popular wine tasting experience coupled with scenic beauty. The area produces award-winning wines and is home to some of the oldest vineyards in Oregon. Nearby Medford has all the amenities you need including a commercial airport. Many will tell you they get a “homey vibe” as they enter this area for the first time. You will just know what a quality place this is to live.

This property has many locations well suited to build your dream home overlooking your vineyard and the Applegate River. The property currently has a 1,560 square foot farm storage building and six wind machines. The Applegate Library, tucked away on the Eastern boundary, is part of this estate and is currently leased to the public offering many potential tax benefits to the new owner (buyer to seek financial advice from a certified tax professional).

The Ellis Vineyard is comprised of 118.58 acres (per the county assessor) with a total of 67+- vine acres. The vines are made up of Pinot Gris (57.7 +- acres) and Chardonnay (10 +- acres). The property comes with 79 +- acres of water rights with a senior priority date of 1912. The opportunity this vineyard offers is tremendous as the seller is offering three opportunities to the future owner. They are 1) the buyer to take over operations of the vineyard at close of escrow or 2) purchase of the property comes with contracts for the grapes and/or professional management from the seller or 3) seller to lease back the vineyard from the buyer with a cash lease. The leaseback option would be the lowest risk to you as the buyer and require far less capital and skillset needed for operations than directly operating yourself. You can enjoy your vineyard with as much headache as you want!

The Ellis Vineyards comes with approximately a half mile of the Applegate River. The only thing the area grows better than wine is an abundance of steelhead and cutthroat trout. Fly-fishing known to be world class and is considered to be among the best in the entire Pacific Northwest. This can all be at your doorstep! This is a great opportunity to build your dream home or your own award-winning winery in a highly desired area of Southwest Oregon. This property comes with an established vineyard allowing for significant income potential thus saving you large amounts of work, time, and expense. More information is available upon request for qualified buyers only.

Co-listed with Rich Holstrom of Rich Holstrom Real Estate, LLC.



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Locator Map

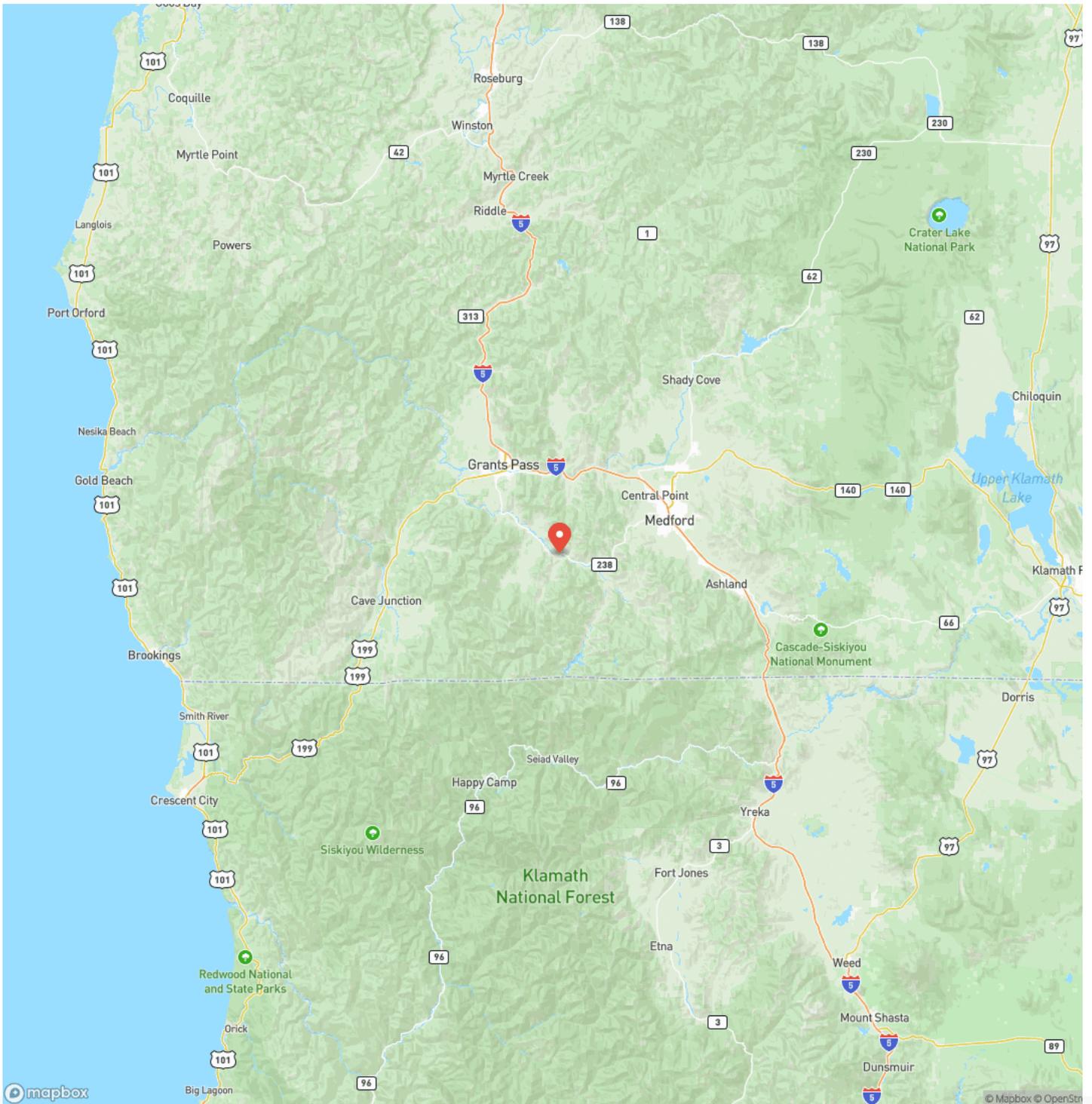


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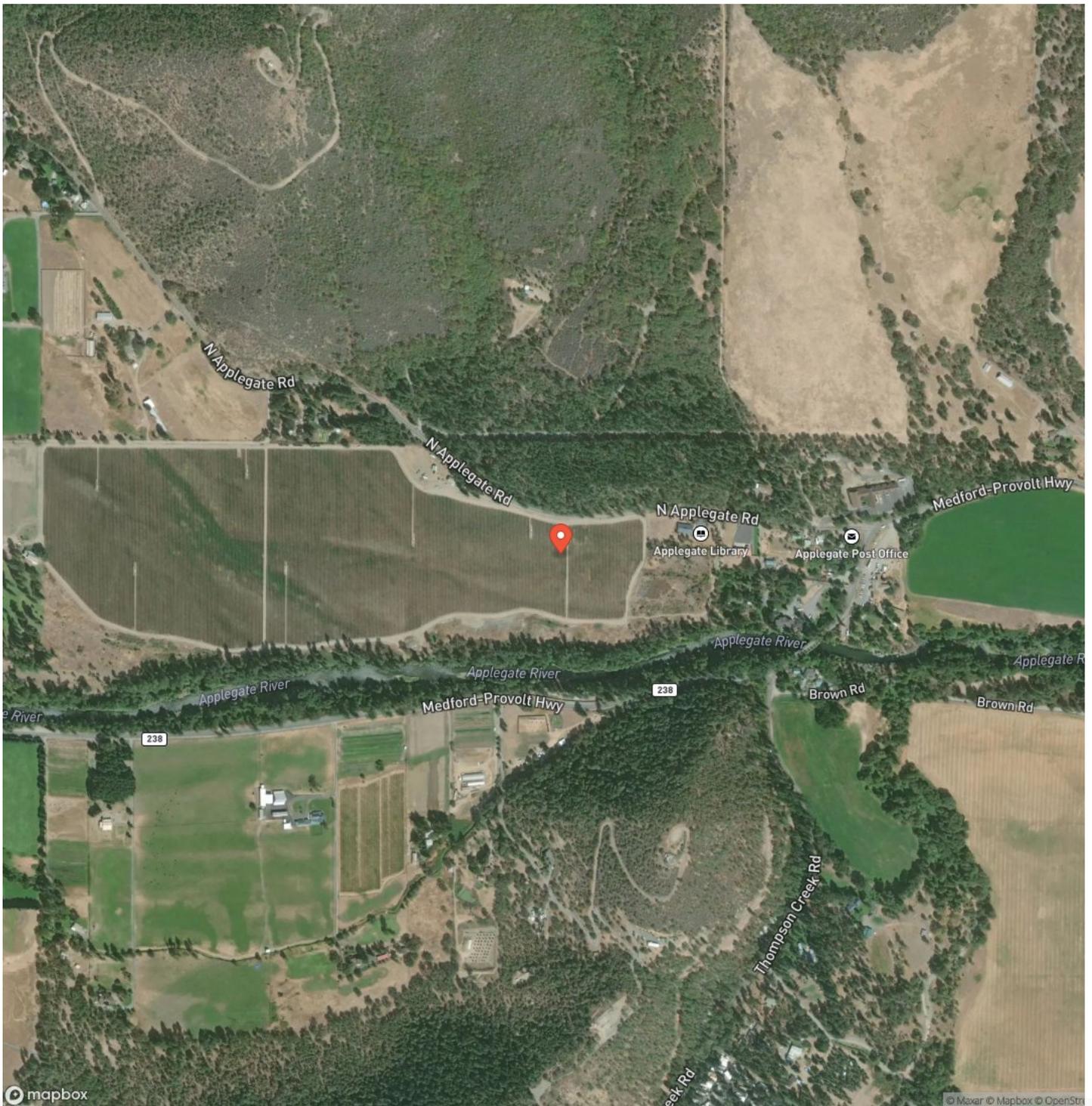
Locator Map



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Satellite Map



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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