

Award-Winning Organic Vineyard
175 Quail Lane
Grants Pass, OR 97526

\$995,000
10.400± Acres
Josephine County



**Award-Winning Organic Vineyard
Grants Pass, OR / Josephine County**

SUMMARY

Address

175 Quail Lane

City, State Zip

Grants Pass, OR 97526

County

Josephine County

Type

Undeveloped Land, Lot

Latitude / Longitude

42.476542 / -123.488732

Acreage

10.400

Price

\$995,000

Property Website

<https://www.landleader.com/property/award-winning-organic-vineyard-josephine-oregon/40750/>



MORE INFO ONLINE:

www.martinoutdoorproperties.com

PROPERTY DESCRIPTION

Experience the Essence of Excellence at a multiple Award-Winning Vineyard

This exceptional offering presents a rare opportunity for buyers seeking a remarkable property with a range of valuable assets. The excellent property encompasses an organic vineyard for sale, leased vineyard acreage, a legal home site, a renowned award-winning brand, and an entire inventory of wines. Nestled within the picturesque and temperate Rogue Valley of southwest Oregon, this vineyard stands as one of the region's most premier estates, boasting organic certification, pristine water quality, and incredibly fertile soils.

Organic Vineyard For Sale | Vineyard Acreage

Encompassing a total of 10.40 acres, the vineyard features approximately 8.08 net acres of vineyard, making it an enticing organic vineyard for sale. Additionally, this offering includes a long-term lease for an additional 2.00 net acres of vineyard. With the lease extending until December 2027 at a rate of \$4,000 per year, plus the option for a five-year extension, the total net acreage for this extraordinary opportunity reaches approximately 10.08 acres.

Organic Vineyard For Sale | Varietals

The vineyard is meticulously cultivated with a thoughtful selection of Pinot Noir and Tempranillo varietals, which collectively yielded just under 27 tons of production in 2022 across the expansive acreage. Certified by Oregon Tilth as an organic vineyard, this offering is an exceptional organic vineyard for sale, benefiting from the purest cultivation practices. The estate boasts full irrigation, drawing from 9.50 acres of water rights sourced from the nearby Rogue River. The water is efficiently distributed through a sophisticated drip irrigation system, comprising seven zones. Two 4" lines connect the vineyard to the river, and 2" lines transport the water from the pump house. With a single-phase pump capacity of 85 gallons per minute, the vineyard's irrigation needs are expertly met.

Organic Vineyard For Sale | High-Quality Soils & Desirable Location

The property features an enviable composition of high-quality loam soils, including approximately 6.3 acres of Class II Kerby loams (62%) and approximately 3.2 acres of Class III Wapato silt loams (31%), with the remaining balance classified as Class III. The location is equally exceptional, providing a harmonious balance between seclusion and convenience.

Just 5 miles away, the community of Merlin offers a range of amenities, while the Rogue Valley International Airport is a mere 38 miles away. For a change of pace, downtown Grants Pass is only 18 miles from the property. Situated at an elevation of 880 feet above sea level, the award-winning vineyard enjoys a highly sought-after climate with distinct seasons, including a mild winter and an extended growing season.

Southern Oregon's allure lies in its breathtaking natural beauty, abundant water sources, thriving wine industry, and the opportunity for niche agriculture, all intertwined with a rich small-town culture. This region captures the essence of a vibrant and fulfilling lifestyle, making it the perfect backdrop for an organic vineyard.

Organic Vineyard For Sale | Property Summary

With its efficient shape, prime location, level topography, generous size, fertile soils, and ample water rights, this offering stands as one of the most appealing vineyard properties in the region. Opportunities of this caliber seldom arise in the market, making this offering a truly extraordinary chance to own an exceptional organic vineyard for sale. Embrace the opportunity to embark on your agribusiness venture, build your dream vineyard estate, establish your own exclusive wine label, or even pursue all three ambitions simultaneously.

Moreover, the bundled offering nearly covers its own cost through the potential sale of the wine inventory, adding an extra layer of value and opportunity to this sought-after organic vineyard for sale. The esteemed vineyard awaits your vision and aspirations, providing the perfect canvas for your organic vineyard dream.

About Martin Outdoor Property Group



Brought to you by [Martin Outdoor Property Group](#) in partnership with [Land Leader](#). MOPG is a leading Southern Oregon Real Estate brokerage for wine and vineyard properties, commercial and residential development land, ranches, vineyards, and waterfront homes in the [Rogue Valley](#).



MORE INFO ONLINE:

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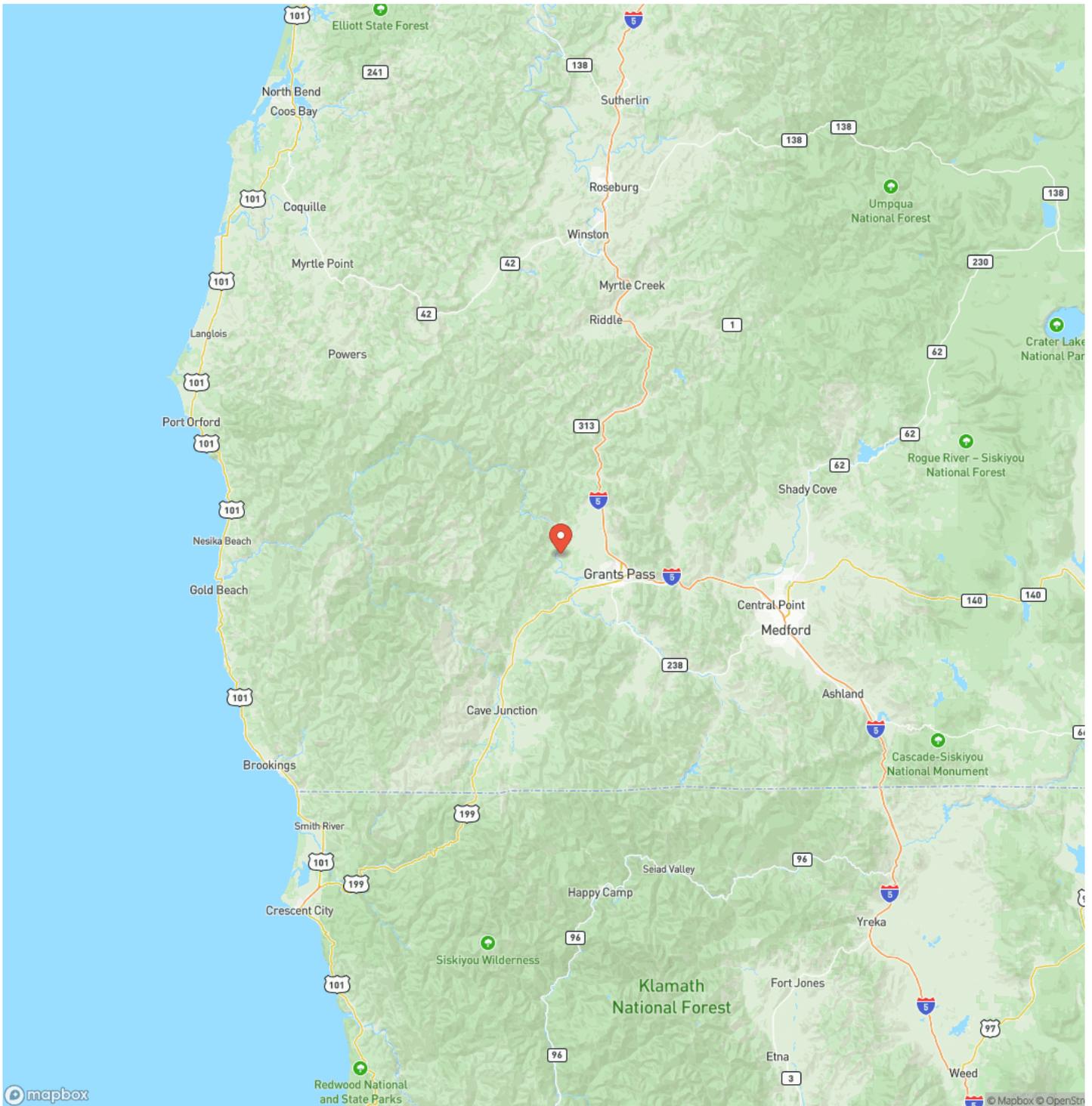
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Locator Map



Locator Map



Satellite Map



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