

**Pearl Vineyard on the Applegate River**  
300/400 Redlands Drive  
Grants Pass, OR 97527

**\$2,650,000**  
126± Acres  
Josephine County



**MORE INFO ONLINE:**

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

**Pearl Vineyard on the Applegate River  
Grants Pass, OR / Josephine County**

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**SUMMARY**

**Address**

300/400 Redlands Drive

**City, State Zip**

Grants Pass, OR 97527

**County**

Josephine County

**Type**

Farms, Ranches, Hunting Land, Recreational Land, Riverfront

**Latitude / Longitude**

42.385844 / -123.457796

**Taxes (Annually)**

1003

**Acreage**

126

**Price**

\$2,650,000

**Property Website**

<https://www.landleader.com/property/pearl-vineyard-on-the-applegate-river-josephine-oregon/57373>



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## Pearl Vineyard on the Applegate River Grants Pass, OR / Josephine County

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### **PROPERTY DESCRIPTION**

Phenomenal sporting opportunities meet breathtaking beauty, a desirable location and a lucrative business opportunity at the Pearl Vineyard. This property has an abundance of water rarely seen on 126.13 +- acres and even borders a state park. This is what every sportsman and land investor dreams of owning.

The Pearl Vineyard is comprised of 126+- total acres with 52+- acres is vine. Varieties are composed of 50.5+- acres of Pinot Noir and 2.8+- acres of Viognier. Block #11 was planted to 20.2+- acres of Pinot Noir in 2021 and should be producing approximately 3 tons to the acre in 2024 making the timing very well for a new buyer. The water rights are exceptional as they date back to 1899 and are sourced from the Applegate River.

The Income opportunities are very exciting as the seller is offering three options to prospective buyers. They are 1) Buyer to take over operations of the vineyard at close of escrow or 2) Buyer can purchase the property with contracts for the grapes and/or professional management from the seller or 3) Seller to lease back the vineyard from the buyer with an attractive cash lease (leaseback). The leaseback option would offer the lowest risk to you as a buyer and would require far less capital and skillset needed for operations than directly operating yourself. You have the options to enjoy your vineyard investment with as much headache as you want.

The water resources this property offers is a rarity. The Applegate River, ponds, and Slate Creek cover this property with an estimated 15.5 acres. The fishing in the Applegate River is known to be world class with an abundance of steelhead and cutthroat trout. The Northern portion of the property is covered with shallow pools of water which is rumored to be some of the best duck hunting in SW Oregon. This "business opportunity" may be the most enjoyable part of your investment portfolio.

The quaint town of Grants Pass is only 10+- miles away offering many amenities and events to keep you occupied. Grants Pass is known to be a great place to live and is in high demand. The nearby city of Medford compliments the area with commercial airfare only 36 miles away.

This is a great opportunity to own one of the finest properties in SW Oregon. With an established income producing vineyard, trophy fishing, duck hunting, and a location within a very desirable area. It's going to be tough to find a better deal. More information available upon request for qualified buyers only.

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



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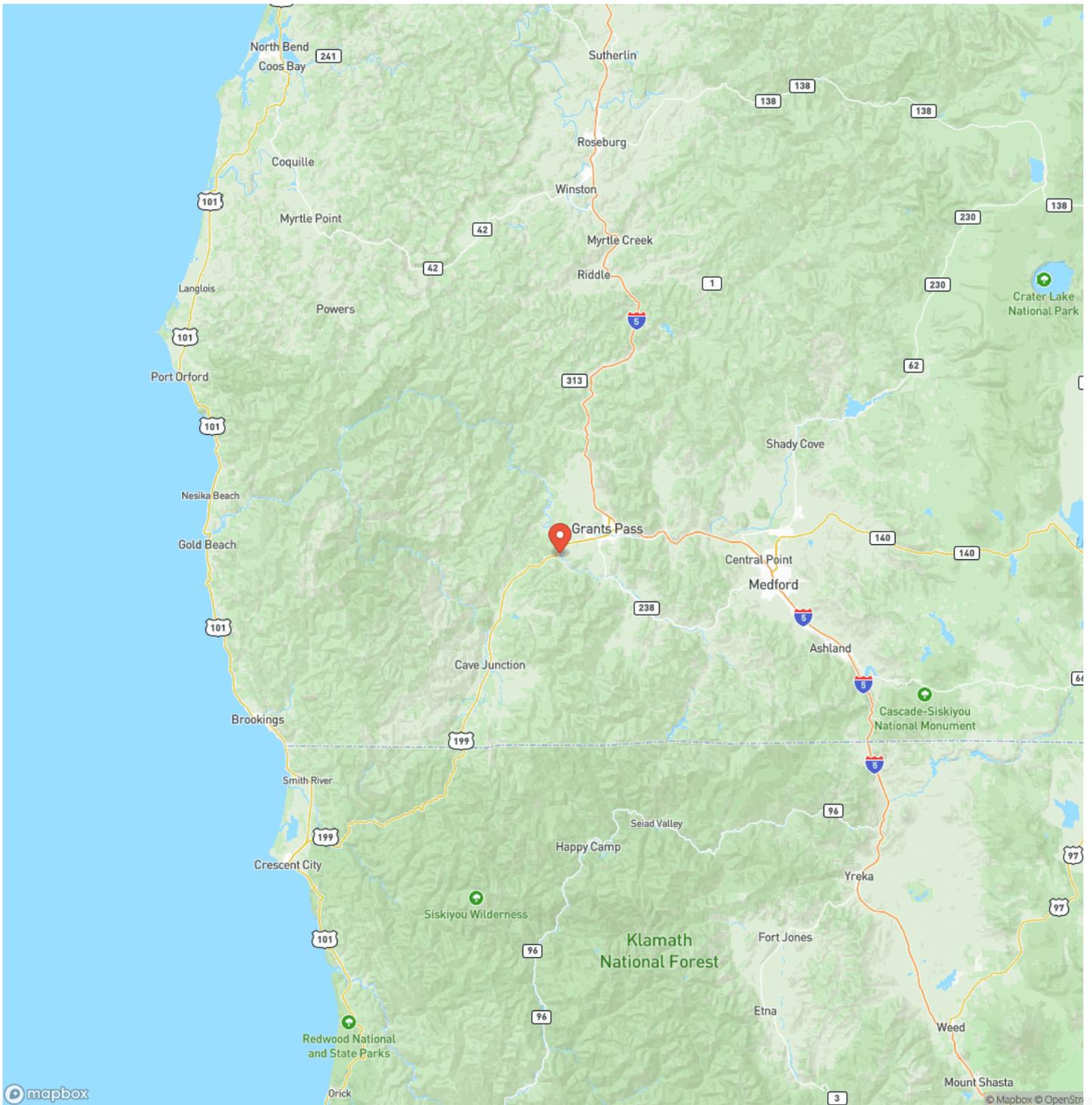
## Locator Map



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## Locator Map



## Satellite Map



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## **DISCLAIMERS**

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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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