

# Helmick Hill Vineyard

**57.5 Acres - Productive, Picturesque, and Private**

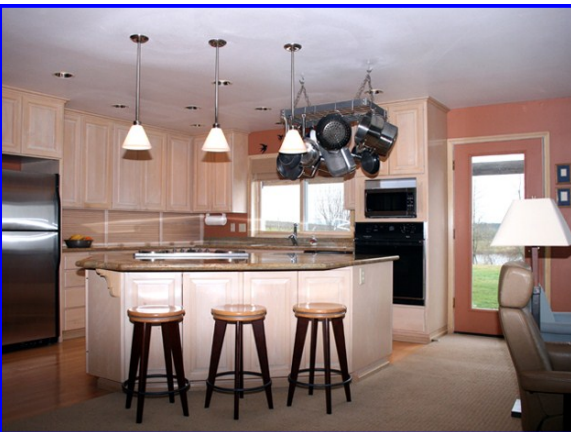


10845 Brateng Rd. Monmouth, OR 97361

**\$1,385,000.**

- 57.5 +/- Acres
- Established Willamette Valley Vineyard with Income
- Upscale 1-Level Custom Energy-Efficient Home-  
3 Bedrooms, 2.5 Bathrooms (2600+/- sq.ft.)  
Hardwood Floors & Spacious Vaulted Ceilings  
Granite Island Kitchen with Custom Cabinetry  
Cozy Family Room with Woodstove  
Large Windows to Maximize Views
- Beautiful Views from the Cascades to Coast Range including Mt. Jefferson
- Approximately 34 Acres planted in Award-winning, Income-Producing Grapes (clone list available)
  - 18 +/- Acres Pinot Noir
  - 11 +/- Acres Pinot Gris
  - 6 +/- Acres Pinot Blanc
- Irrigation with Water Rights permit for 51 Acres
- Vineyard leased in 2013 for \$72,000. with potential for 5-year extension
- 2 Ponds, Barn and Shop
- Trees, Meadows, Blueberries & Marionberries
- Polk County- Annual Taxes approx. \$3094.00
- TL 107, Sec 12, TL 110, Sec 11, T9S, R5W, W.M.
- RMLS #13522510
- Contiguous 2-Acre septic-approved building site also

available  
for additional  
\$195,000.



Information Contained Herein from Sources Deemed  
Reliable, But Not Guaranteed

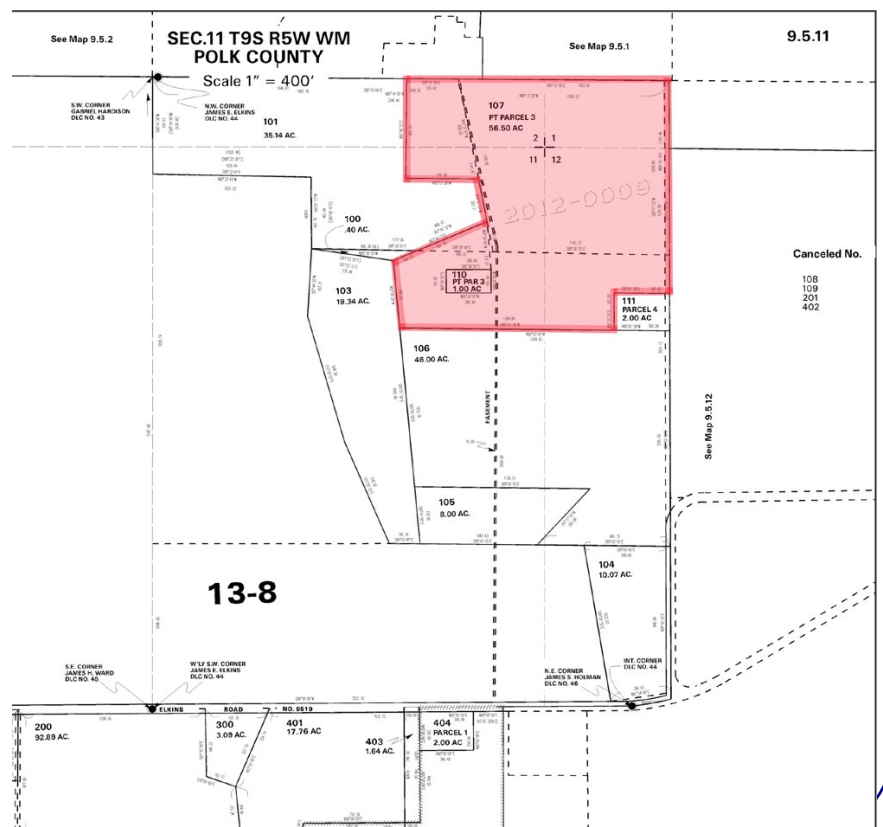
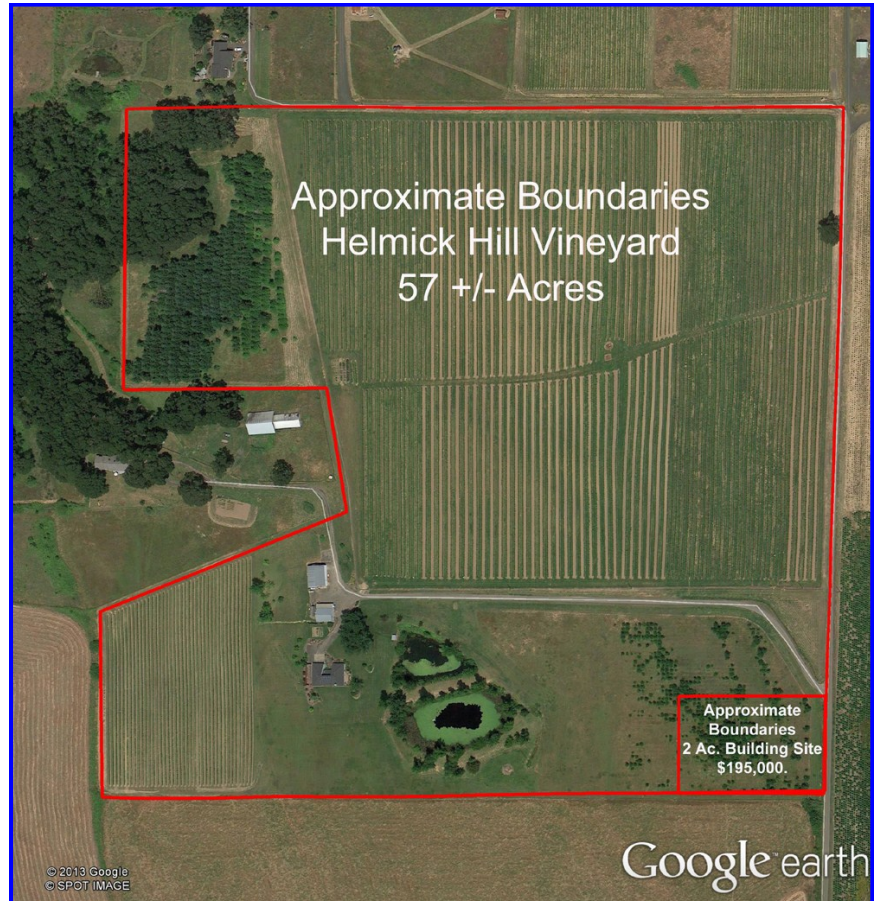


Eugene B. Wolf, Broker  
(503) 682-1789 (Office)  
(503) 704-5262 (Cellular)  
[www.wolfnw.com](http://www.wolfnw.com)

**WOLF NW Properties, Inc.**  
30003 SW 35th Dr. Wilsonville, Oregon 97070



# Helmick Hill Vineyard



**Eugene B. Wolf, Broker**  
**(503) 682-1789 (Office)**  
**(503) 704-5262 (Cellular)**  
**[www.wolfnw.com](http://www.wolfnw.com)**

**WOLF NW Properties, Inc.**  
 30003 SW 35th Dr. Wilsonville, Oregon 97070