

88 Ac. Yamhill County Vineyard Land

17371 SW Gopher Valley Rd. Sheridan, OR 97378



\$699,000.

- Buildable 88.5 +/- acres in Yamhill County Wine Country
- Approximately 4 Acres fenced with Vineyard-Pommard with Dijon clones 777 and 115 planted in 2010
- Additional 50 +/- acres with soils, slopes and elevation potentially suitable for vineyard expansion (approximately 15 acres with stumps removed)
- Approved transferable template test building site and septic soil evaluation per Yamhill County Planning (Buyer to verify)
- Paved road frontage with gravel road providing access to building site and vineyard area
- Drilled well for domestic water
- Predominantly Jory soils per NRCS
- Spectacular Territorial Views
- Adjacent to Dupee Vineyard and in close proximity to J. Wrigley, Brittan Vineyards, Yamhill Valley, Coeur De Terre & Youngberg Hill vineyards in the McMinnville AVA
- Zoned F-80; Yamhill County annual taxes : \$547.41
- Tax Lots 300 and 400, Section 13, T5S, R6W, W.M.
- RMLS # 18017880

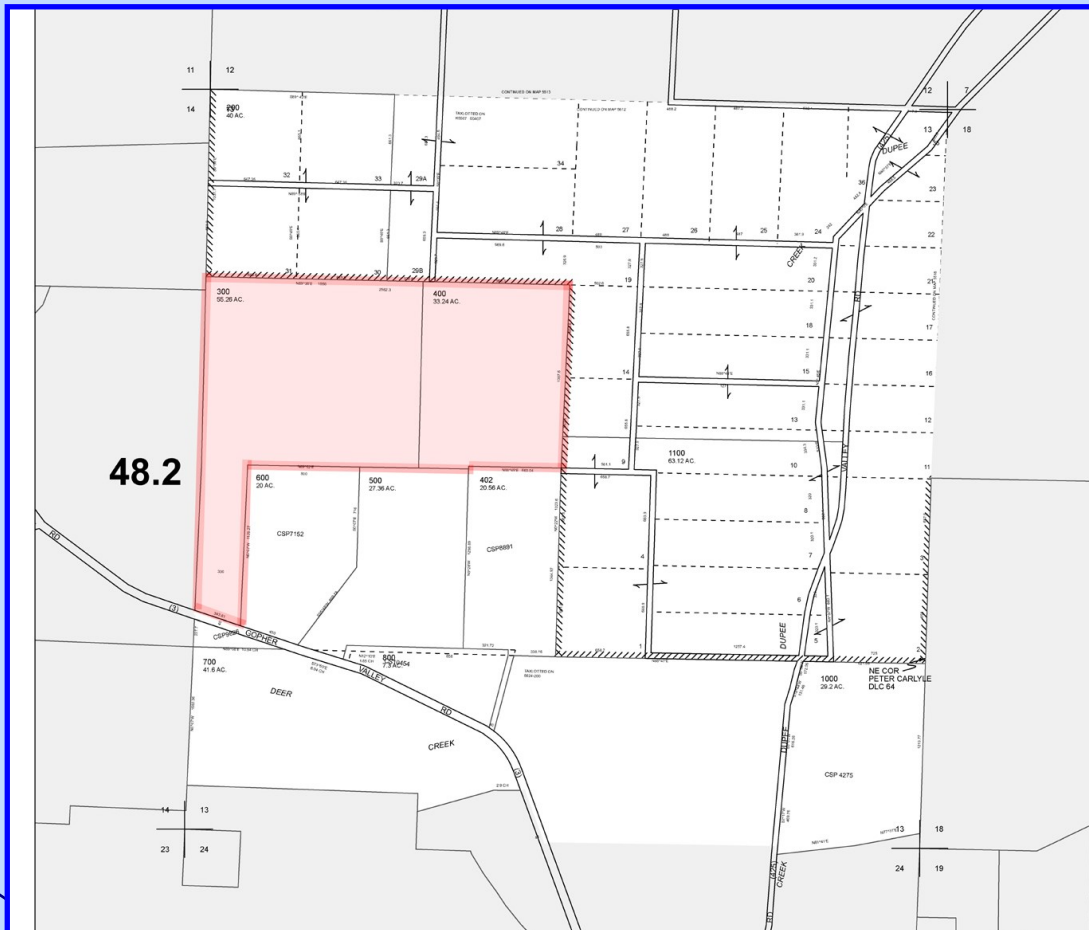
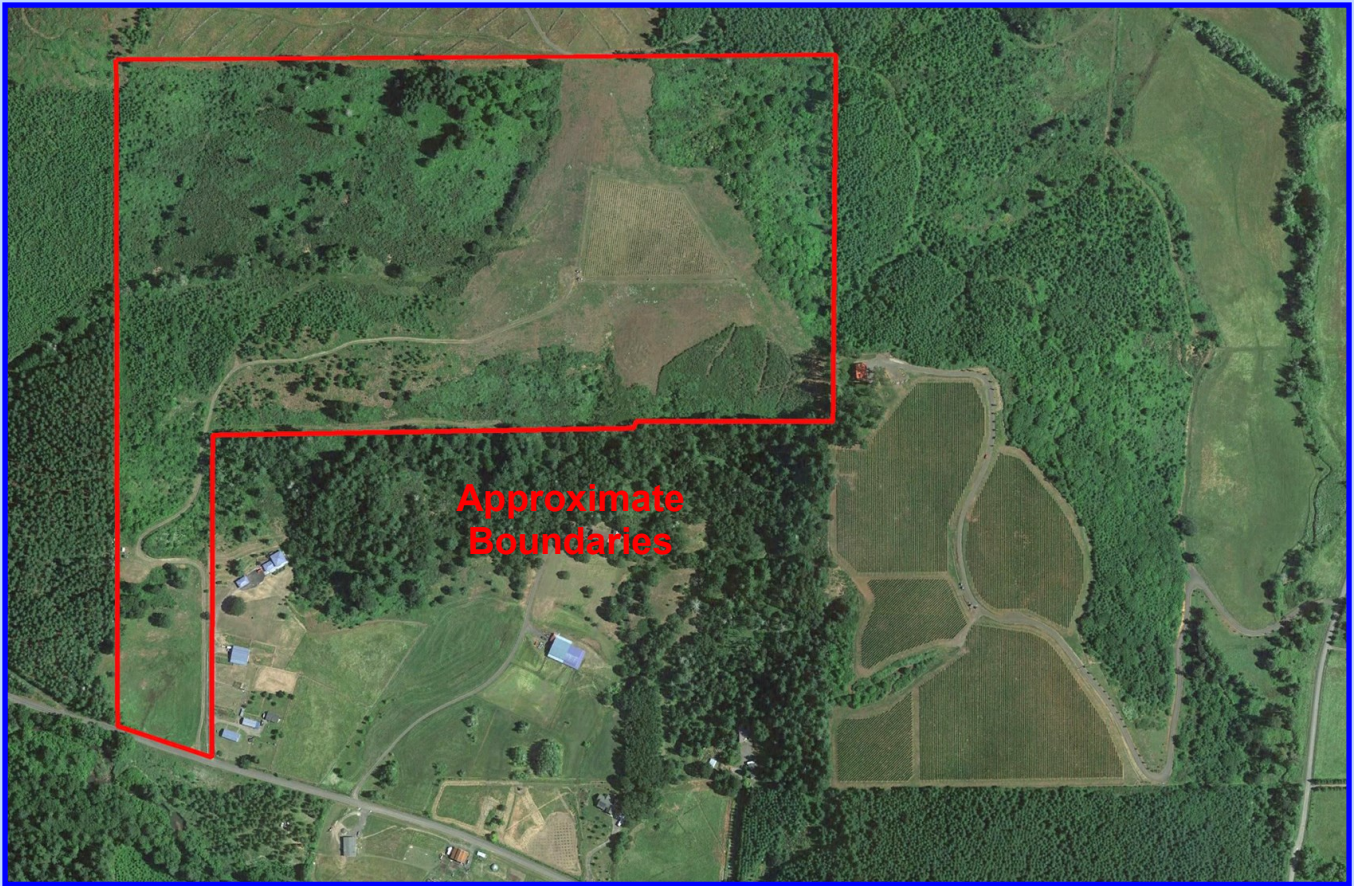


Eugene Wolf, Principal Broker

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WOLF NW Properties, Inc.

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ASSESSMENT & TAX
CARTOGRAPHY

SECTION 13 T.5S. R.6W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

CANCELLED TAXLOTS:
1300
02800
401
02100
02801

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