



Sullivan Lane: Vineyard Potential Site

NORTH VALLEY RD

Driveway

SULLIVAN LN

16695 NE Sullivan Ln
Newberg, OR 97132
58 +/- acres
\$2,750,000



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Buyer to verify buildability with Yamhill County.
Broker and Seller make no warranties or guarantees, including buildability.




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ESTATE PROPERTIES
VINEYARDS + COUNTRY LIVING

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Overview

Currently there is approx. 40 acres of Barcelona hazelnuts that could be replaced with vines in the next couple of years. Additionally, there is a 20 acre, 7-year-old Yamhill hazelnut orchard that is coming into its prime and will begin to generate good revenue (estimates of \$30,000/year of income). This orchard could be taken out down the road for further expansion of a vineyard if the new owner so wished.

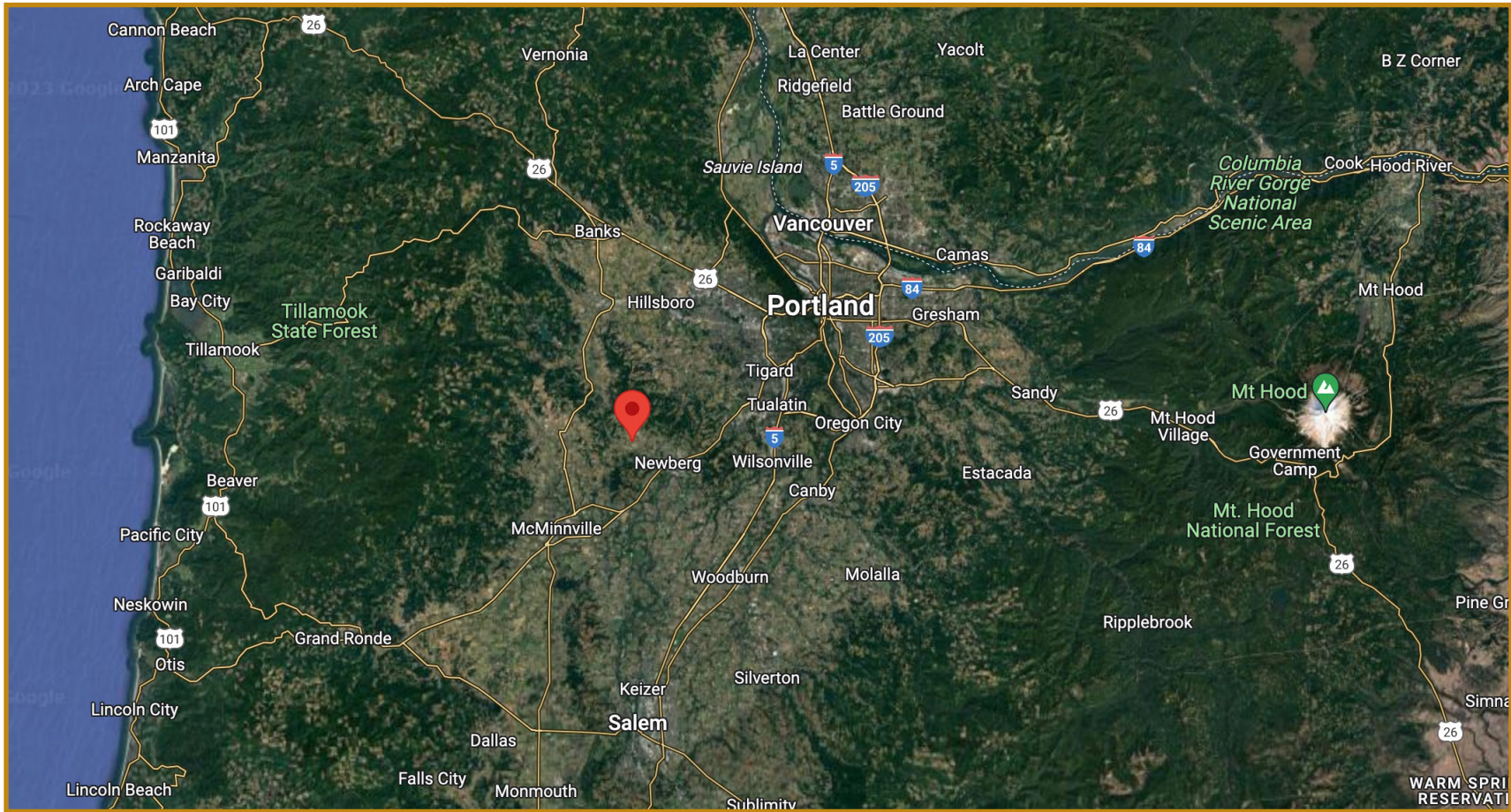
There are several pre-existing lots with potential buildability. The house has a 50 gal well and could be used for establishment purposes with an OWRD establishment permit.

Potential for reservoir where currently 2 acres of Wapato are planted.

Features:

- Home
- Shop and outbuildings
- Current hazelnut orchards
- Potential for vineyard





Distances from Hutson North

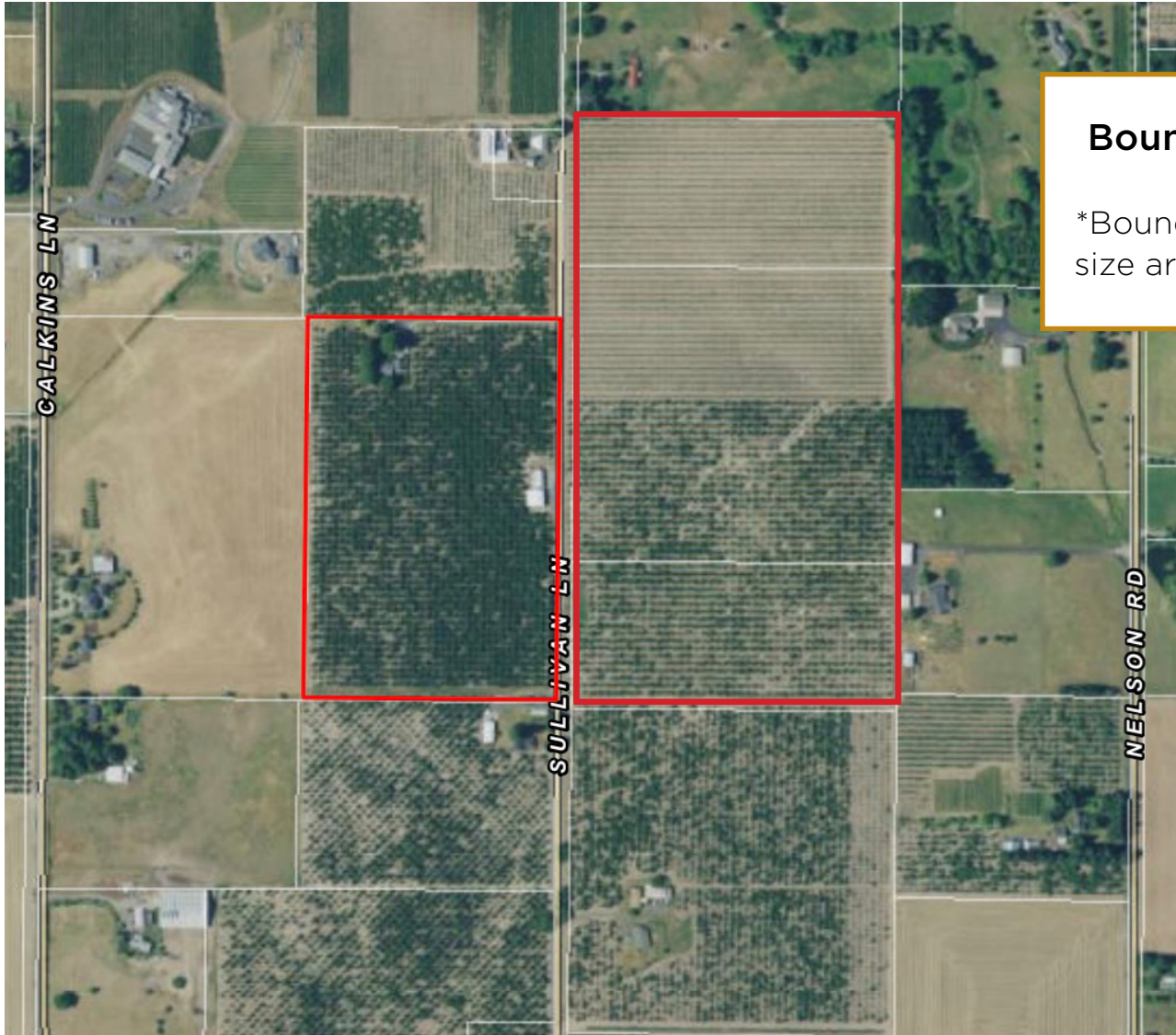
Portland — 48 minutes

Salem — 45 minutes

Note: Times are subject to change based on road conditions and traffic.



Property Outline



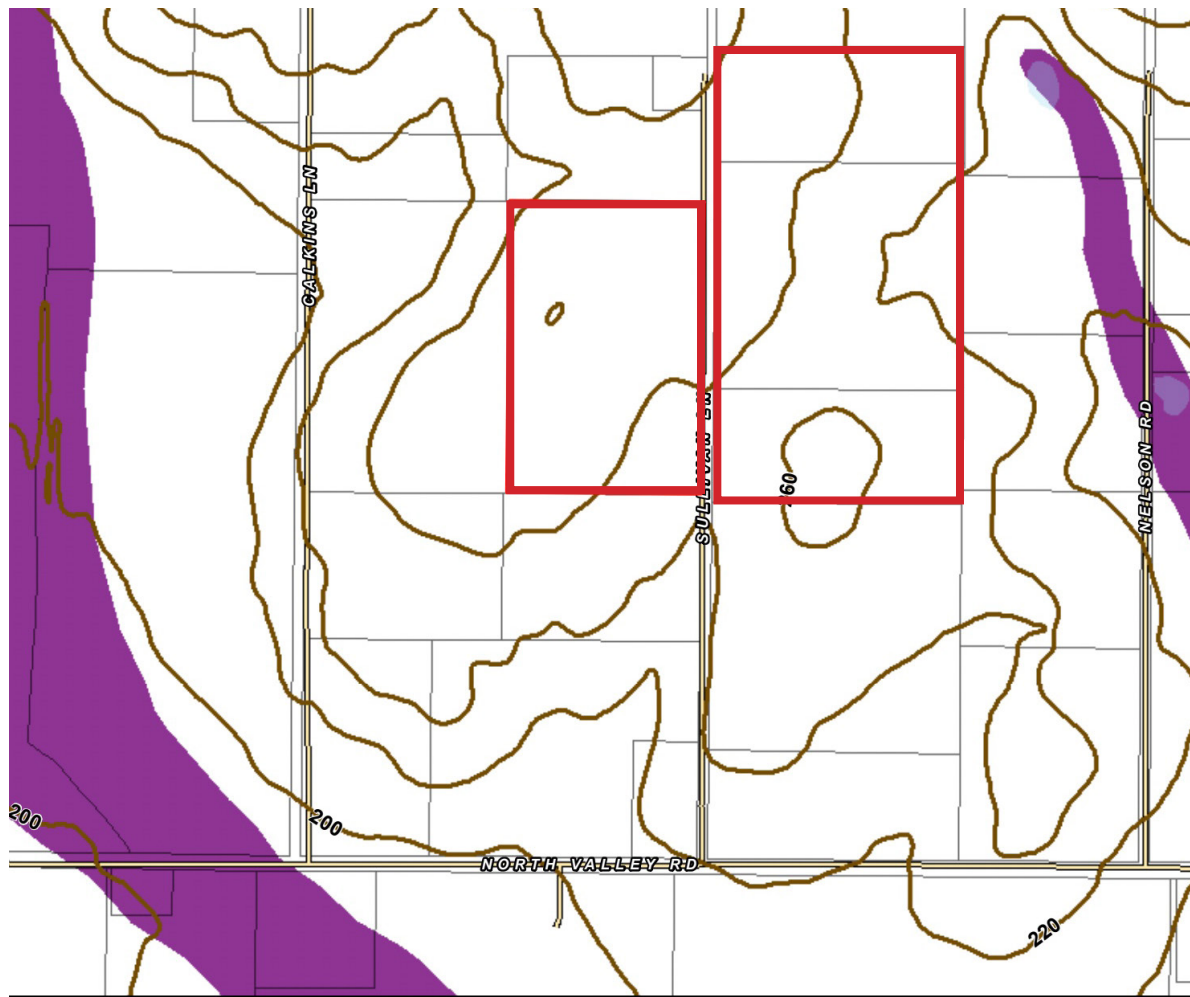
Boundary Lines in Red.

*Boundary lines and acreage size are approximations only.



Natural Features

*Boundary lines and acreage size are approximations only.



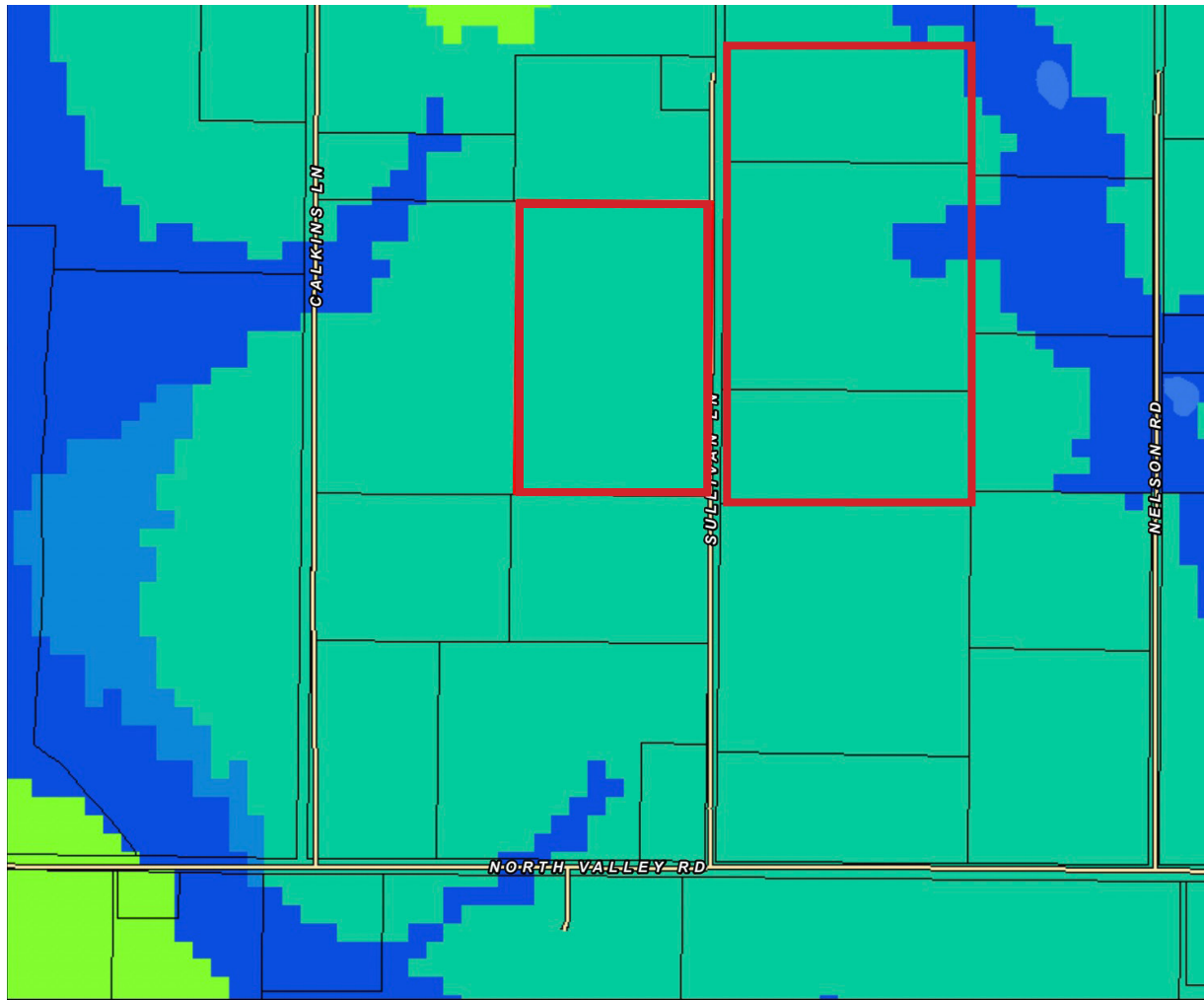
Natural Features

- Contour
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Special Floodway
- Wetlands
- Area of Undetermined Flood
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Future Conditions 1% Annual Chance Flood Hazard




Soil Drainage Map

*Boundary lines and acreage size are approximations only.



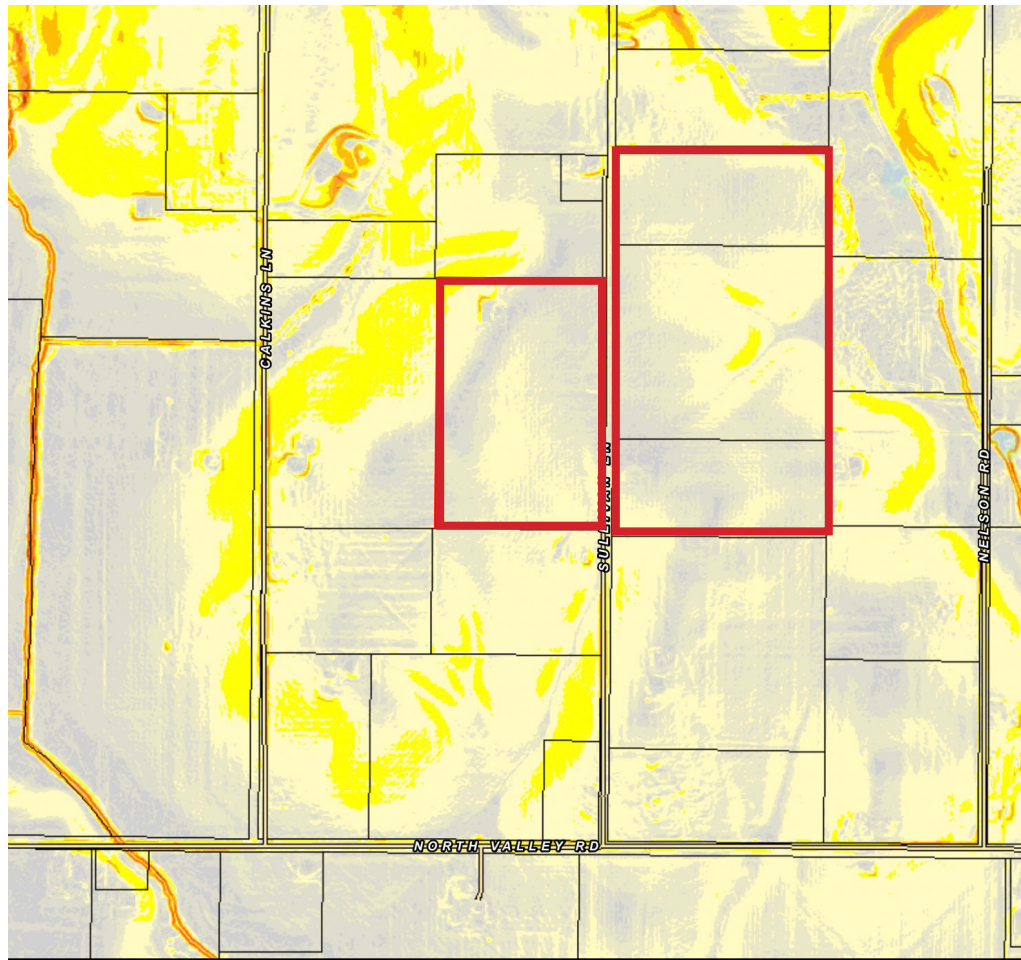
USA Soils Drainage Class

- | | | | |
|--|---|---|---|
|  Excessively |  Well Drained |  Somewhat Poorly Drained |  Very Poorly |
|  Somewhat Excessively |  Moderately Well Drained |  Poorly Drained |  Subaqueous |



Slope Map

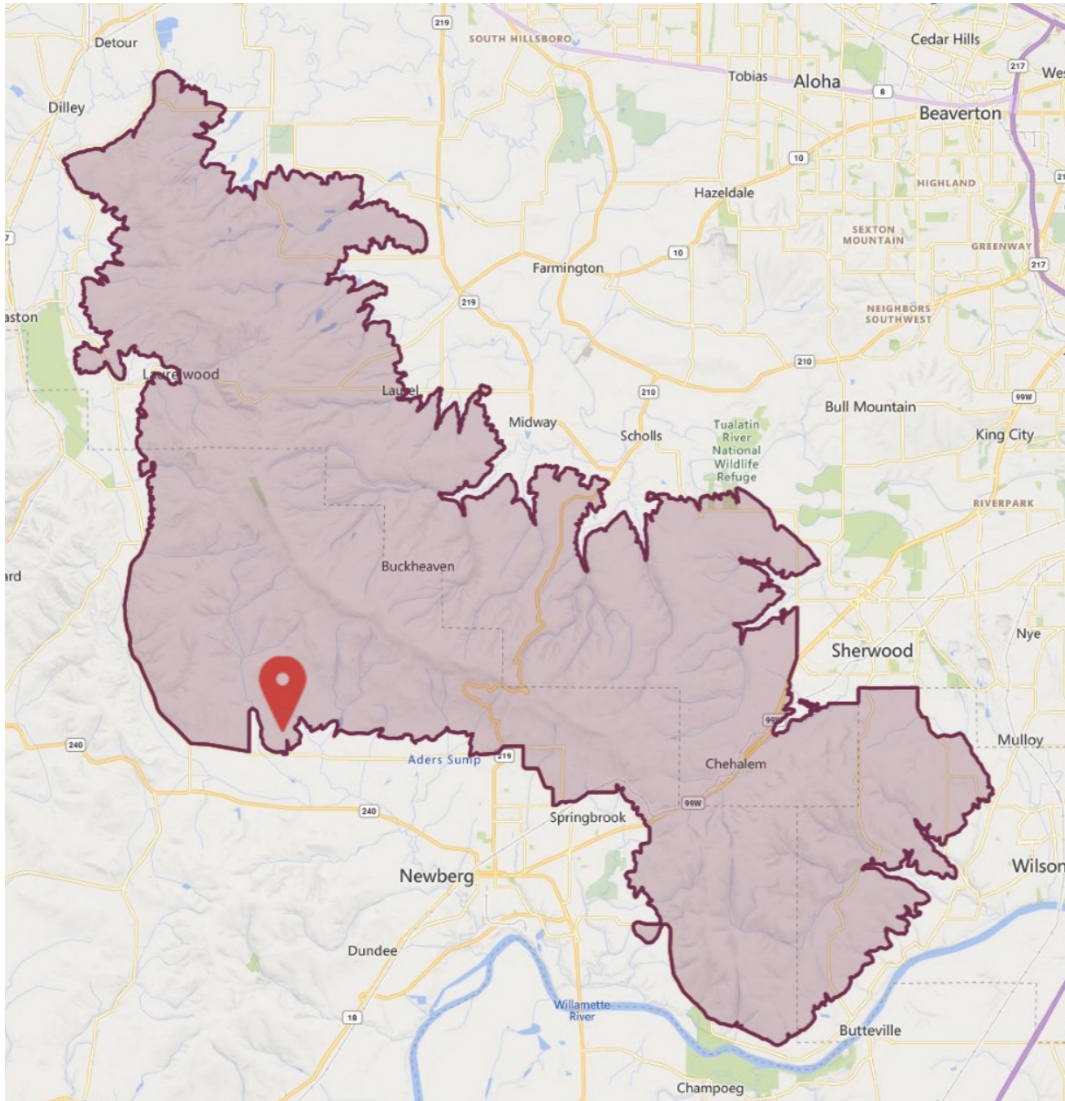
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Slope



Chehalem Mountains AVA Location





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Brett Veatch: Brett is the Regional Director for the Natural Resources Division of Berkshire Hathaway NW Real Estate. Licensed in Oregon, Washington and Idaho, he has over 20 years of real estate experience. Brett has consulted for and represented some of the largest off-market land sales transactions in the Willamette Valley. He has developed an extensive network of industry professionals and investment clientele. The Natural Resources Division specializes in farm, ranch, forest, recreational and rural estate properties. Their dedicated and knowledgeable staff are positioned to assist clients throughout the Northwest.

Kendall Jones: Kendall is the vineyard and winery specialist for Agri-Investment Services. She has her degree in Wine Business Management, Viticulture and Enology from Washington State University as well as a previous career in the wine industry. Kendall has worked for some of the largest wineries in the Northwest, including Ste. Michelle Wine Estates and Argyle winery. She has a vast network of industry contacts in wine business, vineyard development and vineyard management.