

# ARLINGTON VINEYARD

73809 Rattlesnake Road  
Arlington, Oregon  
103.26 acres  
**\$1,295,000**



**ESTATE PROPERTIES**  
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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# Notice

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Buyer to do own due diligence, no warranties or guaranties made.



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 [vineyardandcountryliving.bhhsnw.com](http://vineyardandcountryliving.bhhsnw.com)

 503.212.2735

 [vineyardandcountry@bhhsnw.com](mailto:vineyardandcountry@bhhsnw.com)

 Vineyard and Country Estate Properties

 [vineyard.and.country.living](https://www.instagram.com/vineyard.and.country.living)



# Overview

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Arlington Vineyard is located in the scenic Columbia River Gorge, with convenient access to HWY 84. The 20 acre vineyard is currently planted to Roussanne, Pinot Gris, Cabernet Franc, Viognier, and Tannat with 5 x 10.5 vine spacing. There are fantastic ground water rights with potential to expand the existing vineyard.

Located in the scenic Columbia River Gorge lies Arlington Vineyards. Just a short drive south from the charming town of Arlington, slightly west from Boardman and Southeast of Goldendale. Arlington Vineyards features convenient access to HWY 84 and is just a short drive from Bigs Junction to cross over into Washington. The 20 acre vineyard is currently...10.5 vine spacing. The crop is available for those interested in adding to their production or starting their own label. There are fantastic ground water rights with

potential to expand the existing plantings.

Build your dream home with beautiful views of the Columbia River Gorge and rolling grass hills. Enjoy the small town charm with the convenience of easy highway access to visit the metropolitan hubs.

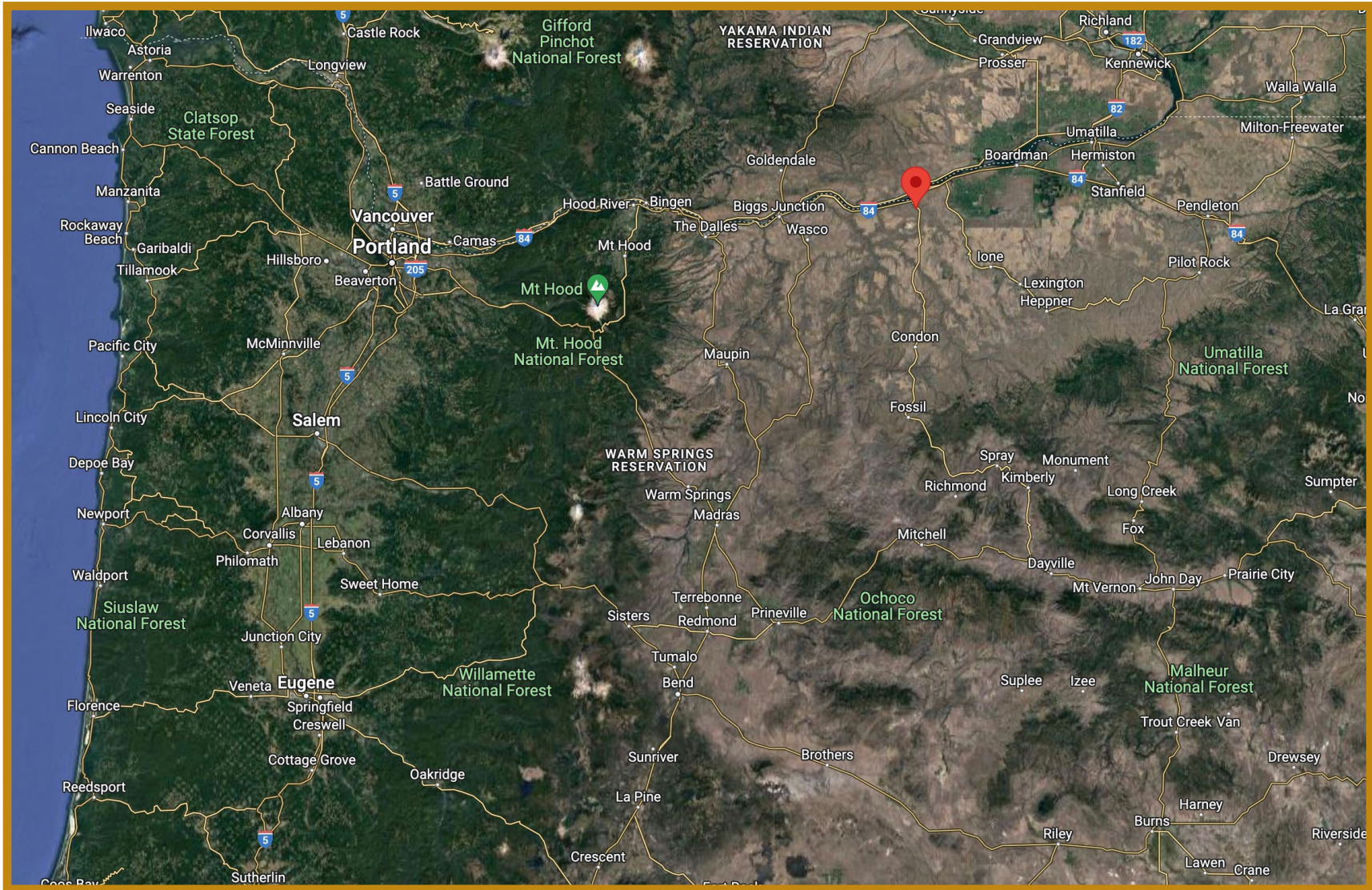
## **Featuring:**

- 103.26 acres
- 5 Different Varietals planted in Vineyard

**Offered at \$1,295,000**







### Distances to Town

Hermiston — 51 Minutes

Hood River - 1 Hour, 11 Minutes

Portland — 2 Hour, 10 Minutes

Walla Walla - 1 Hour, 50 Minutes





# Property Outline

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\*Boundary lines and acreage size are approximations only.





# Vineyard Map

**Legend:**

■ Roussanne

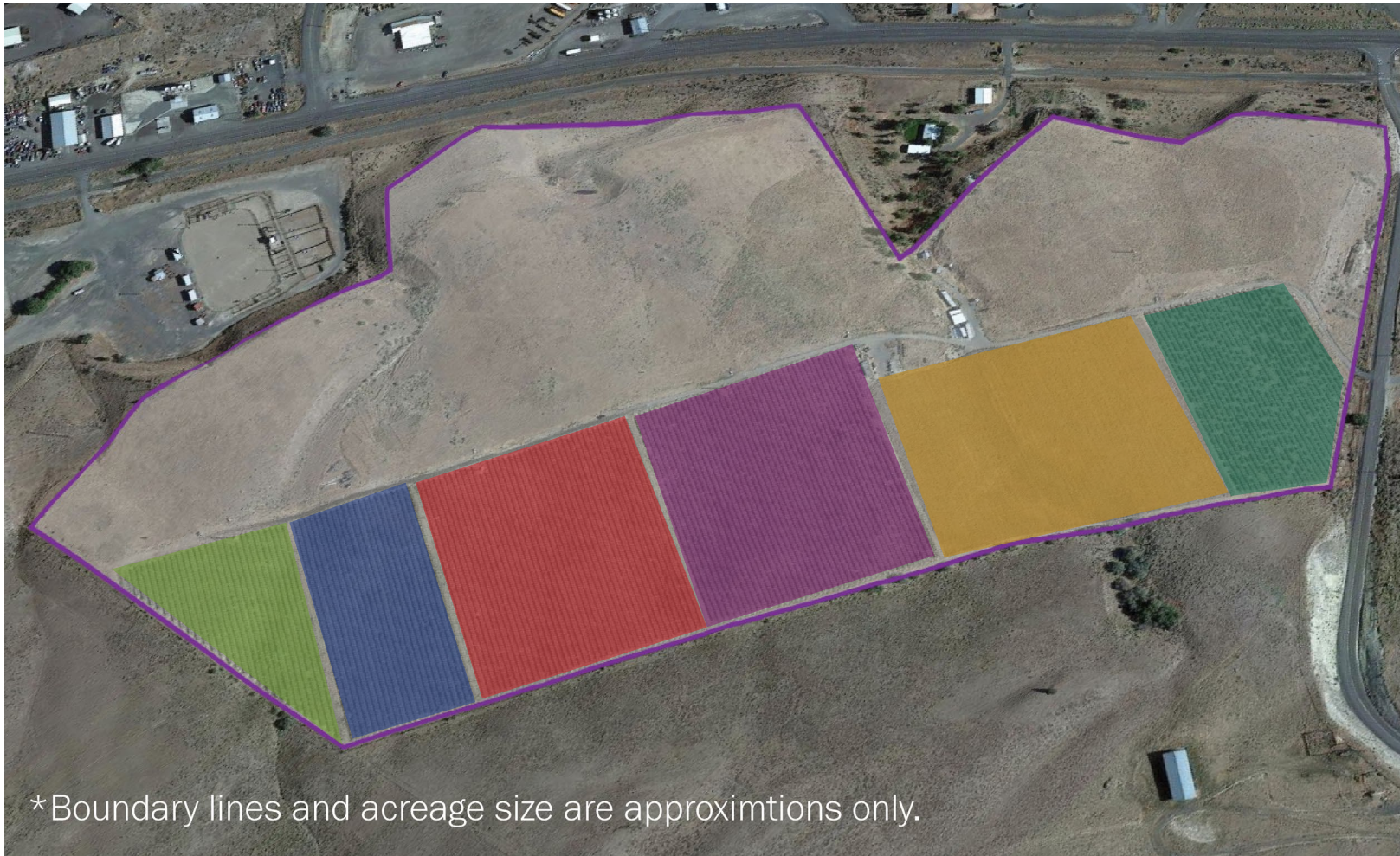
■ Cabernet Franc

■ Unplanted

■ Pinot Gris

■ Viognier

■ Tannat







# Soils

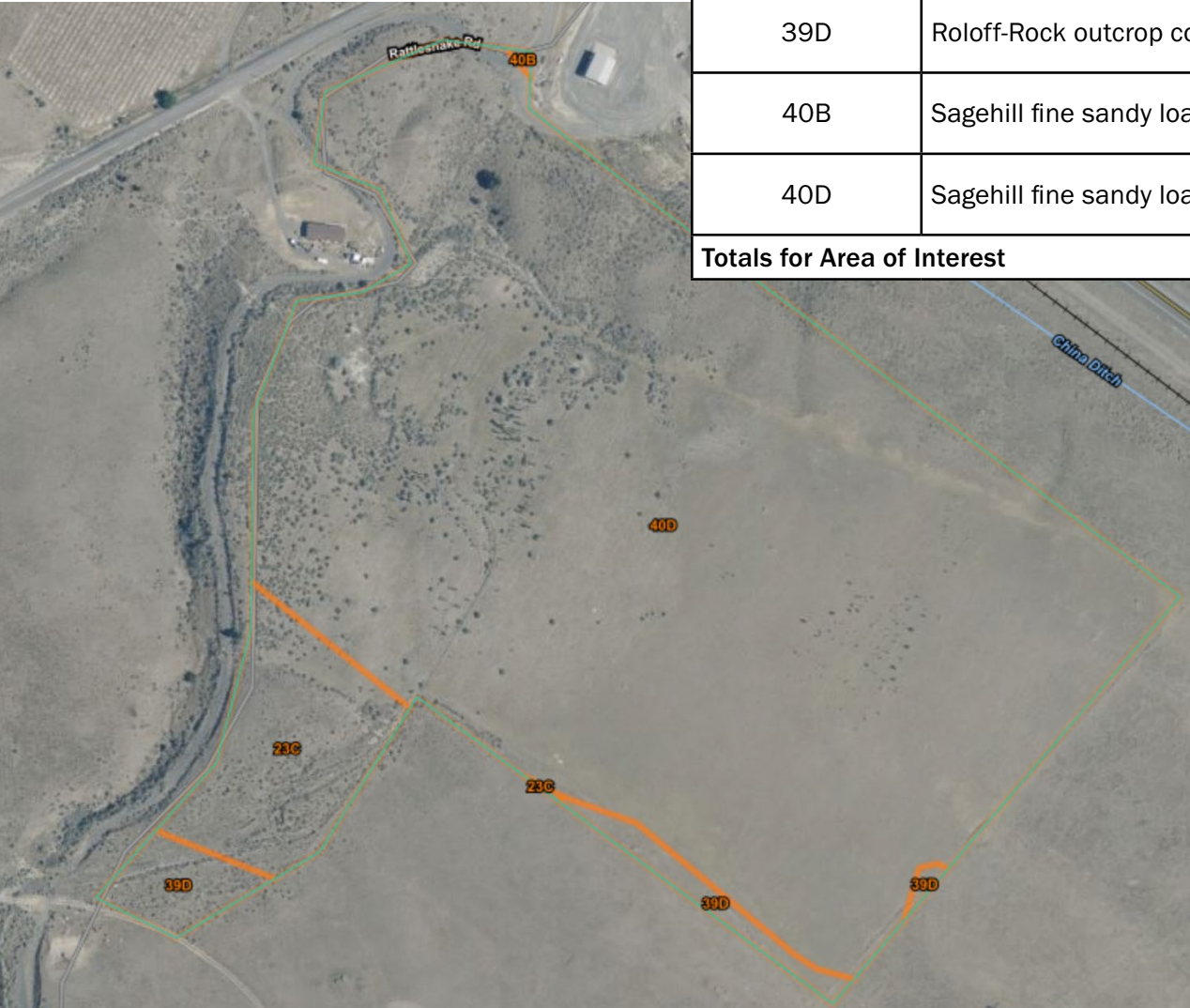
*This image serves to approximate as the mapping scale has been enlarged. Buyers must perform own due diligence.*

Gilliam County, Oregon			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
40B	Sagehill fine sandy loam, 2 to 5 percent slopes	53.2	85.3%
40D	Sagehill fine sandy loam, 12 to 20 percent slopes	9.2	14.7%
<b>Totals for Area of Interest</b>		<b>62.3</b>	<b>100.0%</b>





Gilliam County, Oregon			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23C	Olex silt loam, 5 to 12 percent slopes	2.8	7.1%
39D	Roloff-Rock outcrop complex, 1 to 20 percent slopes	1.4	3.5%
40B	Sagehill fine sandy loam, 2 to 5 percent	0.0	0.1%
40D	Sagehill fine sandy loam, 12 to 20 percent slopes	35.1	89.3%
<b>Totals for Area of Interest</b>		<b>39.3</b>	<b>100.0%</b>





# Photo Gallery











**Brett Veatch:** Brett has over 20 years of real estate experience in which time he has carefully cultivated an extensive network of industry professionals and investment clientele. Brett is well known for his work on some of the largest off-market land sales transactions in the Willamette Valley.

**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. She 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.



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