

BONSKY VINEYARD

8881 Nonpareil Rd,
Sutherlin, OR

52.45 acres

\$1,925,000



ESTATE PROPERTIES
VINEYARDS + COUNTRY LIVING

A DIVISION OF BERKSHIRE HATHAWAY HOMESERVICES NORTHWEST REAL ESTATE



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




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 Vineyard and Country Estate Properties

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



Overview

Bonsky Vineyard offers a picturesque creek-front setting on 52 peaceful and private acres. The property includes 11 income producing vineyard acres planted beginning in 2015 to Pinot Noir, Chardonnay, Tempranillo, Merlot, and several other notable varietals.

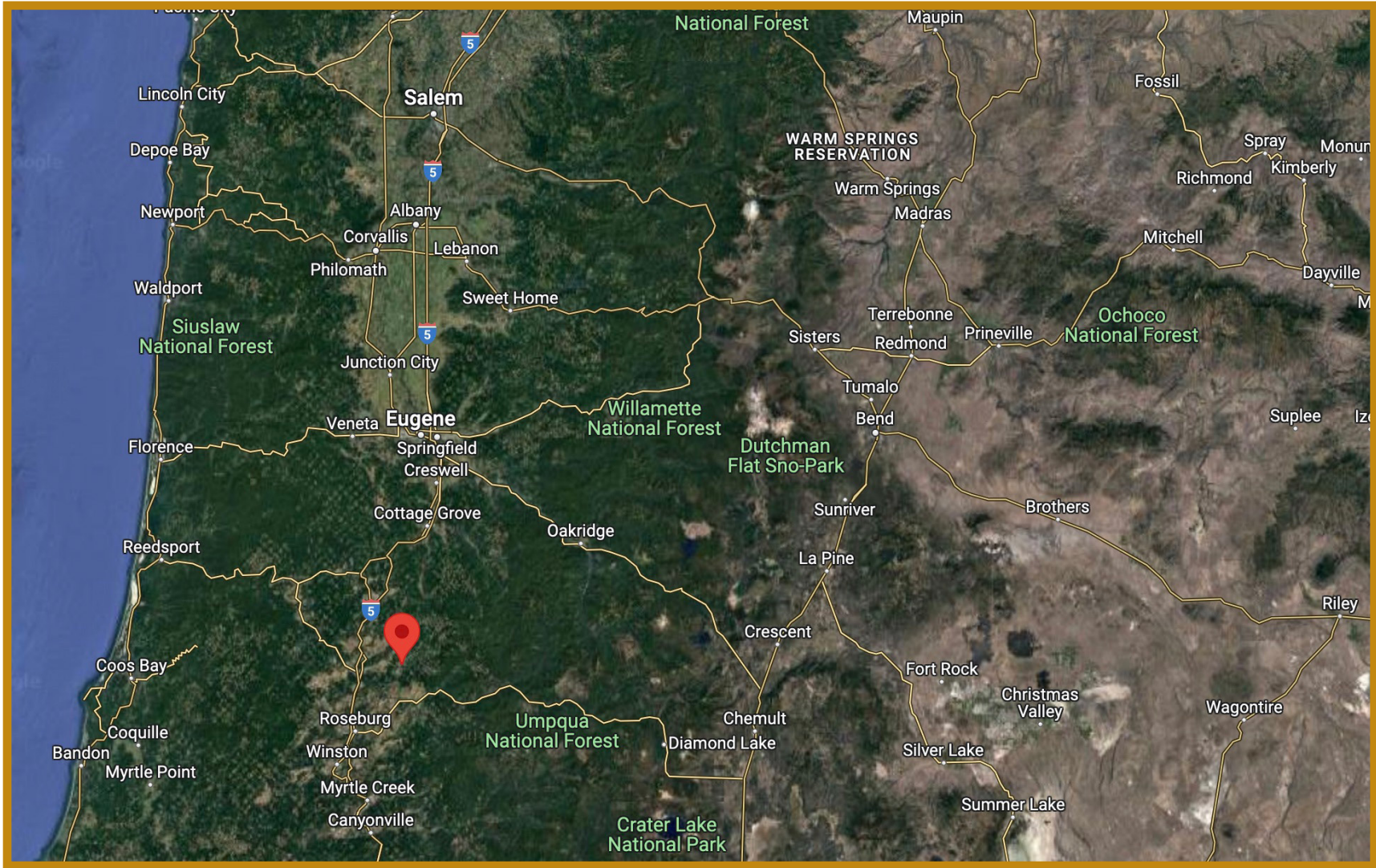
There are surface water rights for the property from Calapooya Creek and a 3 acre pond on site. The water system is complete with tank storage, 2 pump houses, filtration and smart irrigation. Outbuildings include a 30x60 shop and 36x108 barn.

Two newly constructed homes both feature creek and vineyard views. The primary residence is 3 bedrooms, 3 bathrooms with a bonus room addition. The secondary residence is 1 bedroom,

1.5 bathrooms with a partially finished daylight basement. Potential for third dwelling, winery, tasting room, agri-tourism, and more! Buyer to do own due diligence.

Offered at \$1,925,000





Distances to Town

Sutherlin - 13 minutes

Eugene - 1 hour, 9 minutes

Roseburg - 31 minutes

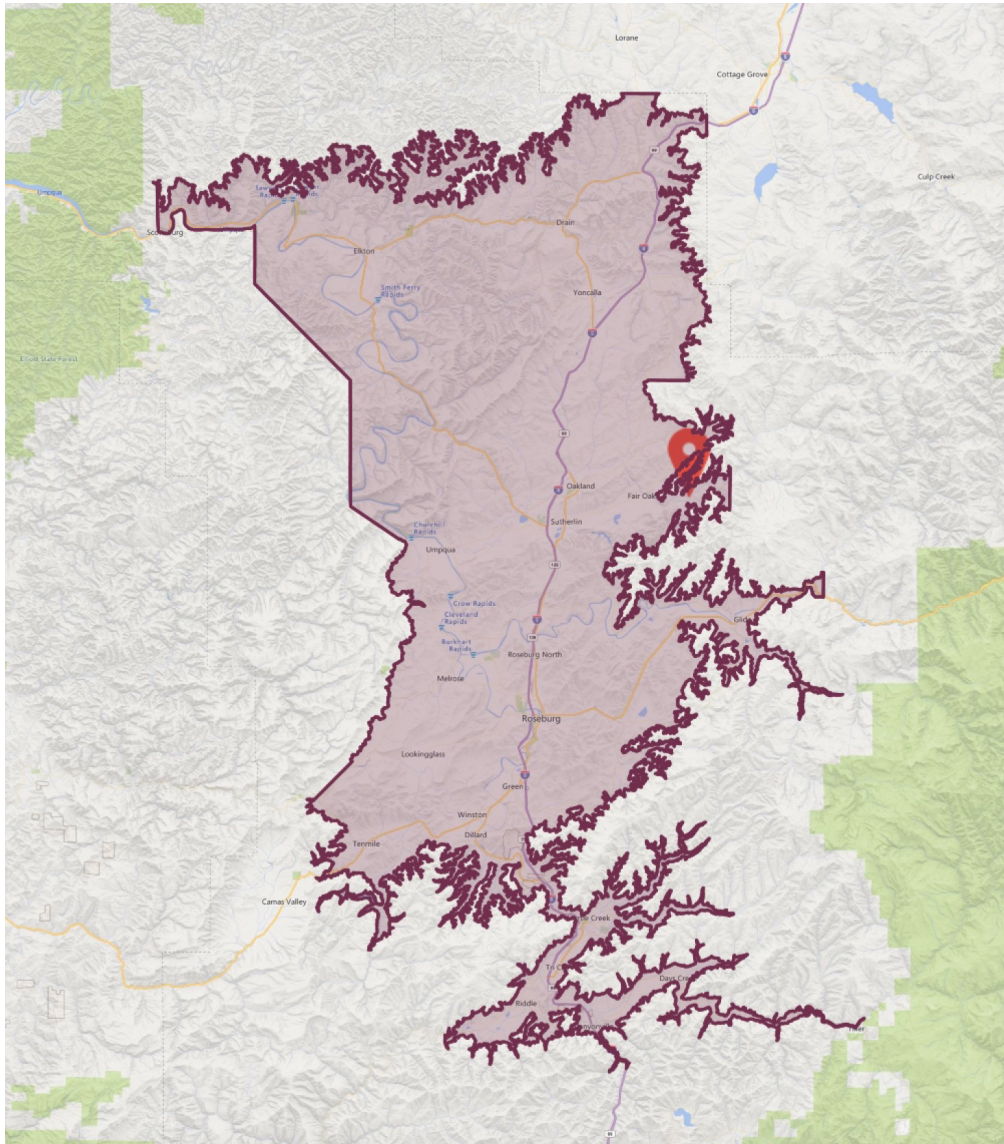


Property Outline

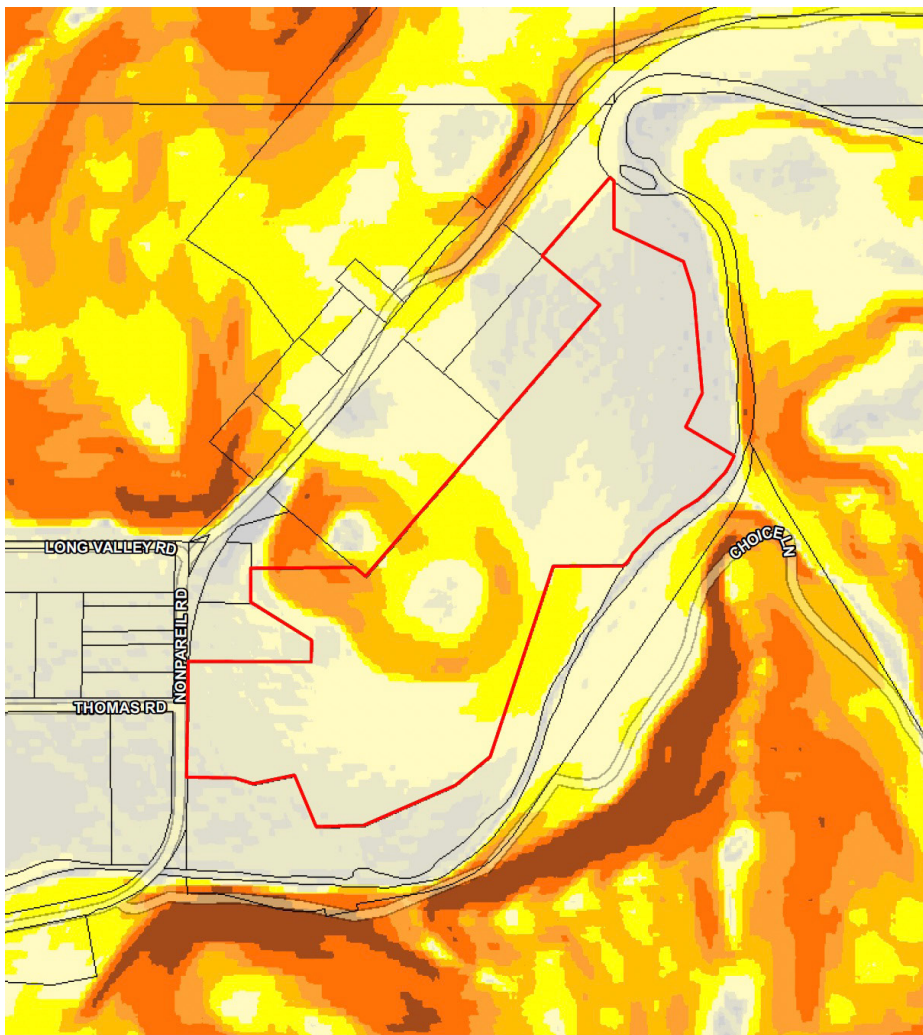
*Boundary lines and acreage size are approximations only.



Umpqua Valley AVA



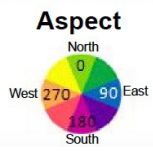
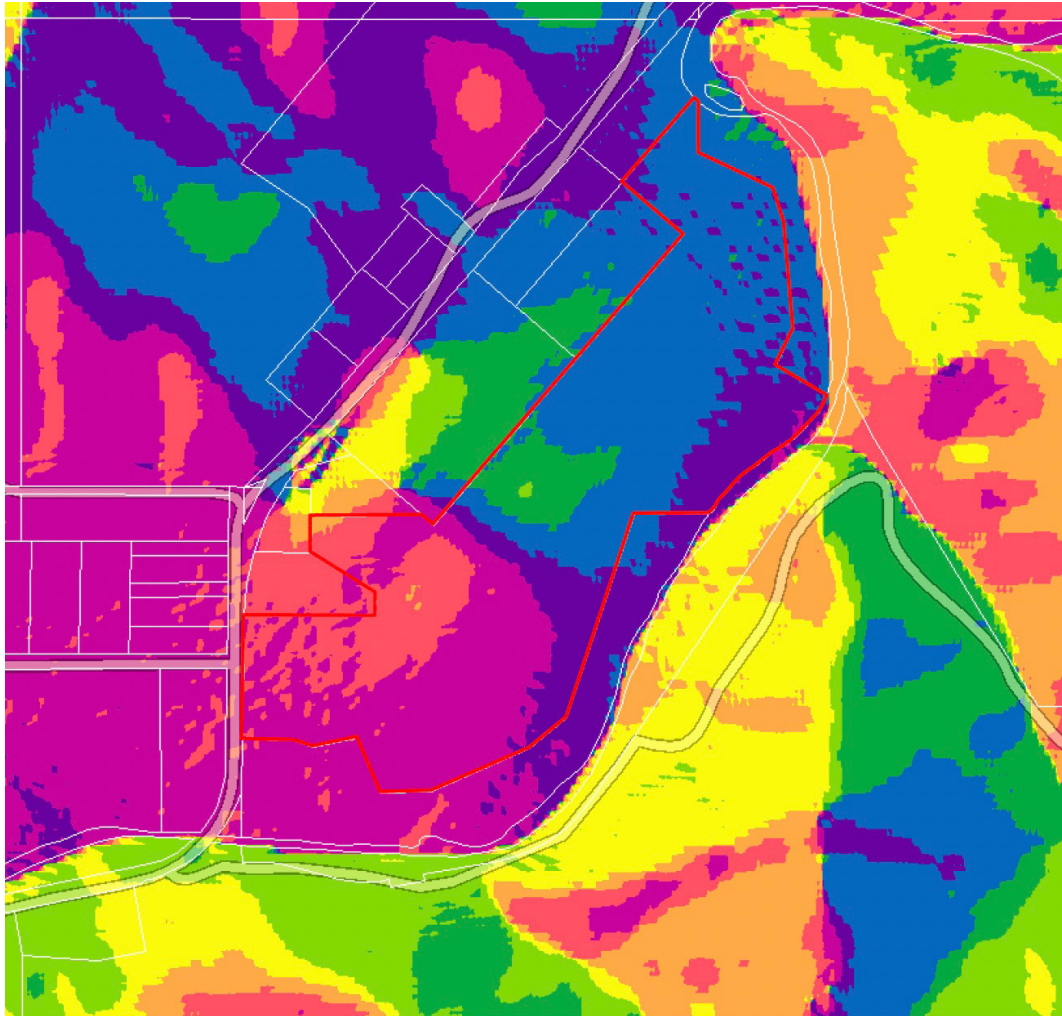
Slope Map



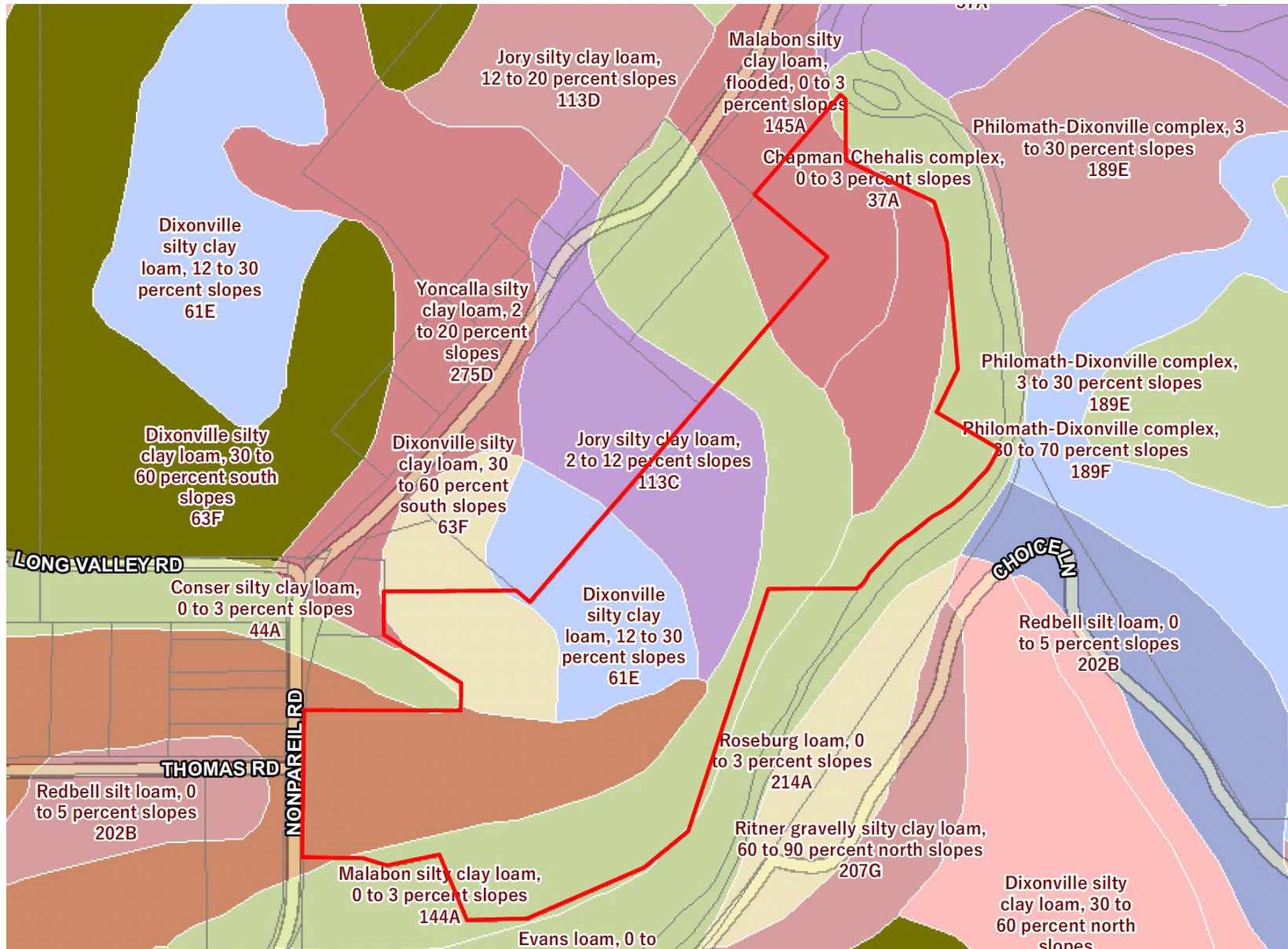
Slope



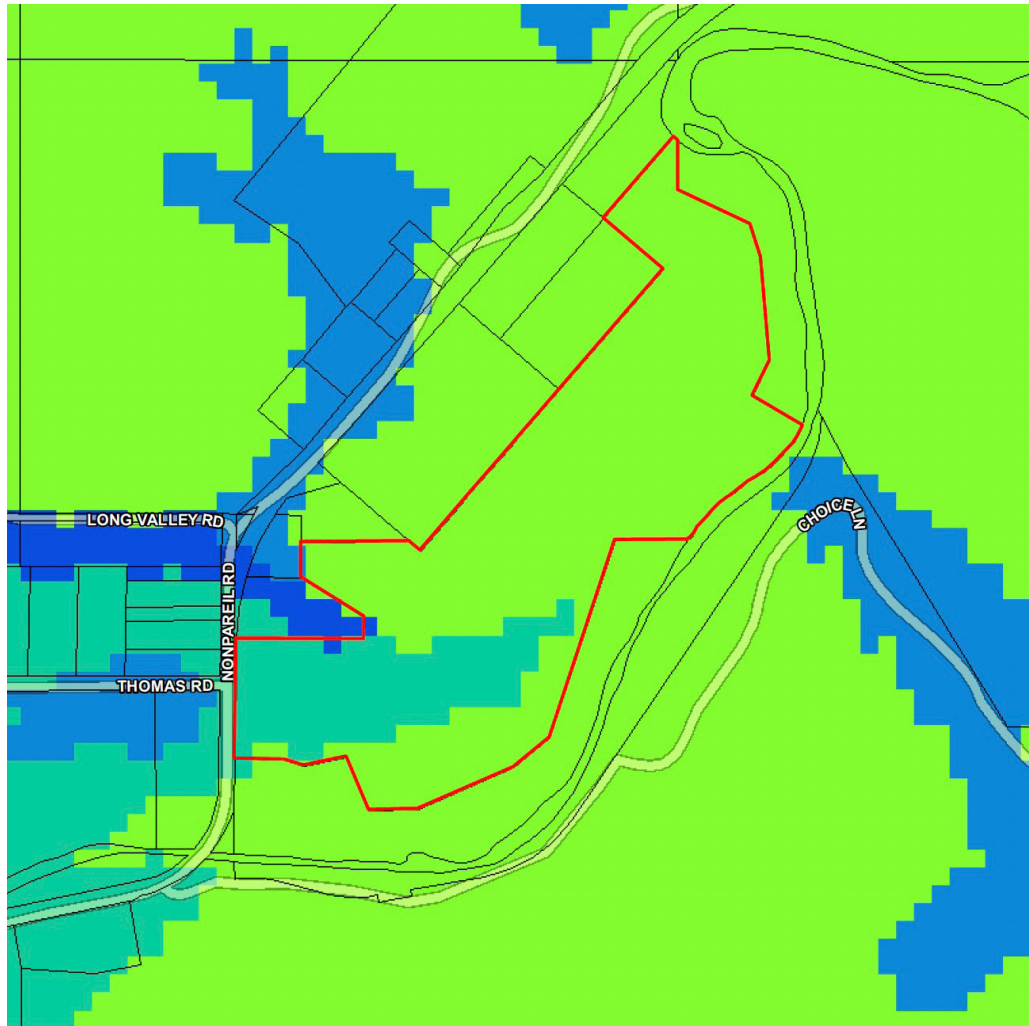
Topography Map



Soil Map



Soil Drainage Map



USA Soils Drainage Class

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



Vineyard Plantings

Sawtooth Block: Planted 2015 - 2018

Total Vines: 1,015

11x6 spacing rows 1-9,

11x5 spacing rows 10-20

50 Albariño 01 (101-14)

25 Gewürztraminer 01 (101-14)

25 Grüner Veltliner 01 (101-14)

25 Muscadelle du Bordelais 01 (self)

25 Riesling 12 (3309c)

25 Orange Muscat 01A (self)

25 Muscat Blanc 01 (self)

50 Merlot 15 (101-14)

50 Tempranillo 02 (3309c)

50 Pinot Noir 115 (101-14)

91 Cabernet Sauvignon 33 (3309c)

25 Chardonay 01 (101-14)

121 Tempranillo 02 (self)

472 Tempranillo 770 (SO4)

Flying Geese Block: Planted 2018

Total Vines: 2,303

10x5 spacing

256 Pinot Noir Pommard (101-14)

255 Pinot Noir 777 (Schwartz)

296 Pinot Noir 115 (101-14)

296 Pinot Noir 89 (101-14)

542 Pinot Noir 72 (101-14)

110 Shiraz 7 (RG)



Vineyard Plantings

Apple Block: Planted April - May 2019

Total Vines: 3,659

8x5 spacing

Provided by Duarte Nursery

Pinot Noir 72 on 101-14 planted

Northstar Block: Planted 2021 -2022

Total vines: 4,610

8x5 spacing

Provided by Inland Desert Nursery

Alpha Section: 1,241 vines

977 Alicante Bouschet 01 (RG)

264 Orange Muscat (RG)

Bravo Section: 306 Vines

254 Chardonay 15 (RG)

52 Sauvignon Blanc 14 (RG)

Charlie Section: 2179 Vines

2170 Tempranillo 02 (RG)

Delta Section: 893 Vines

732 Tempranillo 02 (RG)

129 Sauvignon Blanc 14 (RG)

27 Sauvignon Blanc 27 (RG)



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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