

ANKENY VINEYARD AND WINERY

2565 RIVERSIDE DR. S. SALEM, OR 97306



ANKENY VINEYARD AND WINERY Developed in the early 1980s by owner Joe Olexa Ankeny Vineyard sits on the southern end of the South Salem Hills. The bucolic natural setting offers views of the adjacent Ankeny National Bird Refuge on the Willamette River with the Oregon Coast Range drawing the horizon line to the west. This offering includes Vineyard, Winery, Tasting and Sales facility, and a remodeled Classic farm house. Tasting Room furniture and equipment and winery equipment negotiable.



Available for Purchase

\$895,000



Oregon Vineyard Property
Vineyard Brokers | *Premiere* PROPERTY Group LLC
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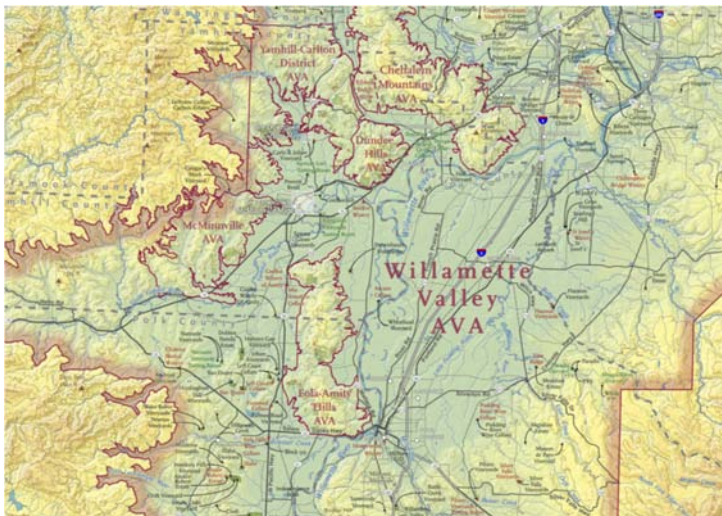


LAND AND VINEYARD - 22.3 ACRES TOTAL

The South Salem Hills of the Willamette Valley AVA has a proven track record of producing high quality wine grapes and wines. Willamette Valley Vineyards, Vitae Spring Vineyard, Battle Creek Vineyard, Creekside Vineyard and others are included in this geologically defined area. The 20 acre vineyard bordering the Ankeny property was developed by Joe Olexa as well and is currently owned and operated by J. Albin Winery.

The Ankeny Vineyard includes 15.5 Acres planted vineyard

- ◆ Pinot Noir, Pinot Gris, Chardonnay, Early Muscat
- ◆ Aspect: S, SE, & SW
- ◆ Soils: Nekia, Witzel, Hazelair & Steiwer
- ◆ Elevation: 235-375 ft.



Willamette Valley AVA

The Willamette Valley AVA is an American Viticultural Area which lies in the Willamette Valley of Oregon. The AVA is the wine growing region which encompasses the drainage basin of the Willamette River. It stretches from the Columbia River in the north to just south of Eugene in the south, and from the Oregon Coast Range in the west to the Cascade Mountains in the east. At 5,200 square miles it is the largest AVA in the state, and contains most of the state's wineries. The boundaries of the Willamette Valley AVA were established in 1984. The Willamette Valley has a cool, moist climate, and is recognized worldwide for its Pinot noir and Chardonnay. (from Wikipedia.org)

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THE WINERY

This 2400 sq. ft., high ceiling, clear-span building is well insulated, and established as a production facility of approximately 2000-3000 case capacity. Large covered crush pad is designed to receive fruit directly from the vineyard for processing. The winery tasting area is finished with paved parking including ADA approved.

Please ask listing Broker for complete list of equipment.



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THE TASTING AND SALES ROOM

One of the principal features of the property is a full time tasting , sales, and events facility which allows the current owner to sell 100% of the produced wine direct to consumer. The winery currently has a wine club with 200 active members, many of whom are local and bring friends to the winery to enjoy the summer afternoons on the patio. The small commercial kitchen and brick pizza oven are features which enhance the business through periodic events and wine maker dinners. This is an exceptional opportunity for a small family wine making operation to step in and hit the ground running.



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CLASSIC REMODELED FARM HOUSE (c. 1914)

The 3 bedroom, 2 1/2 bath home features views from every room and has been tastefully renovated and expanded over the years providing all the amenities and comforts of modern living. The kitchen has been updated with new hardwood oak flooring and new appliances (3 years old) including a propane gas stove. The bathrooms have been recently remodeled as well. A portion of the porch has been enclosed and now serves as a home office, which overlooks the vineyard and receives abundant natural light. Aside from the oak flooring in the kitchen and tile in the laundry room the first floor is bamboo hardwood.



Home features:

- 2,694 sq ft. (including 808 sq. ft. basement)
- Metal Roof
- Heat pump + woodstove
- 10KW propane back-up generator
- 12-15 GPM well
- Raised bed gardens
- A pear tree from the 1800's
- Views of vineyard and wildlife refuge





THE TASTING ROOM

Patio and Events Facility





THE TRACTOR BARN
and Misc.



Ankeny Vineyard & Winery

\$895,000

- 22.3 total acres
- 15.5 acre vineyard
- 1800 sq. ft. Winery
- 2400 sq. ft. tractor barn
- Tasting / Sales Room
- 1800 sq. ft. remodeled farm house



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Property boundaries are approximate

Image Landsat
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Portland


McMinnville

Salem

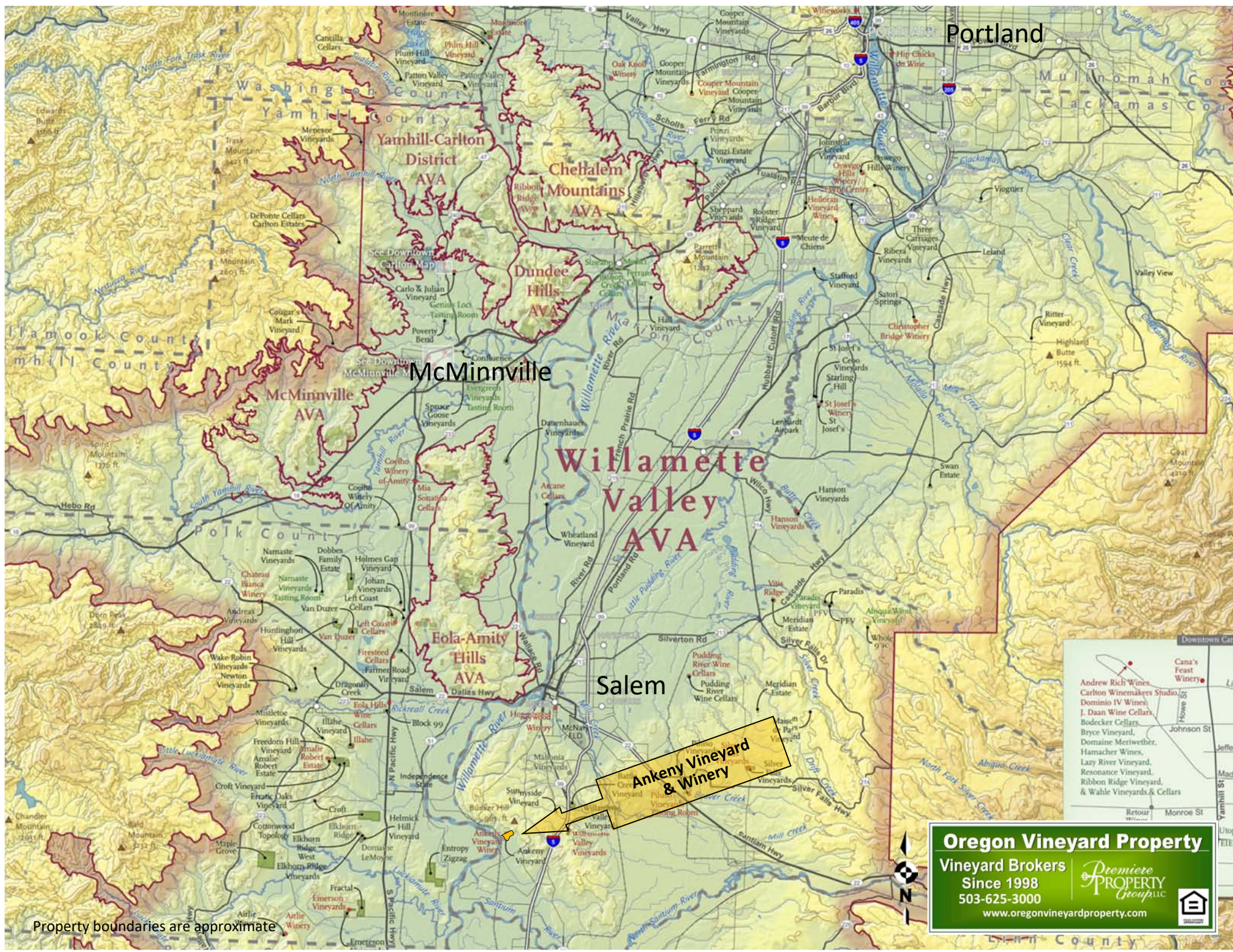
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- Andrew Rich Wines
 Carlton Winemakers Studio
 Dominio IV Wines
 J. Daan Wine Cellars
 Bodecker Cellars
 Bryce Vineyard
 Domaine Meriwether
 Hamacher Wines
 Lazy River Vineyard
 Resonance Vineyard
 Ribbon Ridge Vineyard
 & Wahle Vineyards & Cellars
- Canas Feast Winery



Property boundaries are approximate

Ankeny Vineyard Vineyard Block Map

Approximate
property boundary
22.3 total acres





Ankeny Vineyard Block Map and acreage

Pinot Noir	12.63 acres
Pinot Gris	2.60 acres
Early Muscat	0.25 acres
Maréchal Foch	A few rows
Total acres planted	15.48 acres

Notes:

2015 Harvest Yields; Pinot Noir - 35 tons, Pinot Gris - 8 tons, Chardonnay - 2.5 tons, Muscat - 1.5 tons
Chardonnay is showing up from original 108 roots in blocks C, F, & G

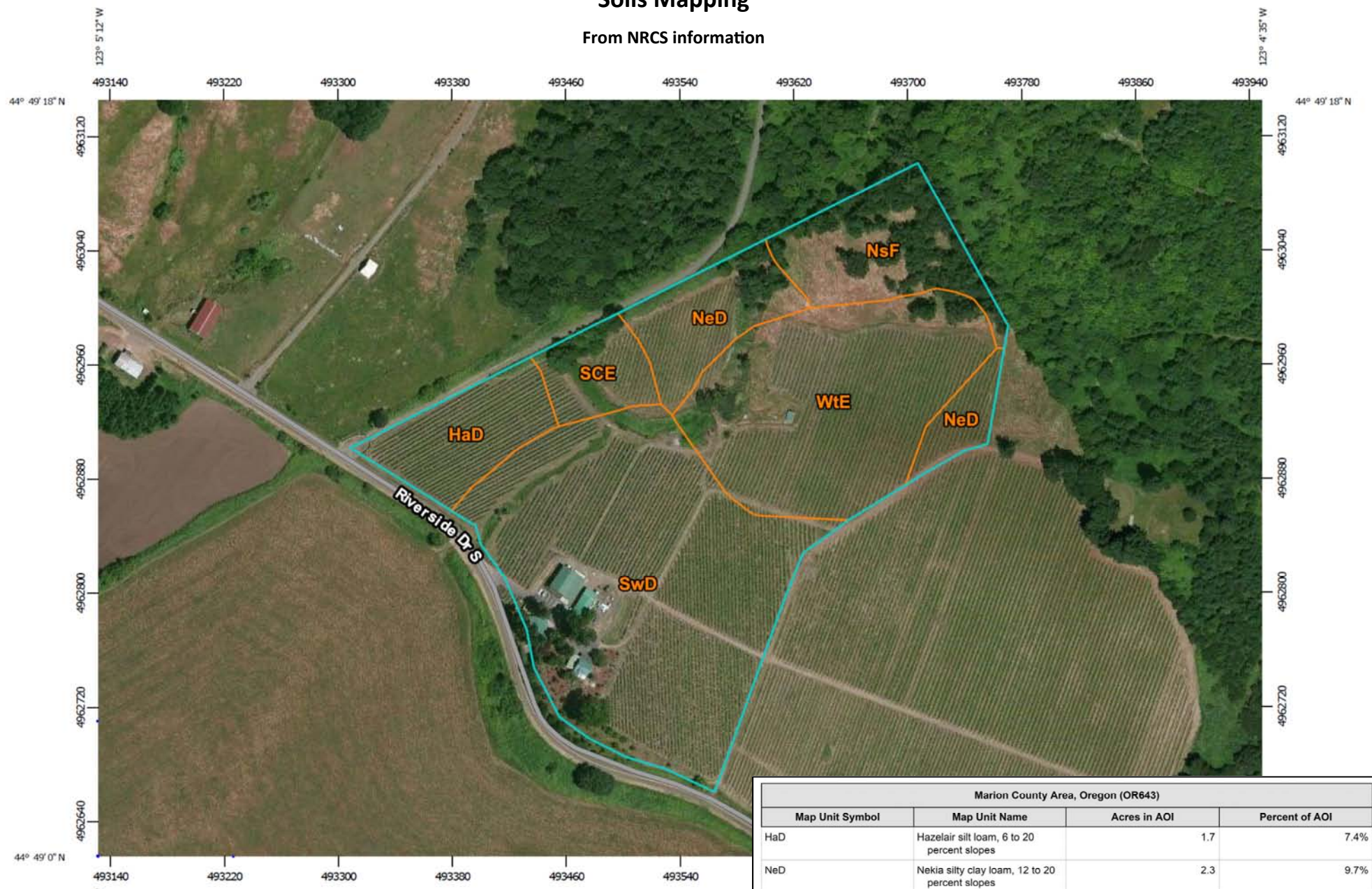
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Soils Mapping

From NRCS information



Map Scale: 1:3,730 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Marion County Area, Oregon (OR643)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HaD	Hazelair silt loam, 6 to 20 percent slopes	1.7	7.4%
NeD	Nekia silty clay loam, 12 to 20 percent slopes	2.3	9.7%
NsF	Nekia very stony silty clay loam, 30 to 50 percent slopes	2.2	9.6%
SCE	Steiwer and Chehulpum silt loams, 3 to 40 percent slopes	1.0	4.5%
SwD	Steiwer silt loam, 6 to 20 percent slopes	10.1	43.3%
WtE	Witzel very stony silt loam, 3 to 40 percent slopes	6.0	25.6%
Totals for Area of Interest		23.3	100.0%