



MOUNTAIN WEST REAL ESTATE, INC.  
 SILVERTON  
 Connie Hinsdale/Mike Day Brokers  
 Present

## MARQUAM HILL VINEYARDS/WINERY INFORMATION

Acres Planted	Variety	Year Planted	Tonnage
4 +-	Pinot Noir	1982-1983	8-12 Tons
5 +-	Chardonnay *	1982-1983	20-22 Tons
2 +-	Mueller-Thurgau	1982-1983	6-8 Tons
6.5 +-	Riesling **	1982-1983	25-30 Tons
2 +-	Gewürztraminer***	1982-1983	6-7 Tons

\*Makes a Sparkling Chardonnay & when possible a Late Harvest

\*\*Sells grapes and bottles

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Wine Grapes Imported:

Pinot Gris	From Local Growers	4 +- Tons
Cabernet & Merlot	Oregon growers	13 +- Tons

- Additional land available for planting: 15-20 Acres-would have to be cleared of small growth timber
- Present vineyard is “tiled” 30’ on center in silt loam areas and 20’ on center in clay intrusion areas  
Tiled to 5’ root depth
- Vines planted with their own roots. No evidence of Phylloxera
- **SOILS:**
  - 1\_B Aloha silt loam
  - 3 Amity silt loam
  - 91-A Woodburn silt loam
  - 91-C Woodburn silt loam
  - 92-F Xerochrepts and Haploxerolls (Saum, Jory,Cascade,Witzel,and Woodburn)

- Water rights: Certificated waters rights to 8 acre reservoir (used for recreation)
- Well-127' deep: 75 GPM when drilled (now pumping at 40 GPM because of pump rating)
- “Geneva Double Curtain” trellis system—for ease of harvesting-potential additional production and some frost protection (canes, etc. not being so close to the ground)

## WINERY PRODUCTION

Varietal	Gals	Cases
<b>Pinot Noir</b>	<b>1200-1600 Gals</b>	<b>500 +-</b>
<b>Chardonnay</b>	<b>2000 +-</b>	<b>500+-</b>
<b>Riesling</b>	<b>2000 +-</b>	<b>1000 +-</b>
<b>Gewürztraminer</b>	<b>100 +-</b>	<b>375 +-</b>
<b>Mueller-Thurgau</b>	<b>100 +-</b>	<b>375 +-</b>

- 5000 case +- warehouse on site
- Present 2 presses each will handle ½ Ton per crush
- Storage capacity for all vats and barrels is 15,000 +- gallons
- Current marketing
  - Direct sales at tasting room
  - Special event participation
  - Distributor-Oregon Coast-Bend (adding areas)
  - Roth’s Markets-Owner handles shelving
  - Howard Hinsdale Cellars Silverton OR

Additional notes: Winery has license to operate and is not transferable, however, Seller will allow new owner to use their license until new owner has secured theirs which typically takes up to 90 days and requires the Seller to be co-insured on new owners insurance coverage

Financial information will be provided to purchaser only upon mutual acceptance of offer. Purchaser at that time will have the opportunity to review and approve such information. Annual sales approximately \$150,000 +- (of wine only). This figure does not include grape sales—none in 2003/2004. There are contracts in place for 2005 for Riesling/Mueller Thurgau. Wine inventory is not included in the list price. Estimate of inventory provided to purchaser at time of mutual acceptance with accurate inventory completed at closing. Terms possible on inventory.

All information provided is provided for informational purposes only and is not guaranteed and subject to change.

