



## **BeckenRidge Vineyard Property & Event Center Fact Sheet**

BeckenRidge is 22.09 acres of farm/forest land currently utilized as follows:

Vineyard – 10.51 acres

Homesite/Event Center – 1 acre

Other – 11 acres

### **Buildings on property**

House – Approx 2550 square feet

Separate Living Cottage – Attached to home – Approx 1000 square feet

Event Center – 3,658 square feet

Storage Building – 1,600 square feet

Equipment Garage – 900 square feet

### **Property Highlights**

#### **Vineyard**

10.51 acres Award Winning Old Vine Vineyard (planted 1976, '78, '81)

L.I.V.E. Certified (Low Input Viticulture Enology) - Oregon program for sustainable farming practices

4.31 acres in Pinot Noir, 1.46 acres in Pinot Gris, 2.12 acres in Riesling, 0.4 acres in Niagara & 2.22 acres in Gewurztraminer

8' Deer Fence surrounds developed portion of property integrated with dog fence perimeter wire.

Fruit sold on an annual agreement basis to local winery

French Drain system in vineyard

### **Event Center (1999 Built)**

Polk County Conditional Use Certified Permit for Unlimited Events

3658 Square feet indoor with hardwood floor throughout main event area

Indoor and outdoor space for Weddings, Meetings & Special Events

Potential Winery or Wine Tasting Room (due-diligence required)

Large lighted on-site parking area for 130 cars

Catering staging Kitchen & Bar

Indoor seating for up to 150 guests

Indoor/outdoor reception and ceremony sites (covered and uncovered)

Private Dressing Room

Mens & Ladies restroom facilities

Complete Audio Visual & Sound System set up

Wireless Internet

Cozy stone gas fireplace with heatilator

1000 gallon septic tank (separate from house septic), 2 furnaces & 2 AC units, 3 minute Dishwasher, built-in vacuum system

### **Main House (1999 Built)**

Two Bedrooms & 2.5 baths

Den/Office with hi speed internet

Sunroom with vaulted ceiling and tile floors

Gourmet Kitchen with Granite counters, porcelain tile cook island, zero edge sink, trash compactor, elevated dishwasher, Custom cabinets & appliances, built in hutch, built in desk & storage

Great room & Dining combined with gas fireplace and wood ceiling

Huge Laundry with custom cabinets, skylight & sink

2 car oversized attached garage

Re-circulating Hot Water

Owned Alarm System

House & Patio wired for sound with 6 pairs of ceiling mount speaker (needs hardware)

Built in Vacuum system

Milgard lifetime guaranteed, low-E, double pane windows throughout plus low-E tinting added to south and east facing windows

1000-gallon septic tank (services main house & cottage)

### **Cottage/Separate Living Quarters (2004 built)**

One bedroom & one bath

Full Kitchen

Family room with fireplace

Office & Laundry

Private entrance & deck

Cadet Heaters, window AC

## **Outbuildings**

1600 square foot Storage building is insulated, with cement floor and electricity

Could make a potential winery site (due-diligence required)

900 square foot 3-bay equipment garage, cement floor, 15-ft workbench, 110 & 220 electrical

## **Wells & Water Features**

Two working wells with pumps and pressure tank cutover to each well

New Well – 25 GPM

Old Well – 14 GPM

Capped Well – 1.5 GPM

47,000+ gallon underground reservoir which collects rain water from gutter system on equipment garage and backfills from either well - water supplies landscape irrigation

## **Other Miscellaneous Features**

Two full RV Hook-ups

1000 gallon propane tank, services house and event center

14 station sprinkler system

Pump and distribution system for landscape irrigation; draws from reservoir

Gutter system - all buildings

8000 watt portable gas generator back up system for house and event center

Low Maintenance Green Landscaping

No survey on file but property staked (map attached with property corner identifiers)