









An aerial photograph of a vineyard estate. In the foreground, there are rows of green grapevines. Behind them, a large, light-colored building complex, likely the winery, is visible. The estate is surrounded by dense evergreen forests. In the background, rolling hills and mountains are visible under a clear blue sky.

## 28155 NE Bell Road — Privé Vineyard Newberg, OR 97132

Joie de Vivre: Enjoy life and live your dream at Privé Vineyard Estate nestled on Chehalem Mountain. The quintessential boutique winery estate includes winery, tasting room, outdoor entertainment patio with wood-fired brick oven, crush pad, ag building, shop, and private residence. Surrounded by vineyards with exquisite territorial views, this French Chateau style paradise behind the iron gate, past gardens and your own 2 acres of premium Pinot Noir in rich Jory soil is your gateway to the Willamette Valley vineyard family.







# Our Journey

In the spring of 1995 and living in Portland, we set out to find a more wholesome place to raise our young family. Mark owned a third-generation hardware store, specializing in lawn and garden (incorporating his love of horticulture) and I was in community banking. We found ourselves in the typical “rat race” and were looking for a way to create a retreat from our busy world. We wanted our kids to benefit from a rural setting and knew it would be great if we could, as a family, work with Mother Nature in a small hobby vineyard. We had no idea what was ahead.

In July of 1995, we purchased our little slice of heaven. It included just under four acres total: a late 60's ranch style home and a two acre hobby vineyard that was planted in 1980. Although it had been let go both inside and out, we were excited to jump in and revive it. We employed a vineyard manager for the first year to instruct us in the basic care of a vineyard, and then Mark took charge. As a family, we tended to the vineyard's seasonal needs in the evenings and weekends. It was as romantic as an Hollywood version of a vineyard life. We sold our grapes to a local winemaker and shared the profits with our children. Each year, Mark and I marveled at how every decision and the timing of such in the vineyard correlated to the quality of the wine. In 1999, we had our grapes grafted to a Pinot Noir clone that we felt was superior: Pommard or UCD 4. Suddenly, the French








term *terrior* had true meaning for us. Our petite, Burgundy sized vineyard included all that a vintner could ask for—south-west facing, Jory soil (red clay), centered at the 500 foot elevation and with a microclimate that provided unique characteristics to our two separate blocks, just 100 feet apart. The following year, we were honored that the esteemed Patricia Green chose to purchase our grapes. In the meantime, I entered the winemaking program at the NW Viticulture Center as we explored the idea of adding a winery to our venture. We had tended so meticulously to each vine, it felt important to see the grapes through the final phase of their journey. After the first class, I fell in love with the art of crafting Pinot Noir and we subsequently launched our boutique winery in 2001, making 250 cases from the two estate blocks that we call Le Nord and Le Sud (“the north” and “the south” in French). Again, we had no idea what was ahead.

By 2003, we received the first of some important accolades that helped to launch our business. From then on, we were able to sell our estate wines entirely on futures (pre-ordered while still in-barrel) to our growing wine club. In the following years, we both plunged in full time purchasing additional grapes and increased our annual production to 1,000 cases adding two additional Pinot Noirs; a Syrah and a Pinot Port. With the addition of an old-world brick oven overlooking the vineyard, we added a couple of fun, summer events for our club members to enjoy gourmet pizza with our newest wine, a premium Bordeaux style blend. From the beginning, our intention has been to provide our guests with a memorable and extraordinary experience that provides the story of our passion behind every bottle.

Twenty one years later, we still marvel at how life mysteriously unfolds and allows dreams to become a reality. It is time for us to pass the baton to someone with their own dreams of a beautiful life in a vineyard and winery, who will bring fresh ideas, energy, and their own unique passion to this special place we call Privé Vineyard.





*Privé  
Vineyard*

Open By Appointment









## Winery

- Winery built in 2014
- 35 x 65 with 220 single phase power
- Hard cement stucco and tile roof to complement all the structures on the property





2014

*Privé Vineyard*

pinot noir

Willamette Valley

13.2% Alc. by Vol.



Designated for wine barrel aging, tank blending and storage, bottling, labeling, and shipping. Includes storage shelving, restroom, and furnished and heated wine maker's laboratory with built-in storage. Also includes fire alarm with monitoring service, electric heat pump for temperature control, floor drainage, natural gas on-demand, hot water heater, and epoxy-coated walls for easy cleaning and durability.



















## Tasting Room

- Welcoming tasting room and separate storage building with outdoor seating for guests
- Outdoor wood-fired pizza oven and patio for entertaining
- Fermentation building and crush pad behind tasting room









- 15 x 35 tasting room
- 14 x 24 seated tasting room with table and chairs for 12 guests
- 6 x 24 lower storage room
- 15 x 35 upstairs storage
- Restroom facilities
- Gas furnace and heat pump for temperature control









## Agricultural Building and Shop

30 x 40 feet of open space for vineyard implements plus shop with built-in benches. Features 30 amp power. Includes 8 x 30 shop.













# Fermentation Building

18 x 28 building with concrete crush pad and patio. Designed for crushing and fermenting grapes. 36 ton fermenting capacity.











## Welcome Home

Private 3,495 SF home with 3 bedrooms, 3.2 bath, indoor salt pool, wine cellar, private deck and patios. Exquisite views out every window.











## Living Room

- Formal open living room with wood-burning fireplace
- Built-in bookshelves
- Hardwood floor
- Tons of natural light
- 21 x 16








## Dining Room

- Formal dining room with French doors to covered patio
- Hardwood floor
- Large picture windows
- 13 x 13





## Outdoor Patio

- French doors from dining room
- BBQ and / or dining area for flexible entertaining and wine tasting
- Surrounded by gardens and nature at its finest







# Kitchen

- Large kitchen with eating bar and breakfast nook
- Convection oven and gas appliances
- Free-standing range and refrigerator
- Travertine floor and tile countertops
- Dishwasher and disposal
- 20 x 11











## Family Room

- Large family room with built-ins
- High speed internet
- 20 x 14







## Master Suite

- Spacious master bedroom with French doors to private patio
- French doors to balcony overlooking indoor pool
- Private full bath, with soaking tub and private toilet room
- Gas fireplace
- 22 x 12

















## 2nd Bedroom

- Flexible room—can be used as den/office or bedroom
- Hardwood floor
- Double closet
- 13 x 13









## 3rd Bedroom

- Hardwood floor
- Double closet
- 12 x 12









# Bonus Room

- 14 x 10





## 4th Bedroom

- Non-conforming but versatile
- Double closet
- 13 x 13





## Indoor Pool

- Indoor salt water 23 x 34 pool
- Automatic cover with high safety rating
- Full bath
- Mechanical room
- Two sets of French doors to the exterior















2014  
*Privé Vineyard*  
pinot noir  
Willamette Valley













port  
10 1/2







# Property Potential

## RESIDENCE POTENTIAL:

The home can be utilized as a luxury vacation rental. The neighboring Allison Inn & Spa, a boutique hotel, is typically at full capacity year-round and has very few options to refer those guests whom cannot be accommodated. Luxury vacation rentals are in high demand and have limited availability. This property enjoys a prime location in Newberg's wine country "hub."

## WINERY POTENTIAL:

The winery and fermentation facility is 100% self-sufficient and designed to process up to 5,000 cases annually. In addition to premium Pinot Noir, there is an unprecedented demand for ultra-premium Chardonnay and Sparkling Wines in the Willamette Valley. This facility is perfectly suited to produce both red and white wines. Its turnkey operation adds income-earning potential as well as the ability to make time-sensitive wine processing decisions in a timely fashion.

Privé Vineyard, Inc. has enjoyed 10-15% growth in annual sales every year without any marketing efforts, open tasting room or participation in events, distribution or wholesale accounts. There is substantial potential for increased growth in production and sales.





**City:** Newberg      **Zip:** 97132      **Zoning:** AF-10  
**County:** Yamhill      **Map Coord:** 713/F13      **Prop Tax/Yr:** \$7,169.36  
**CC&Rs:** N  
**TaxID:** R320401000  
**Sale Inc:** BUSNS, LAND, NAME      **Prop Type:** INCOME  
**Legal:** POTENTIAL ADDITIONAL TAX LIABILITY 2.74 ACRES IN SEC  
[Virtual Tour](#)    [Video Tour](#)

#### BUILDING AND LAND INFORMATION

|                                     |  |                              |
|-------------------------------------|--|------------------------------|
| <b>Yr Built:</b> 1967 / REMOD       | <b>Present Use:</b> MULTI, RETAIL, OTHER | <b># Stry/Bldg:</b> 2/5      |
| <b>Parking:</b> 25 / ON-SITE        | <b>Construction:</b> STUCCO              | <b>Ceiling Ht/Ft:</b>        |
| <b>Truck Door:</b> /                | <b>Roof:</b> TILE                        | <b>Gross SQFT:</b> 9004      |
| <b>Occupancy:</b> OTHER             | <b>Loading:</b>                          | <b>Office SQFT:</b>          |
| <b>Features:</b> I-STORG, SIGN      |  | <b>Whse SQFT:</b>            |
| <b>Equipment:</b> FIXTURES, FURNITR |  | <b>Mfg SQFT:</b>             |
| <b>Rd Surface:</b> GRAVLRD          | <b>Lot Size:</b> 3-4.99AC                | <b>Rd Frontage:</b> 135      |
| <b>Lot Dim:</b>                     | <b>Lot SQFT:</b>                         | <b># Acres:</b> 3.74         |
| <b>Waterfront:</b>                  | <b>Body Water:</b>                       | <b>View:</b> MNTAIN, TERRITR |

|                      |                      |                    |               |
|----------------------|----------------------|--------------------|---------------|
| <b>Heat:</b> HT-PUMP | <b>Fuel:</b> GAS     | <b>Water:</b> WELL | <b>Volts:</b> |
| <b>Cool:</b> HT-PUMP | <b>Sewer:</b> SEPTIC |                    | <b>Amps:</b>  |

#### UTILITIES

#### REMARKS

**XST/Dir:** Springbrook Road, West on Bell Road to property  
**Public:** Joie de Vivre: Enjoy life as you live & work from your own boutique winery/residence w/immediate Willamette Valley presence & premium label in Prive' Vineyard & Winery. Turnkey winery & lush vineyard grounds reminiscent of Old World French Chateaus w/tasting room, fermenting Bldg, crush pad, Residence, AG Bldg/equipment shed, gardens, indoor salt water pool, wood fired brick oven & 2 acre-36yr root stock/grafted Pinot Noir in Jory soil!

#### BUSINESS AND LEASE INFORMATION

|                                    |   |                                   |
|------------------------------------|---|-----------------------------------|
| <b>Doc Avail:</b> TAX-INF, TOP/MAP | <b>Inventory:</b> N                           | <b>Yr Estab:</b> 2001             |
| <b>Restrictions:</b>               | <b>Business Name:</b> Prive Vineyard & Winery |                                   |
| <b>Actual Gross Income:</b> \$0    | <b>Actual Net Income:</b> \$0                 | <b>Actual Oper. Expenses:</b> \$0 |
| <b>Proj. Gross Income:</b>         | <b>Proj. Net Income:</b>                      | <b>Proj. Oper. Expenses:</b>      |
| <b>Lease Type:</b>                 |   | <b>Lease Amount:</b>              |
| <b>Lease Expire:</b>               | <b>Leased Equip:</b>                          | <b>Lease Deposit:</b>             |
| <b>Short Sale:</b> N               | <b>Bank Owned/REO:</b> N                      |                                   |
| <b>List Date:</b> 8/22/2016        |   |                                   |

#### COMPARABLE INFORMATION

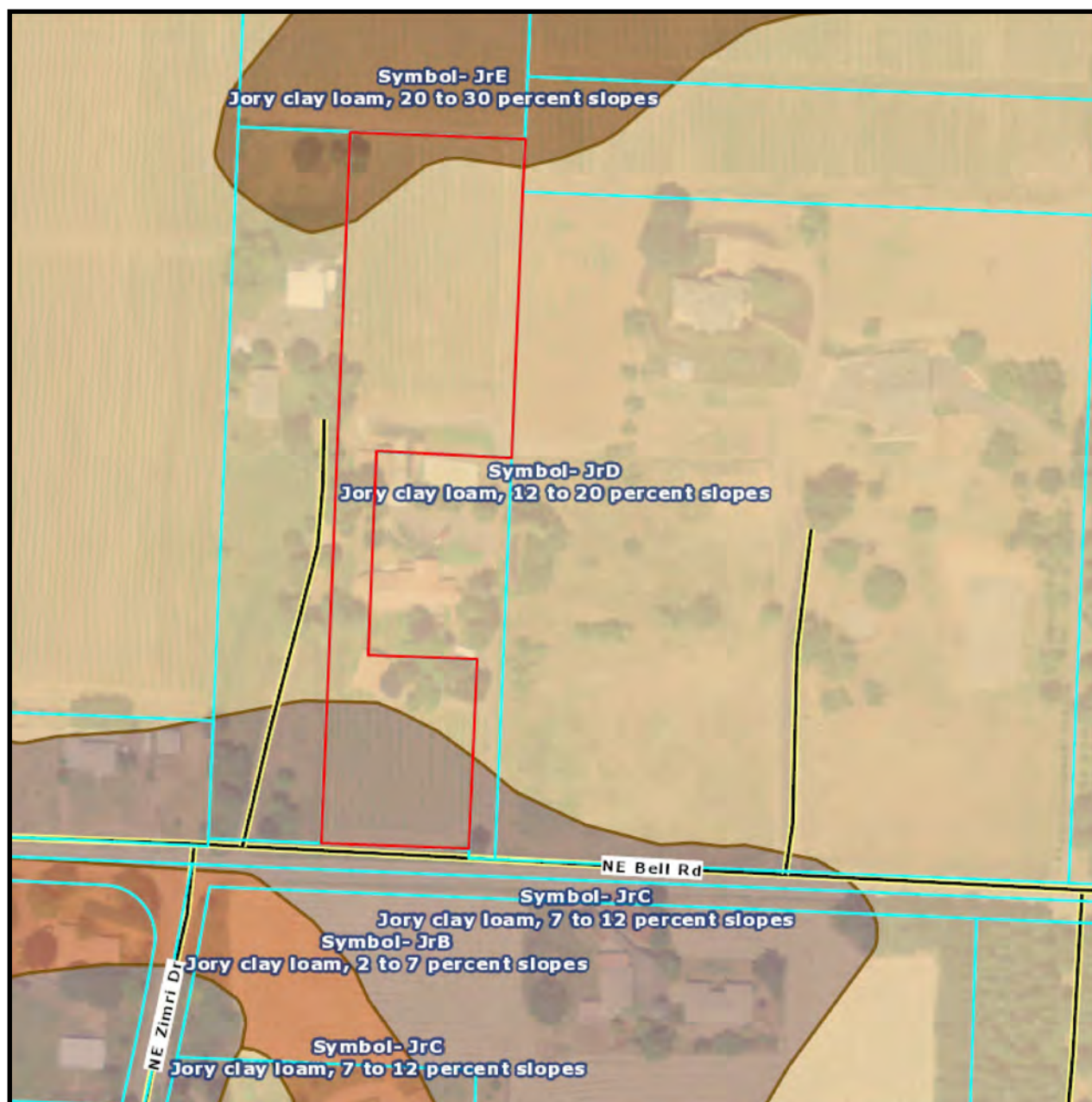
**O/Price:** \$2,600,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.













THE  
KELLY  
GROUP  
REAL ESTATE

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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 12.6.2016