







BeckenRidge Vineyard – The Story

In the fall of 1997, Ken and Becky saw the beginning of a dream for which they were ready to trade in their 30-year corporate careers. They found 22 acres previously known as Ellendale Vineyard and Winery that had been left to deteriorate over the past several years as the original owners aged and finally retired. Somehow they saw past the overgrown grass, discarded junk, and sagging vineyard trellis system to the beautiful setting and potential for a home and a start-up business.

So they traded in traffic jams and high rise office buildings for a big green tractor, smog for clean country air, and nighttime noises of sirens and trains for the “roar” of crickets and frogs. Research indicated a significant demand for vineyard settings for private events like anniversaries, reunions, weddings, celebrations of life, business retreats and more. In the fall of 1998 they launched the project of cleaning up the property, restoring the vineyard trellis system and building a custom home and a multipurpose building for their new business.

Since 1998, the business has hosted over 700 events and the vineyard has continued to produce high quality wine grapes. The dream was even more rewarding than anticipated, but after twenty years, they are ready for the next season of their lives.



“The panoramic view of the Willamette Valley and the Cascades provides the perfect backdrop for our guest’s special day year-round.”

-Becky & Ken Jacroux



The Vineyard

The Willamette Valley is Oregon's most prolific wine growing region with a world wide reputation for fine quality. BeckenRidge Vineyard resides in the very heart of Oregon Wine Country. Vines planted in 1978 are among the oldest in Oregon. Viticulture management of the 15-acre vineyard applies sustainable farming practices. Wineries in Oregon and California seek out the fruit from BeckenRidge for the quality and flavors born of the unique terroir.



The Grape Varieties

5.1 Acres in Pinot Noir

The varietal that makes the Willamette famous

3.85 Acres in Gewurztraminer

The German varietal grows particularly well in the Valley

3.05 Acres in Riesling

Very popular white, late to harvest

2.4 Acres in Pinot Gris

Second most popular varietal grown in Oregon

0.7 Acres in Niagara

A specialty variety mostly used for blending



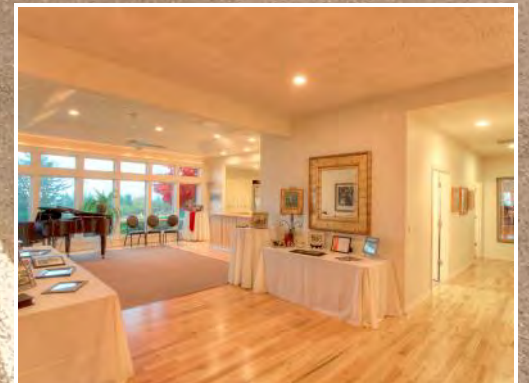




Multi-Purpose Building

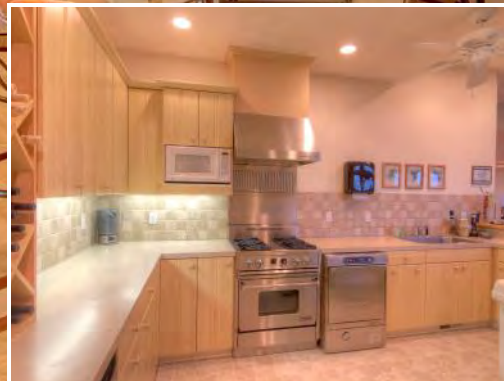
The multi-purpose building at BeckenRidge is perfect for wine tasting, private celebrations, ballroom, and more. Currently used for private events business, operating under a "household occupation" land use permit, transferable with the property. The 3685 square foot building features lustrous hardwood floors in the main area, seating up to 120 guests. Numerous windows provide spectacular views of the vineyard, valley and mountains.

*Tables, chairs and other business equipment sold separately. Contact The Kelly Group for more information.



Amenities

- Lighted on-site parking lot fits up to 130 cars
- Fully equipped kitchen and bar for catering staff
- Private room with full bathroom
- Men's and ladies restroom facilities
- Complete audio, visual and sound system
- Cozy stone fireplace
- 2 furnaces and 2 AC units
- 3 minute dishwasher
- Potential for a winery or tasting room (due diligence required)











Main House



- Built in 1999
- 2446 Square Feet
- 2 Bedrooms
- 2.5 Baths



Great Room

- Beautiful vaulted wood ceiling with fan
- Warm and inviting gas fireplace
- Natural lighting and outstanding views provided by the extensive windows
- Easy access to kitchen and dining area



Kitchen

- Top of the line gourmet kitchen
- Granite counter tops and eating bar
- Porcelain tile island with cooktop
- Zero edge sink with granite backsplash
- Built-ins include convection oven, microwave, dishwasher, trash compactor, hutch and planning desk
- Glowing hardwood floors
- Custom cherry cabinets provide ample storage space

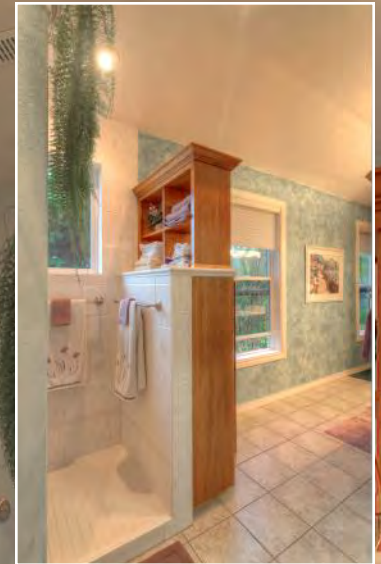


Master Suite

Built to impress. The master suite's wide open feel and countless amenities make it the perfect way to relax in complete comfort and style. The suite includes;

- Vaulted ceilings with a ceiling fan
- Large bathroom featuring custom wood cherry cabinets, oversized walk-in shower and expansive walk-in closet space
- Generous natural lighting and views from multiple windows and so much more!







Additional Features

- Sunroom with vaulted ceilings and tile floors (bottom left)
- Formal Dining room with vaulted ceiling
- Large utility/project room with custom cabinets, skylight and sink
- Den/office
- 2 car oversized attached garage
- House and patio wired for sound with built-in ceiling speakers
- Re-circulating hot water
- Built-in vacuum system

This incredible home has so much to offer. Please feel free to ask for more specifics on this home... there is just too much to list!



The Cottage



- Built in 2004
- 1000 Square Feet
- Master Suite
- Private Entrance & Deck



The Cottage is an attached separate living quarters with its own private entrance. This fully functional living space is great for guests and special occasions. The Cottage includes;

- One master suite with walk-in shower
- Full kitchen complete with appliances
- Family room with inviting fireplace
- Office & laundry rooms
- Great views from the private deck









Outbuildings



#1

- 900 square foot equipment garage
- 3 large bay doors
- Cement floor
- Wired for electricity
- Concrete loading apron

#2

- 1600 square foot storage building
- Insulated with cement floor
- Wired for electricity
- Potential winery site

#3

- 40x16x11 ft 47,000+ gallon water reservoir for landscape irrigation
- Captures rainwater from roofs of buildings 1 and 2
- Additionally backfills from (2) wells

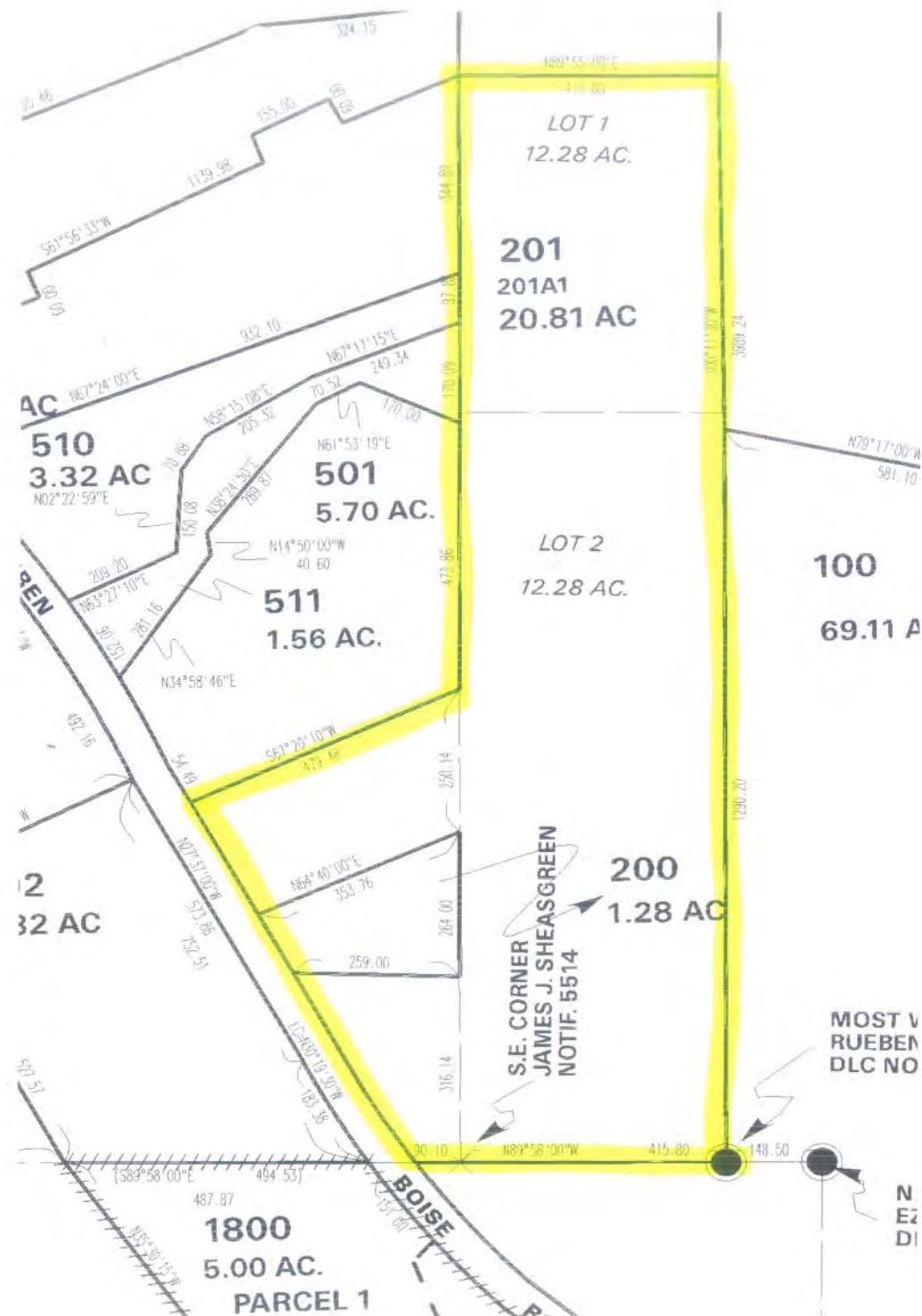


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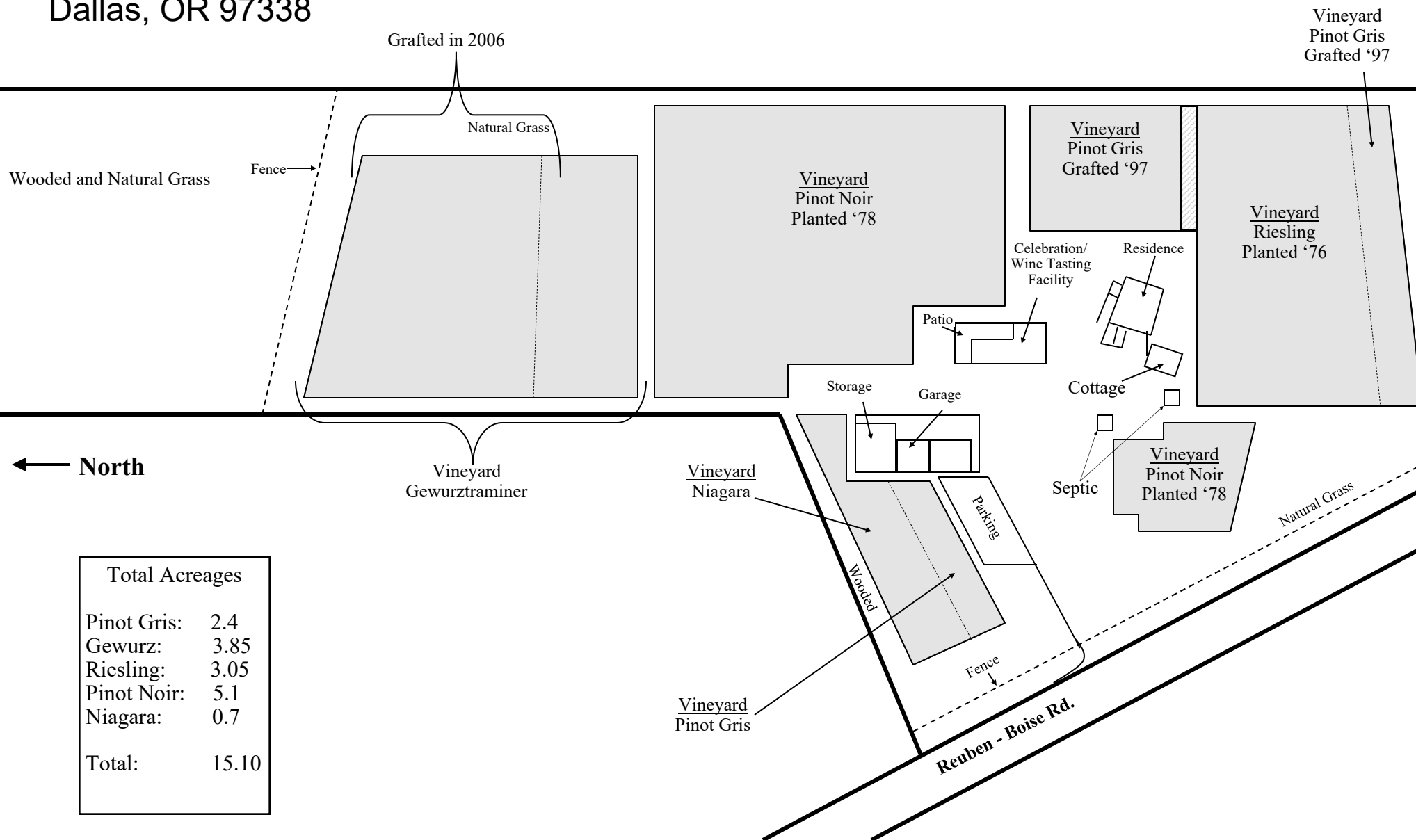


Vineyard Varietal
Designations



BeckenRidge Vineyard
300 Reuben-Boise Rd.

Dallas, OR 97338



Total Acreages	
Pinot Gris:	2.4
Gewurz:	3.85
Riesling:	3.05
Pinot Noir:	5.1
Niagara:	0.7
Total:	15.10









THE
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Home Packet Designed by The Kelly Group Real Estate. All information deemed reliable but not guaranteed. 8.28.2018