

West Haven Vineyards & Event Center

300 REUBEN BOISE RD DALLAS, OR



AMY PENDLEY

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CALL FOR DETAILS





OPPORTUNITY HIGHLIGHTS

- Growing **VENUE BUSINESS** + Established **VINEYARD**
- **22.09 Acres** Zoned EFU w/CUP for Event Center
- Centrally Located in **SCENIC WILLAMETTE VALLEY**
 - ±18-miles to Salem, OR (±22-mi to SLE)
 - ±32-miles to Corvallis, OR
 - ±45-miles to Oregon Coast
 - ±70-miles to Portland, OR (±81-mi to PDX)
 - ±76-miles to Eugene, OR (±74-mi to EUG)
- **VINEYARD** and **MT HOOD VIEWS**
 - ±10.5 acre Established Vineyard
 - Room to Expand for Future Winery if desired
- ADA Accessible **EVENT CENTER** + Patio & Grounds
 - Hosting Events and Weddings
 - **TURN KEY**: Includes event related FF&E
- Remodeled **PRIVATE RESIDENCE** for Owner/Manager
- **ADDITIONAL OPPORTUNITIES**
 - Permitted **COTTAGE** for future Rental Income
 - **ESTABLISHED VINEYARD**
 - See Opportunities for Farm Equipment price
 - **TASTING ROOM PERMIT**
 - County Permit to Establish Onsite Tasting Room
 - Gaining Recognition **WINE LABEL + INVENTORY**
 - See Opportunities for Wine Label + Inventory price

SEE PROPERTY INFO & OFFERINGS FOR PRICING



VIDEO TOUR LINK

<https://youtu.be/ays81VVgwV4>



THE EVENT CENTER

A Haven for Celebration

Discover WestHaven – where **timeless charm meets unforgettable gatherings**. This one-of-a-kind property offers the perfect **blend of rustic warmth and refined elegance**, ideal for family gatherings, group retreats, festive celebrations, and unique events. Established in 1999 and rebranded in 2024, the event center offers vineyard and mountain views, versatile grounds, and a legacy of bringing people together in comfort and style, with potential for expansion..

- Portland's **Top 10** Vineyard Wedding Venues in 2021
- Current bookings into 2026
- Event Room: 120 Guest Capacity
- 83 Total Parking Spaces
 - 19 Paved (2 - ADA) + Newly Striped
- Includes event FF&E, website, rental contracts, for **Turnkey Venue Business Opportunity**
- Potential for Expansion w/Tasting Room Permit



- 3,658 SF, built in 1999
- Catering/staging kitchen and bar
- Bluetooth P/A system w/video projector
- Stunning Wood Floors and Rock Fireplace
- Covered patio (sound system speakers)
- Bridal Suite w/Full Bathroom + Speaker
- Mens & Ladies Restrooms
- Propane FA furnaces (2), AC units (2), 3-min dishwasher and central vacuum system



THE GROUNDS

West Haven Vineyards



Designed to showcase the sweeping vineyard views, forested backdrop, and stunning Mt. Hood; the event grounds feature expansive lawns for guest seating, a paved stone walkway, and a versatile staging area for ceremonies, live music, and special gatherings creating an unforgettable setting.

- Impressive Vineyard, Mountain, & Forest Views
- Manicured lawn for seating
- Overhead stringlights provide for elegant display
- 40-watt power and water service to stage area



AGRI-BUSINESS
SINCE 1972
REAL ESTATE SERVICES

THE RESIDENCE

a private space for the owner/manager to enjoy the surrounding beauty and relax

Retreat to your own **private oasis** with **sweeping vineyard and forest views**, open-concept living spaces, a **spacious ensuite**, dedicated office, and versatile studio. **Beautifully remodeled kitchen** pairs style with function, while the grounds feature lawns, stone fire pit, mature landscaping, sprinkler system, and fenced garden.



- **2,493 SF, built in 1999**
- 2 Bedroom, 2 ½ Bath + Office
- Propane FA furnace + air conditioning
- **Central Vacuum System**
- Lifetime warranty **Milgard Windows**
- Oversized attached **2-Car Garage** (648 SF)

- **Renovated gourmet kitchen** with quartz countertops, slate tile, zero-edge sink, trash compactor, elevated dishwasher, custom cabinetry, premium appliances, ample storage, and built-in desk.
- **Open-concept great room & dining** with propane fireplace and vaulted, wood-accented ceiling.
- **Versatile studio/sunroom** with vaulted ceiling, tile floors, and hot tub ready.
- **Spacious laundry room** with abundant cabinetry, skylight, and deep sink.
- **Upgrades:** 2023 flooring, re-circulating hot water, and built-in Bluetooth sound system indoors & on patio.



THE COTTAGE

available for additional rental opportunity and/or add-on to event rentals

This charming cottage offers a separate private retreat for wedding guests, events, and more. Overlooking the vineyard and forested hills, this space provides added potential for a vacation rental, employee housing, or event add-on, providing versatile added income opportunities.



- 993 SF, built in 2004,
- 1 Bedroom, 1 bath + office/den
- Full kitchen with laundry area
- Family room with propane fireplace
- Private entrance
- Well-positioned deck with view
- Zonal cadet heat



THE STORY

a continued legacy with a fresh start in the local event space

This scenic property has a long history in the community, hosting weddings and corporate events for over 25 years. Pre-COVID event revenue averaged \$300,000 annually. After the shut-down and reset of the COVID pandemic, the business has steadily grown toward its former revenue numbers. Events include weddings, memorials, concerts, corporate meetings, and more; hosting anywhere from 50-150 people.

In 2024 the business was rebranded from the former 'Breckenridge Vineyard' to 'WestHaven Vineyards', and event bookings were intentionally paused in order to seek approval to become a wine tasting venue with WestHaven wines. This process required more than a year of applications, inspections, and approvals from several government entities and their divisions. The process ended in an approval to open a tasting room; however, events beyond the owners control put that plan on hold. That said, the opportunity is there for the next owners to expand on, if desired.

With the tasting room on hold, the focus pivoted back to events and WestHaven began aggressively booking for 2025 and 2026. As of August 2025, there are a total of 16 bookings in 2025, 7 bookings in 2026, and additional bookings continuing to be secured and anticipated to meet or exceed 25 total for 2026. These bookings are being made with ZERO marketing dollars spent through use of free sites like Google, The Knot, and other wedding related sites showcasing the space. Imagine the potential with additional marketing channels!

In 2023 the first vintage of wine was created with a single label of 2022 sparkling Rosé. In 2023, six additional wines were created and marketing began in March of 2025. WestHaven is presently being sold in fifteen locations including 8 wine bars (Flights and The Loft in Bend, OR; Testimony and Arome' in Redmond, OR; 503 Uncorked, Sherwood, OR; Beso, Lake Oswego, OR; and WineDownWillamette in West Linn, OR, Corked in Sellwood), several liquor stores (TrailHead Liquors in Bend, OR, Keizer Liquors in Keizer), grocery stores (Market of Choice chain), and other venues with more to come. As of August 2025, WestHaven has tastings scheduled with New Seasons Markets, Sunriver Resort, and Roth's supermarkets for September 2025.

Only recently did the owners integrate the wedding and events business, with wine sales. Each event booked that includes alcohol service is required to serve WestHaven wines resulting in an additional projected income of ±\$25,000 for 2026. The WestHaven label + wine inventory is also available to purchase (see Opportunities).



The information herein is deemed reliable, but not guaranteed. All information, maps, exhibits etc. presented for this offering is obtained from reliable sources; however, are subject to full confirmation, verification, and additional due diligence to be performed by interested parties.

THE WESTHAVEN VINEYARDS

tucked into the sun-kissed hills of Dallas, Oregon

IN 2021, JUST ONE YEAR AFTER OPENING, WEST HAVEN WAS NAMED ONE OF THE TOP 10 VINEYARD WEDDING VENUES IN THE PORTLAND REGION—A TESTAMENT TO THE HEART AND DETAIL POURED INTO EVERY BOTTLE AND EVERY EVENT.

Centrally located in the bountiful Willamette Valley, just above Dallas, Oregon, WestHaven Vineyards isn't just a place—it's a story of rediscovery, of roots both old and new, and of a family's leap of faith into the world of wine and community. The land itself has a long memory. Thoughtfully planted between 1976 and 2005, the vineyard features a mix of self-rooted and grafted vines, carefully managed by the owner.

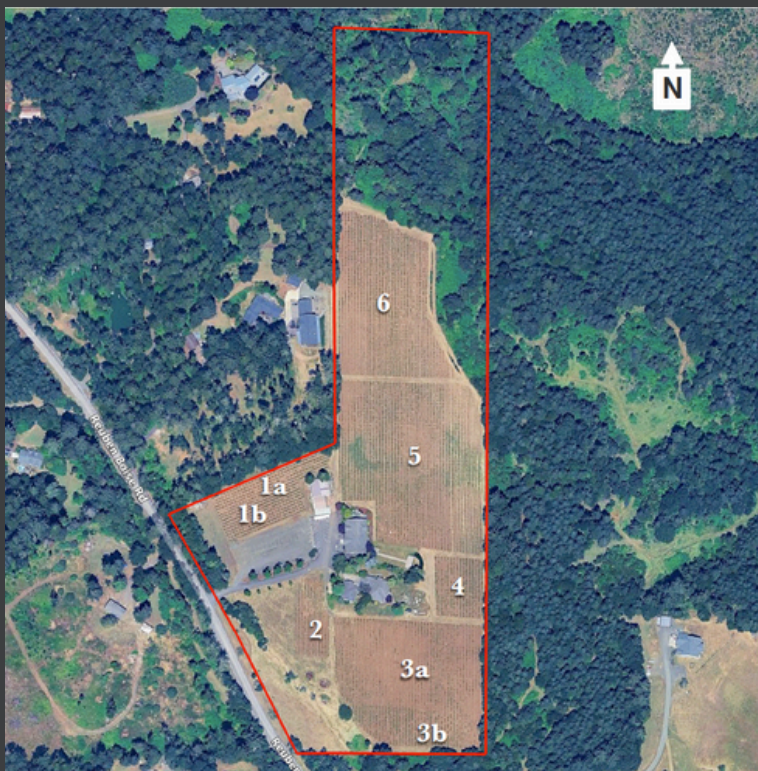
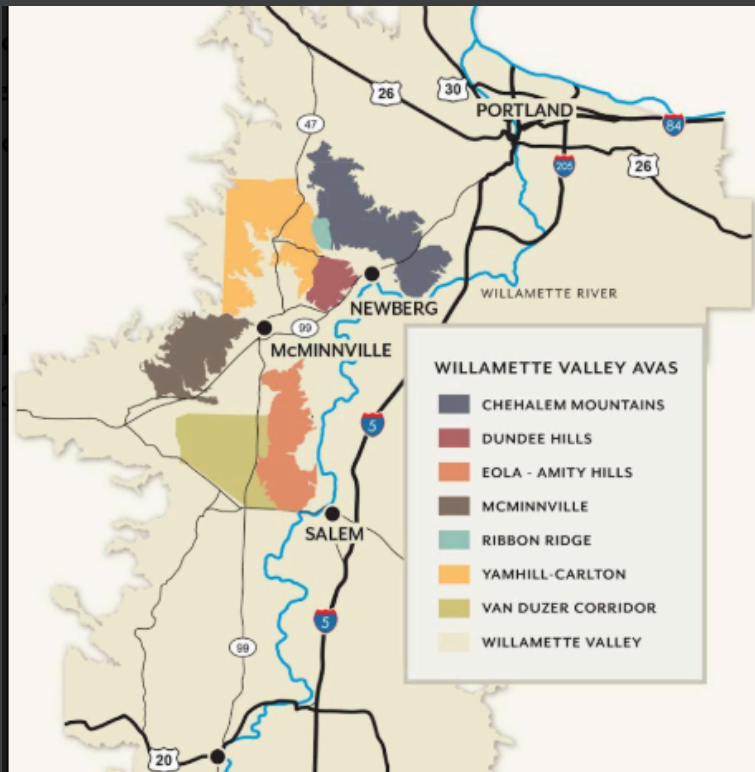
With approximately 10.50 acres of vines—including Pinot Noir, Riesling, Gewürztraminer, and Pinot Gris—the vineyard enjoys **S-SE exposures**, a mix of **Belpine and Jory** soils, and elevations ranging from approximately **546 to 641 feet**, creating an ideal environment for cultivating premium wine grapes. The vineyard is **fully perimeter-fenced** for deer protection and has been the source for the boutique wine label WestHaven Vineyards, proudly established just three years ago. Whether you're an experienced vintner or a dreamer ready to enter the wine industry, this offering provides a unique opportunity to own and grow in one of the Pacific Northwest's most celebrated wine regions.

The WestHaven label, inventory, and growth potential can be incorporated into the sale (see Offerings), providing a synergistic revenue stream that enhances and expands upon the existing Events & Vineyard business.



THE VINEYARD

±10.50 planted acres - Pinot Noir, Riesling, Gewürztraminer, and Pinot Gris



VINEYARD SUMMARY										
Block	Variety	Clone	Year Planted	Age	Irrigation	Trellis	Vine Spacing	Row Spacing	Vines/Acre	Acres
1a	Niagra	Table Grape		Unknown	None	VSP	8	8	681	0.40
1b	Pinot Gris	Grafted	1997	28	None	VSP	5	8	1089	0.20
2	Pinot Noir	SR	1978	47	None	VSP	5	8	1089	0.31
3a	Riesling	-	1976	49	None	VSP	5	8	1089	2.12
3b	Pinot Gris	Grafted	1997	28	None	VSP	5	8	1089	0.80
4	Pinot Gris	Grafted	1997	28	None	VSP	5	8	1089	0.46
5	Pinot Noir	SR	1978	47	None	VSP	5	8	1089	4.00
6	Gewurztraminer	Grafted	2005	20	None	VSP	5	8	1089	2.22
TOTAL										10.51



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OTHER IMPROVEMENTS

- Expansive 2,025 SF GP Building
 - Storage for event furniture and equipment
 - Insulated w/ power, concrete floors
- 900 SF Machine Shed
 - 3-bay equipment garage
 - Concrete floors, 15' workbench
 - Power: 110 + 220 Electric
- Chicken Coop/Shed



- Two RV Parking w/Full Hook-Ups
- 14-Station Landscape Irrigation System
- Gated Access
- 83 Parking Spaces (19-Paved, 64-Gravel)
 - New Striping
 - Overhead Yard Lighting
 - 2-Paved ADA Spaces
- Perimeter fencing



PROPERTY DETAILS - OFFERINGS

WATER

- 2 - Onsite Domestic Wells (± 25 -gpm & ± 14 -gpm capacities)
- 44,000-gallon rainwater capture cistern w/well backup and new liner in 2021 (up to 50-yr life) for lawn & landscaped irrigation (no water rights to vineyard)

POWER

- 2-Meter Bases serviced through Pacific Power

SEPTIC SYSTEMS

- 1,000-gallon septic tank servicing owner residence + cottage
- 1,000-gallon septic tank (approved commercial system) servicing event center

INTERNET

- High speed fiber optic through Spectrum to Event Center, Residence, & Cottage

FUEL

- 1,000-gallon propane tank (owned) services event center + residence (heat, hot water, gas cooking, and fireplace/stoves)



OPPORTUNITIES

OFFERING -

- ASKING PRICE

EVENT CENTER & REAL ESTATE

\$1,675,000

Includes all real estate assets, event business, and event FF&E.

FARM EQUIPMENT

\$69,000

Includes all farm M&E (tractors, implements, etc)

WINE LABEL + INVENTORY

\$200,000

Includes WestHaven Vineyards wine label and $\pm \$225,000$ in wine inventory (retail)

ALL BUSINESS + REAL ESTATE ASSETS

\$1,875,000

Includes all items listed above in one package price.



checkout **WESTHAVEN VINEYARDS** website for more information

WEST
Haven
VINEYARDS

WWW.WESTHAVENVINEYARDS.COM



COUNTY INFO

Obtained through county records



The information contained herein is deemed reliable, but is not guaranteed or warranted by the listing broker or property owner. All maps and exhibits presented were obtained via county records and survey records. Interested parties (buyers) are responsible for verifying all information and uses regarding this property.

REAL PROPERTY TAX STATEMENT
JULY 1, 2024 TO JUNE 30, 2025
POLK COUNTY, OREGON
850 MAIN STREET
DALLAS, OREGON 97338-3184

ACCOUNT NO:
165251

PROPERTY DESCRIPTION

CODE: 0204
MAP: 07625-00-00201
ACRES: 20.81
SITUS: 300 REUBEN BOISE RD DALLAS
LEGAL:

TURNER JAMES R & TANYA L
300 REUBEN BOISE RD
DALLAS OR 97338

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	246,460	244,790
STRUCTURES	990,230	1,033,700
TOTAL RMV	1,236,690	1,278,490
ASSESSED VALUE	731,271	752,743
TOTAL PROPERTY TAX:	8,888.09	9,274.82

If your net taxable value has grown by more than 3% from last year and you have any questions, please contact the Assessor's Office at (503) 623-8391.

CHEMEKETA COMMUNITY COLLEGE	471.14
WILLAMETTE ESD	223.34
DALLAS SD 2	3,427.01
EDUCATION TOTAL:	4,121.49
POLK COUNTY	1,291.71
POLK COUNTY PUBLIC SAFETY	372.61
CHEMEKETA REGIONAL LIBRARY	61.57
SOUTHWEST RFPD	641.69
SOUTHWEST RFPD LOCAL OPTION LEV	603.54
DALLAS CD	41.18
POLK SOIL/WATER CD	37.64
4-H/M GARDEN/AG/FOREST EXT DIST	56.46
GENERAL GOVT TOTAL:	3,106.40
CHEMEKETA CC BONDS AFTER 2001	181.49
SOUTHWEST RFPD BONDS AFTER 2001	482.83
OR FORESTRY FIRE, TIMBER	37.91
OR FORESTRY FIRE, SURCHARGE	47.50
DALLAS SD 2 BONDS AFTER 2001	1,297.20
BONDS - OTHER TOTAL:	2,046.93

POTENTIAL ADDITIONAL TAX LIABILITY

ASSESSMENT QUESTIONS (503) 623-8391
TAX QUESTIONS (503) 623-9264

2024 - 2025 TAX (Before Discount) 9,274.82

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester
11/15/24	8,996.58	6,059.55	3,091.61
02/18/25			3,091.61
05/15/25		3,091.61	3,091.60
Total	8,996.58	9,151.16	9,274.82

TOTAL DUE (After Discount and Pre-payments) 8,996.58

↑ Tear Here

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Tear Here ↑

2024 - 2025 PROPERTY TAXES				POLK COUNTY REAL		ACCOUNT NO. 165251	
PAYMENT OPTIONS	Discount	Date Due	Amount	Date Due	Amount	Date Due	Amount
Full Payment Enclosed	3%	11/15/24	8,996.58				
or 2/3 Payment Enclosed	2%	11/15/24	6,059.55			& 05/15/25	3,091.61
or 1/3 Payment Enclosed	0%	11/15/24	3,091.61	& 02/18/25	3,091.61	& 05/15/25	3,091.60

DISCOUNT IS LOST & INTEREST APPLIES AFTER DUE DATE

☐ Mailing address change on back

Enter Payment Amount
\$

MAKE PAYMENT TO:

TURNER JAMES R & TANYA L
300 REUBEN BOISE RD
DALLAS OR 97338

POLK COUNTY TAX OFFICE
850 MAIN STREET
DALLAS, OREGON 97338

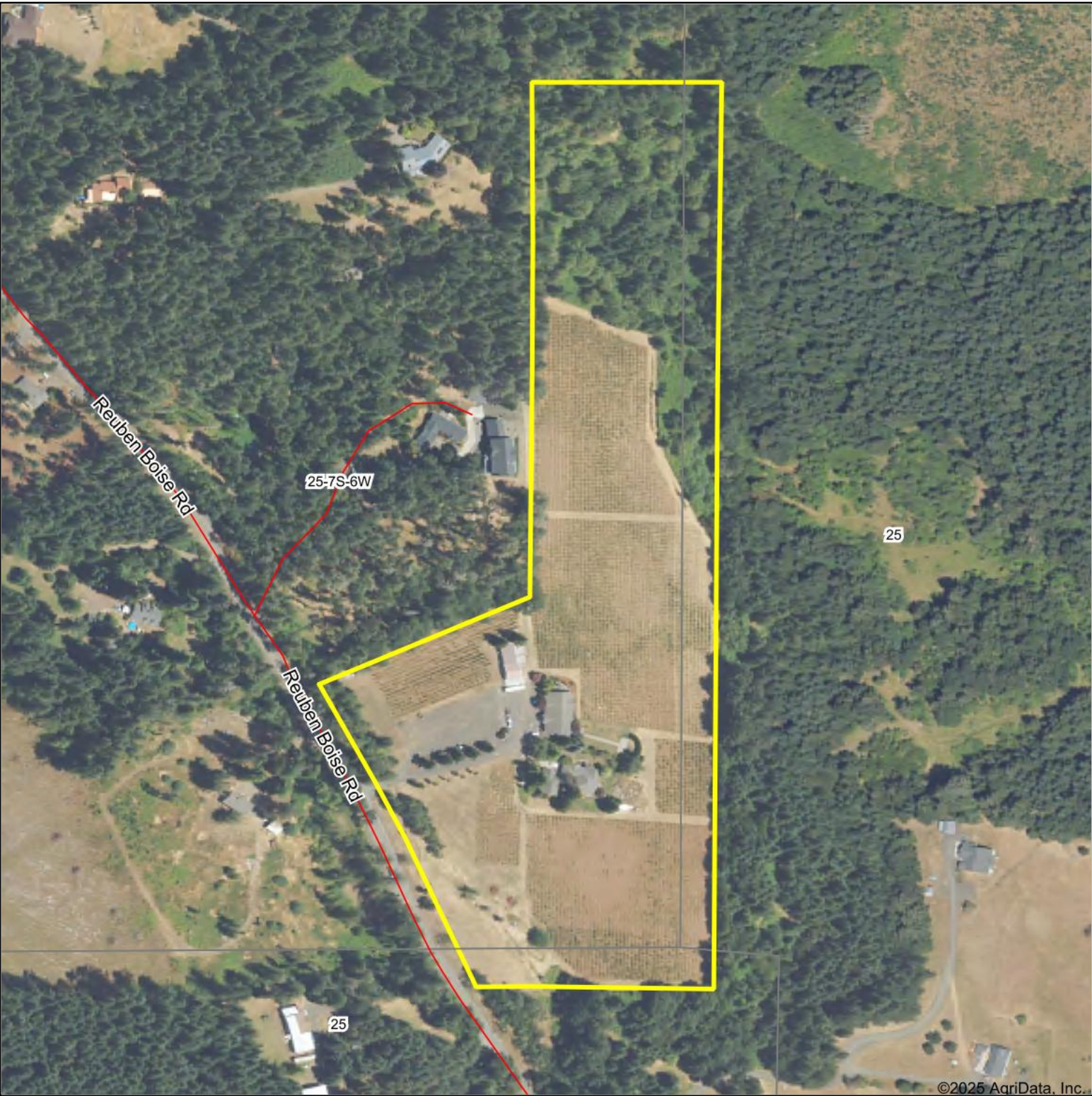
MAPS

Estimated based on county GIS map records.

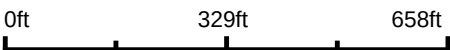


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Aerial Map



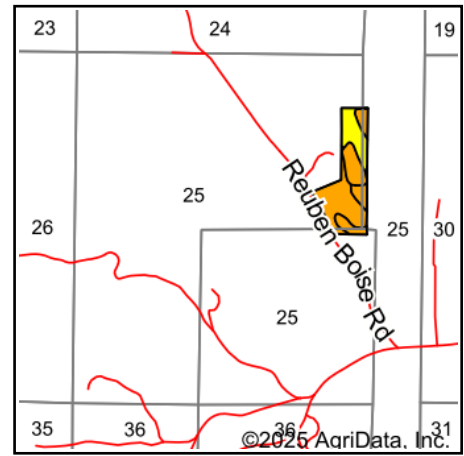
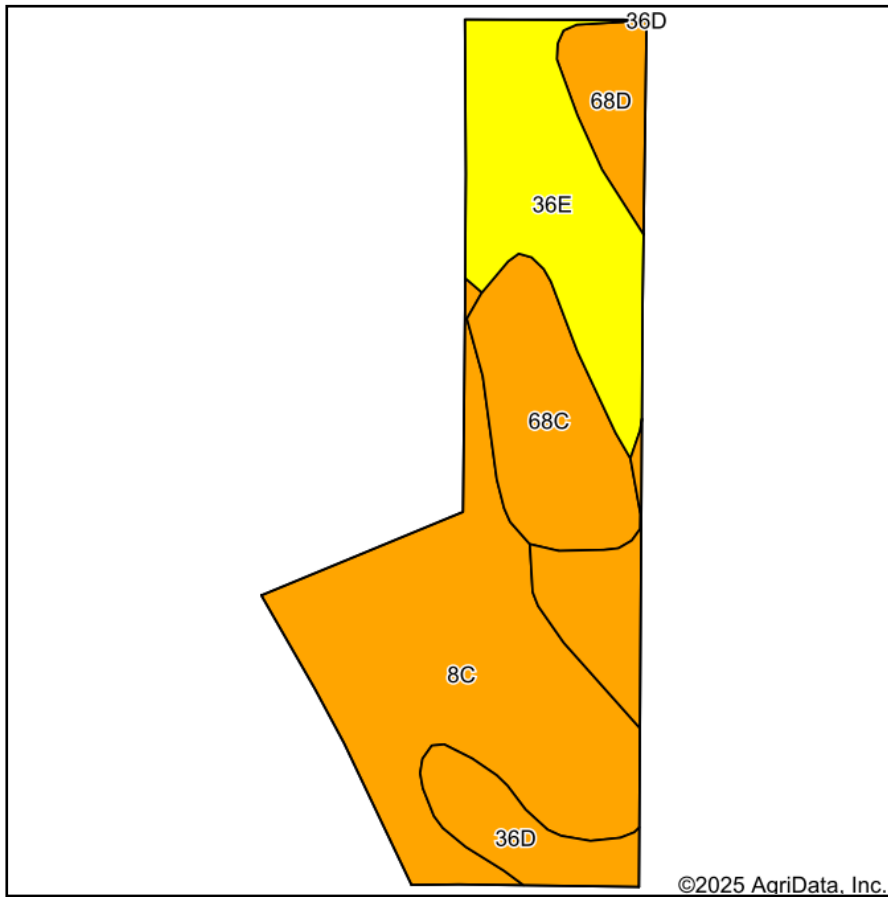
Boundary Center: 44° 56' 12.6, -123° 21' 44.55



25-7S-6W
Polk County
Oregon



Soils Map



State: **Oregon**
 County: **Polk**
 Location: **25-7S-6W**
 Township: **Dallas**
 Acres: **22.09**
 Date: **6/20/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: OR053, Soil Area Version: 23

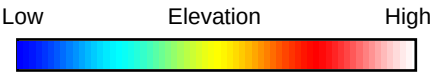
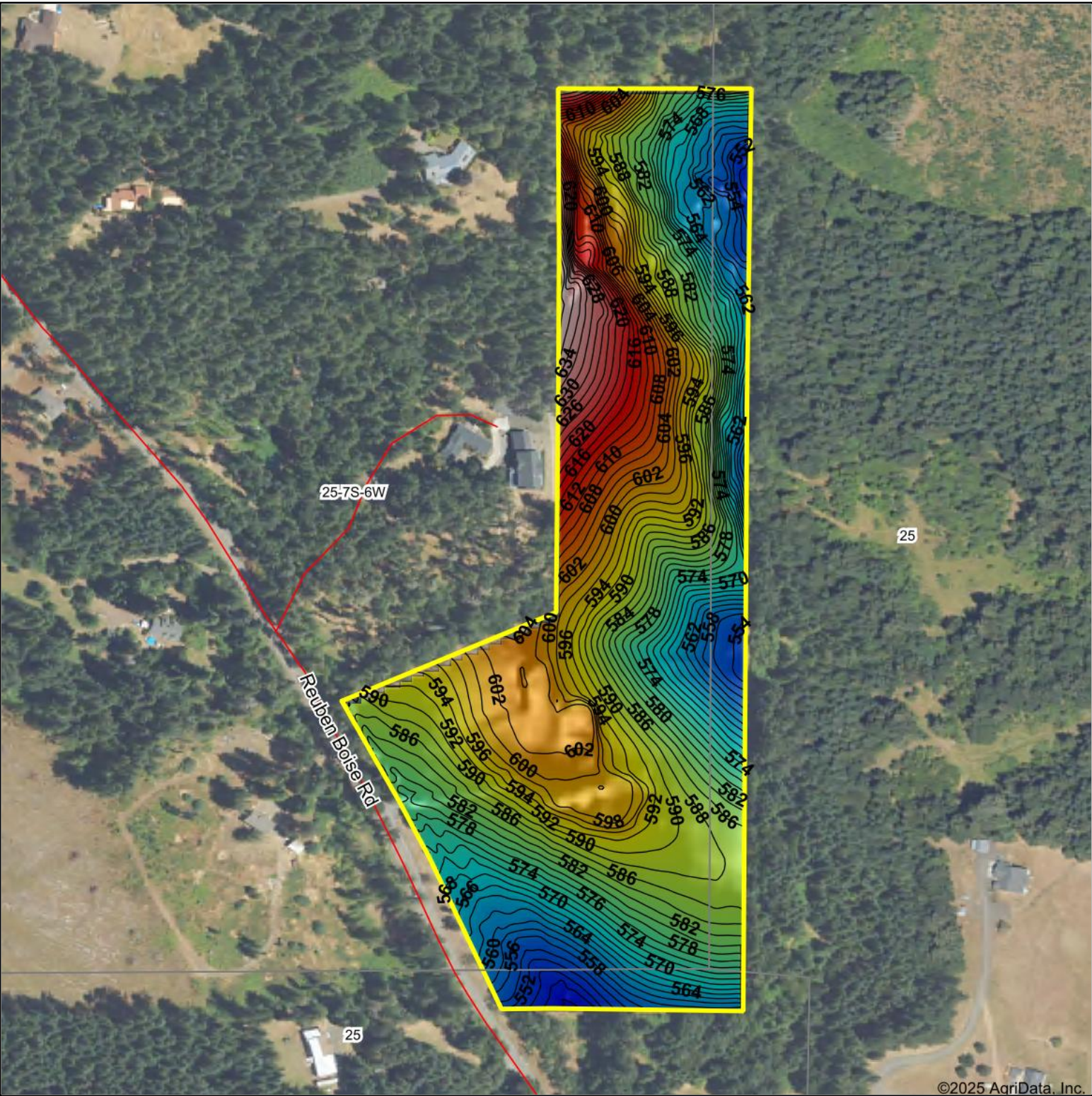
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	*n NCCPI Overall
8C	Bellpine silty clay loam, 3 to 12 percent slopes	9.28	42.1%		Well drained	IIle		70
36E	Jory silty clay loam, 20 to 30 percent slopes	4.87	22.0%		Well drained	IVe	IVe	80
68C	Suver silty clay loam, 3 to 12 percent slopes	3.50	15.8%		Somewhat poorly drained	IIle		58
36D	Jory silty clay loam, 12 to 20 percent slopes	3.12	14.1%		Well drained	IIle	IIle	87
68D	Suver silty clay loam, 12 to 20 percent slopes	1.32	6.0%		Somewhat poorly drained	IIle		53
Weighted Average						3.22	*-	*n 71.7

*n: The aggregation method is "Weighted Average using all components"

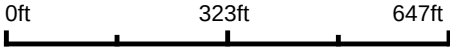
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Topography Hillshade



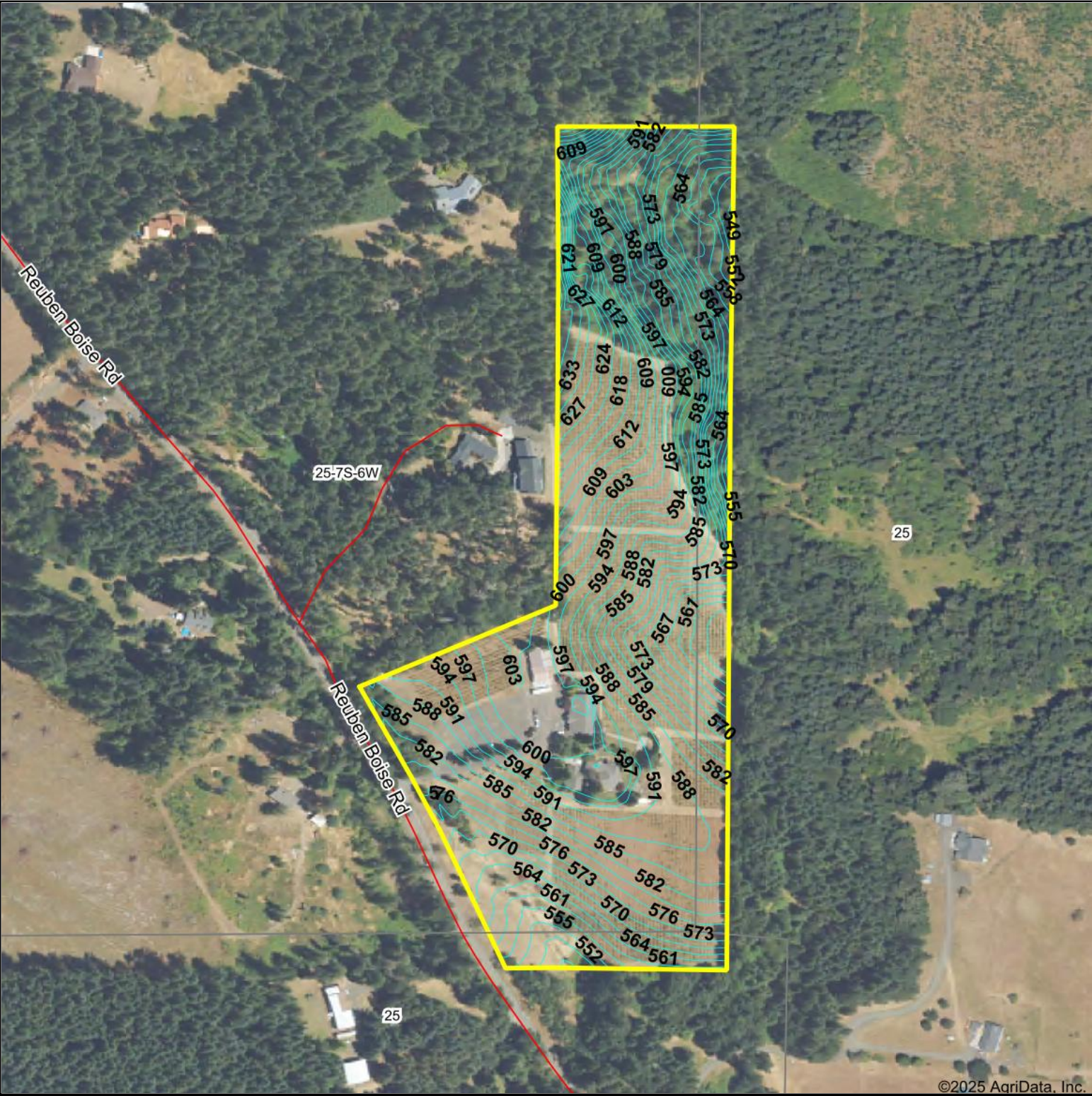
Source: USGS 3 meter dem
Interval(ft): 2
Min: 546.0
Max: 641.0
Range: 95.0
Average: 587.0
Standard Deviation: 18.47 ft



25-7S-6W
Polk County
Oregon

Boundary Center: 44° 56' 12.6, -123° 21' 44.55

Topography Contours



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 546.0

Max: 641.0

Range: 95.0

Average: 587.0

Standard Deviation: 18.47 ft

0ft 354ft 707ft



6/20/2025

25-7S-6W
Polk County
Oregon

Boundary Center: 44° 56' 12.6, -123° 21' 44.55

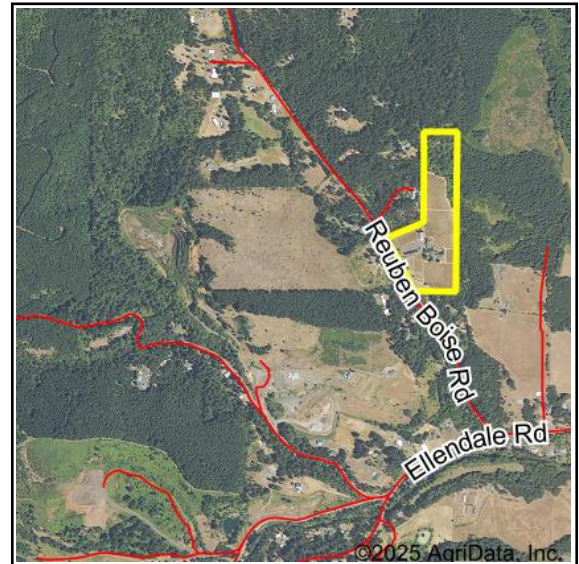
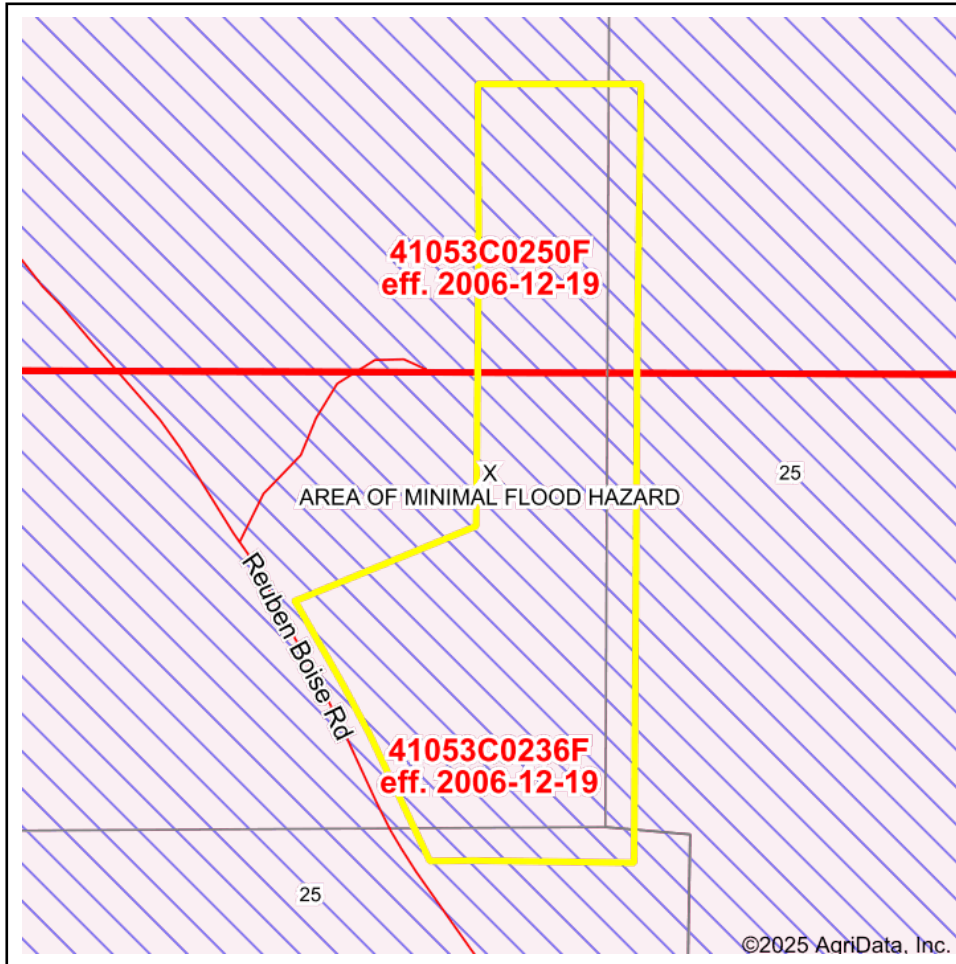
Maps Provided By:



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FEMA Report



Map Center: 44° 56' 12.31, -123° 21' 43.79
 State: OR Acres: 22.09
 County: Polk Date: 6/20/2025
 Location: 25-7S-6W
 Township: Dallas

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Name	Number	County	NFIP Participation	Acres	Percent
POLK COUNTY	410186	Polk	Regular	22.09	100%
Total				22.09	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	22.09	100%
Total			22.09	100%

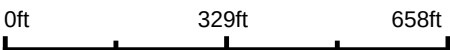
Panel	Effective Date	Acres	Percent
41053C0236F	12/19/2006	15.67	70.9%
41053C0250F	12/19/2006	6.42	29.1%
Total		22.09	100%

Aerial Map



©2025 AgriData, Inc.

Boundary Center: 44° 56' 12.6, -123° 21' 44.55

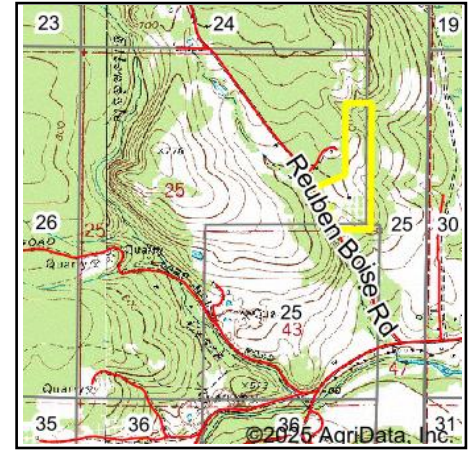
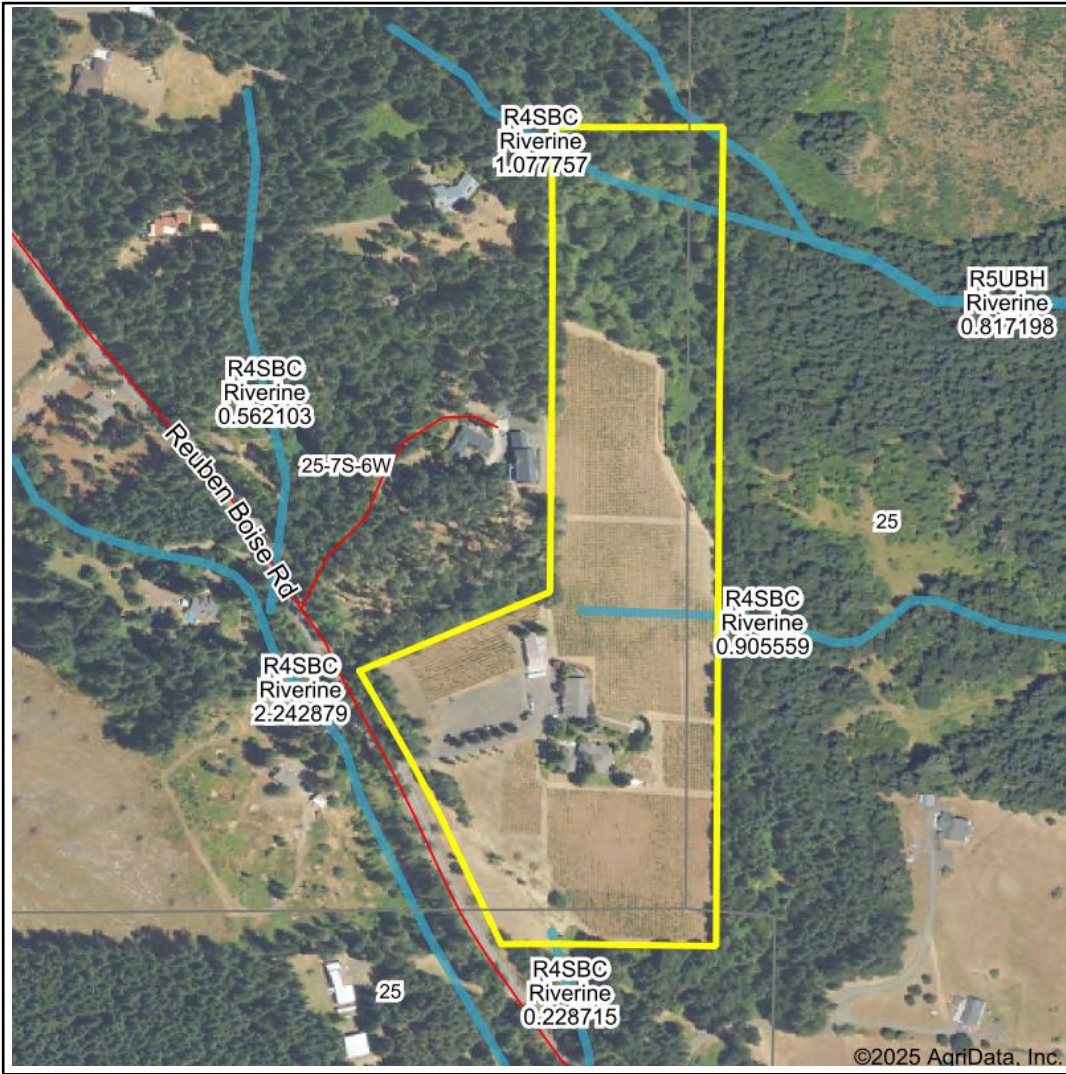


25-7S-6W
Polk County
Oregon



6/20/2025

Wetlands Map



State: **Oregon**
 Location: **25-7S-6W**
 County: **Polk**
 Township: **Dallas**
 Date: **6/20/2025**

Maps Provided By:



0ft 514ft 1028ft

Classification Code	Type	Acres
R4SBC	Riverine	0.38
Total Acres		0.38

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>