



**IRVINE &  
ROBERTS**  
VINEYARDS



**1614 EMIGRANT CREEK RD**

*ASHLAND, OREGON*



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## Extraordinary Wines From An Extraordinary Place!

Discover Irvine & Roberts Vineyards—an extraordinary hospitality business and the ultimate vintner's opportunity set against the breathtaking landscape of Ashland, Oregon. The exquisite tasting room and winery, perched atop the vineyard, offer stunning panoramic views that create an idyllic setting for wine lovers.

Spanning over 15,000 square feet, the facilities were built in 2017 with meticulous attention to detail. The tasting room seamlessly blends elegance and natural beauty, while the winery's efficient design ensures ample capacity and room for growth. The established 42+ acre vineyard, fully irrigated, is dedicated to producing exceptional estate wines, primarily Pinot Noir and Chardonnay.

This prime location attracts both locals and tourists, making it an ideal venue for tastings and events. The property features additional amenities, including a pond, extra storage, extensive landscaping, and fencing. Complete with equipment, furniture, inventory, and brand, this turn-key opportunity allows you to own a premier piece of Oregon's wine country.



## - Property Details -

Property Identification					
Township	Range	Section	Tax Lot	Account #	Acres
39S	2E	18	300	10104592	18.16
39S	2E	18	303	10104616	0.56
39S	2E	18	305	10996102	32.97
39S	2E	18	500	10104632	9.97
39S	2E	18	502	10810872	0.35
				<b>Total</b>	<b>62.01</b>

<b>Access:</b>	Access is via multiple dirt/gravel driveways off of paved Emigrant Creek Road
<b>Present Land Use:</b>	Tasting room, winery, and vineyard
<b>2023 Taxes:</b>	\$22,991.51
<b>Zoning:</b>	EFU/RU-20 (Exclusive Farm Use/Rural Urban)
<b>Elevations:</b>	+/- 2,040' to +/-2,160' above sea level
<b>Topography:</b>	Mostly level
<b>Water Rights:</b>	+/-46 acres of water rights through TID
<b>Pond:</b>	+/- 0.50 surface acre (used as an irrigation bulge)
<b>Electric/Power:</b>	800 Amp system - Underground utility from the road. The system includes multiple 3-Phase panels. Two utility rooms in the winery provide panel access.
<b>Internet:</b>	Ashland Broadband
<b>Domestic Water:</b>	On-site 4 GPM well (JACK_61257) Three 2,000 gallon holding tanks (6,000 Gallons total) Filters include particulate and UV filtration
<b>Sanitation:</b>	Standard Septic System with two 1500 gallon tanks
<b>Additional Notes:</b>	Extensive landscaping, domestic water, septic system, paved entry drive, gated entry

## WINE TASTING EXPERIENCE

Just 5 miles from downtown Ashland awaits an exceptional wine experience at Irvine & Roberts Vineyards. From the moment you arrive, the grand gated entrance and lush vineyard path set the tone for a memorable visit. As you ascend to the tasting room, prepare to be captivated by panoramic views that invite you to savor each moment with family and friends over exquisite estate wines.

This stunning 2,776 square foot tasting room, built in 2017, features high-end finishes perfectly designed to enhance the breathtaking mountain, valley, and vineyard vistas. Meticulous landscaping guides you to the grand double doors, where the beauty of the surroundings immediately draws you in. Every seat—both inside and out—offers a unique perspective of the landscape.

Inside, you can choose from cozy private tables, relax by the fireplace, or gather at the central tasting bar, fostering a vibrant social atmosphere perfect for celebrations. The space showcases vaulted ceilings, natural wood accents, and polished concrete floors, seamlessly blending luxury with the region's natural beauty. The well-designed layout includes a commercial kitchen, two bathrooms, office space, and ample storage, making it an ideal venue for hosting events.

Step outside to be enveloped by the expansive views and the emotional resonance of the setting. The extensive multi-level patio offers a variety of seating options, including cozy spots by gas fire pits overlooking the vineyards and golden hills of the valley. Indulge in artisan farm boards, local cheese and charcuterie, and colorful small plates—all thoughtfully crafted by an award-winning chef to complement your wine flights.

At Irvine & Roberts Vineyards, every visit is not just a tasting, but a celebration of the senses, perfect for creating cherished memories.





## WINEMAKING & WINERY

Built in 2017, this winery facility seamlessly combines efficiency with innovative design to meet current winemaking needs while allowing for future growth. Spanning a total of 10,245 square feet, the state-of-the-art facility includes a spacious covered crush pad of over 2,000 square feet, providing ample room for processing and production.

Inside, the layout is thoughtfully designed with dedicated spaces for processing, production, and a stunning show cellar that showcases your finest wines for exclusive clients and buyers. The facility also features four offices, multiple bathrooms, a break room, and a fully equipped laboratory, ensuring comprehensive resources for quality control, development, and staff accommodations.

Plumbed with glycol for optimal temperature regulation, the facility enhances your production capabilities, while multiple barrel rooms and tall ceilings accommodate large tanks, making it perfectly suited for an expanding winemaking operation. This blend of functionality and sophistication is poised to elevate your winemaking journey for years to come.



At the helm of this exceptional facility is Winemaker Brian Gruber, whose rich experience in crafting world-class wines sets Irvine & Roberts Vineyards apart. Prior to joining the team, Brian managed and made wines for several esteemed brands, including Quady North, Barrel 42 Custom Winecraft, and Troon Vineyard. He also founded Swallow Hill Vineyard in Ashland.

Brian's journey to winemaking is uniquely diverse. After an 11-year career in the U.S. Air Force's Personnel Command, he pursued a Master's in Public Policy at Harvard's Kennedy School. A brief stint in banking led him to realize his true passion lay in growing and crafting wine.

Under Brian's direction, nearly 100 wines have scored 90 points or higher and received numerous accolades, including recognition from Wine Enthusiast and Wine Spectator, which featured five of his wines in their "Top 100 Wines." With such expertise at the forefront, this winery is destined for continued success and acclaim.





## WINE + WINE CLUB

Wine is the heart of the business at Irvine & Roberts Vineyards, where an exceptionally skilled team collaborates daily to craft ultra-premium wines. The estate features a diverse range of varietals, including estate-grown Pinot Noir, Chardonnay, Pinot Meunier, and Gamay Noir, alongside a lively Rosé of Pinot Noir and three distinct sparkling wines, showcasing the vineyard's versatility.

Exceptional wines attract exceptional customers, and the robust wine club ensures consistent sales. Members enjoy exclusive access to special releases, member-only events, and private on-site experiences with the winemaker and vineyard chef. Each shipment includes tasting notes and suggested food pairings, with three releases per year and a flexible tiered membership designed to appeal to a wide range of wine lovers.

The sale includes a well-balanced finished wine portfolio, allowing a new buyer to hit the ground running with high-scoring inventory.

Additionally, the owners have strategically retained some bulk wine for the benefit of the next owner, providing flexibility and creative control over future offerings - ensuring a smooth transition and immediate opportunities for success. A comprehensive inventory list is available for qualified buyers.



## VINEYARD + THE LAND

It all starts with the land. Perched at 2,100 feet and kissed by cool afternoon breezes, this vineyard offers a remarkable opportunity to produce elegant, cool-climate wines in the warm Rogue Valley of Oregon. The ancient blend of alluvial deposits and decomposed sandstone contributes to a unique terroir that is rich in nutrients and offers excellent drainage, making it an ideal environment for cultivating premium grapes.

Recognizing the extraordinary potential of this vineyard site, the owners have embraced environmental stewardship as a core value. They've implemented organic practices and planted regenerative cover crops, fostering a healthy ecosystem that supports local pollinators. Their collaboration with ecologists ensures a thriving environment, and their commitment to L.I.V.E. and Salmon Safe certifications safeguards the land for future generations. The cool mountain breezes not only enhance grape quality by firming skins but also help keep the vines healthy and resilient.

Spanning 42.68 net acres, the vineyard was planted between 2012 and 2022, featuring a density of 1,556 vines per acre. Utilizing a vertical shoot positioning trellis system and fully irrigated through an efficient drip irrigation setup, the vineyard benefits from water rights through the Talent Irrigation District and Emigrant Creek. A half-acre surface pond and supplemental water rights further ensure frost protection when necessary. With average yields approaching 4 tons per acre, the vineyard consistently demonstrates its viability and quality, promising exceptional wines year after year.



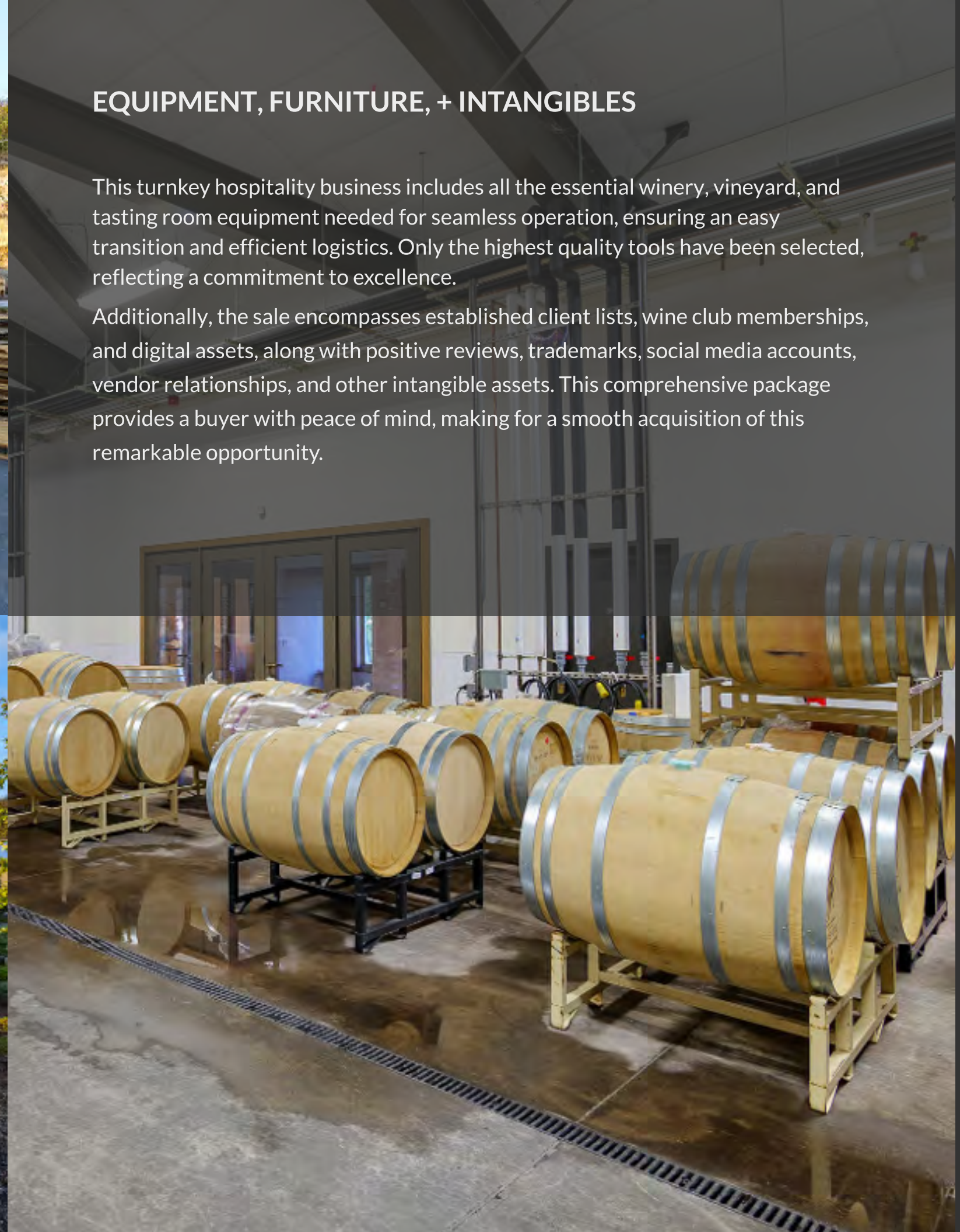




## EQUIPMENT, FURNITURE, + INTANGIBLES

This turnkey hospitality business includes all the essential winery, vineyard, and tasting room equipment needed for seamless operation, ensuring an easy transition and efficient logistics. Only the highest quality tools have been selected, reflecting a commitment to excellence.

Additionally, the sale encompasses established client lists, wine club memberships, and digital assets, along with positive reviews, trademarks, social media accounts, vendor relationships, and other intangible assets. This comprehensive package provides a buyer with peace of mind, making for a smooth acquisition of this remarkable opportunity.





## CONCLUSION

Irvine & Roberts Vineyards is truly impressive, offering expansive views, exceptional vineyards, and outstanding wines. The efficient winery and exquisite tasting room reflect a commitment to quality and attention to detail at every turn. This rare, turnkey hospitality business comes complete with all equipment, furniture, and intangible assets, making it ready for a discerning buyer to step in and realize their dreams of living the vintner's lifestyle.

## WINERY FACILITY CHARACTERISTICS

<b>Gross Area:</b>	10,245 square feet
<b>Crush Pad:</b>	2,045 square feet
<b>Year of Construction:</b>	2017
<b>Height:</b>	26'
<b>Foundation:</b>	Concrete
<b>Exterior Walls:</b>	Fiber cement board and batten with some stone veneer and insulated metal panels
<b>Roofing:</b>	Standing seam metal
<b>Flooring:</b>	Stamped concrete
<b>Framing:</b>	Steel and concrete
<b>Heating/Cooling:</b>	Full HVAC + plumbed glycol
<b>Additional Notes:</b>	Electrical/equipment room, laboratory, four offices, cased goods storage, dry storage, tasting area, show cellar, two barrel rooms, open processing area





## TASTING ROOM CHARACTERISTICS

<b>Gross Area:</b>	2,776 square feet
<b>Year of Construction:</b>	2017
<b>Foundation:</b>	Concrete
<b>Exterior Walls:</b>	Fiber cement board and batten with some stone veneer
<b>Roofing:</b>	Standing seam metal
<b>Flooring:</b>	Wood and tile
<b>Framing:</b>	Wood
<b>Heating/Cooling:</b>	Full HVAC with ceiling fans
<b>Additional Notes:</b>	Tasting room area, two bathrooms, office, commercial kitchen, and cased goods/dry storage, exterior patio and entertainment area



## DRY GOODS STORAGE CHARACTERISTICS

<b>Gross Area:</b>	880 square feet
<b>Year of Construction:</b>	2023
<b>Foundation:</b>	Concrete
<b>Exterior Walls:</b>	T1-11
<b>Roofing:</b>	Standing seam metal
<b>Flooring:</b>	Concrete
<b>Framing:</b>	Wood
<b>Heating/Cooling:</b>	Fully temperature controlled
<b>Access:</b>	Two man doors Overhead door - 8' x 9'
<b>Additional Notes:</b>	Open storage space that is insulated and fully temperature controlled





## VINEYARD DETAILS

<b>Age Planted:</b>	2012 - 2022
<b>Net Acreage:</b>	+/- 42.66 net acres
<b>Varieties:</b>	Pinot Noir, Chardonnay, Pinot Meunier, and Gamay Noir
<b>Rootstock:</b>	Grafted rootstock
<b>Farming Practices(s):</b>	LIVE and Salmon Safe certified Organically farmed
<b>Trellis:</b>	Vertical shoot positioning
<b>Spacing:</b>	4' x 7'
<b>Frost Protection:</b>	Overhead sprinklers in blocks 7, 8, and 9
<b>Fencing:</b>	Fully deer fenced
<b>Production:</b>	Vineyard produced 137.31 tons in 2023 (all blocks except blocks 7, 8, and 9). This results in an average of +/-3.70 tons per acre. <i>Please note that blocks 7, 8, and 9 will begin producing in 2024.</i>

# Blocking Map



# Blocking Data

Block Number	Variety	Clone	Rootstock	Source	Acres	Vines per Acre	Vine Spacing	Row Spacing	Trellis	Year Planted
1a	Chardonnay	76	101-14	Countryside	1.02	1,556	4'	7'	VSP	2012-2013
1b	Chardonnay	95	101-14	Countryside	1.00	1,556	4'	7'	VSP	2012-2013
1c	Chardonnay	04 (oimo)	101-14	Duarte	0.55	1,556	4'	7'	VSP	2013-2015
1d	Chardonnay	41 (French 352)	101-14	Duarte	0.59	1,556	0'	7'	VSP	2013-2015
1e	Chardonnay	56 (Mt. Eden)	101-14	Duarte	0.11	1,556	4'	7'	VSP	2013-2015
1f	Chardonnay	70 (French 96)	101-14	Duarte	0.57	1,556	4'	7'	VSP	2013-2015
2a	Pinot Noir	Wadenswil	3309	Countryside	3.02	1,556	4'	7'	VSP	2012
2b	Pinot Noir	4407	Riparian Gloire	Countryside	1.99	1,556	4'	7'	VSP	2012
2c	Pinot Noir	115	3309	Countryside	0.89	1,556	4'	7'	VSP	2012
3	Pinot Meunier	777	3309	Countryside	0.97	1,556	4'	7'	VSP	2012
4a	Pinot Noir	777	101-14	Countryside	3.56	1,556	4'	7'	VSP	2012
4b	Pinot Noir	777	3309	Countryside	2.02	1,556	4'	7'	VSP	2012
4c	Pinot Noir	Pommard	3309	Countryside	2.00	1,556	4'	7'	VSP	2012
4d	Pinot Noir	Pommard	101-14	Countryside	1.98	1,556	4'	7'	VSP	2012
4e	Pinot Noir	777 (grafted)	3309	Countryside	2.25	1,556	4'	7'	VSP	2012
5a	Pinot Noir	667 (72)	3309	Unknown	1.99	1,556	4'	7'	VSP	2018
5b	Chardonnay	96	101-14	Unknown	1.68	1,556	4'	7'	VSP	2018
5c	Chardonnay	72	101-14	Unknown	1.04	1,556	4'	7'	VSP	2018
5d	Chardonnay	548	420A	Unknown	1.00	1,556	4'	7'	VSP	2018
5e	Chardonnay	808	101-14	Unknown	0.25	1,556	4'	7'	VSP	2018
5f	Chardonnay	27	420A	Unknown	0.37	1,556	4'	7'	VSP	2018
5g	Pinot Noir	643	3309	Unknown	0.86	1,556	4'	7'	VSP	2020
6a	Gamay Noir	358	3309	Unknown	1.00	1,556	4'	7'	VSP	2019
6b	Gamay Noir	509 (05)	3309	Unknown	0.47	1,556	4'	7'	VSP	2019
6c	Pinot Noir	Swain	3309	Unknown	0.53	1,556	4'	7'	VSP	2019
6d	Pinot Meunier	864 (05)	3309	Unknown	0.60	1,556	4'	7'	VSP	2019
6e	Pinot Meunier	819 (06)	3309	Unknown	0.65	1,556	4'	7'	VSP	2019
6f upper	Chardonnay	5	3309	Unknown	1.94	1,556	4'	7'	VSP	2018
6g	Chardonnay	96	101-14	Unknown	1.33	1,556	4'	7'	VSP	2018
6h	Pinot Noir	667 (92)	1103P	Unknown	1.01	1,556	4'	7'	VSP	2018
7a	Pinot Noir	Pommard	3309	Unknown	1.65	1,556	4'	7'	VSP	2022
7	Pinot Noir	828	3309	Unknown	1.70	1,556	4'	7'	VSP	2022
8	Pinot Noir	114	3309	Unknown	1.45	1,556	4'	7'	VSP	2022
9	Pinot Noir	37	3309	Unknown	0.64	1,556	4'	7'	VSP	2022
<b>Total Net Acreage: 42.68</b>										



Emigrant Creek

Irvine & Roberts  
Vineyards

Irrigation Pond

Winery

Tasting Room

Dry Goods Storage

EMIGRANT CREEK RD





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