

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 ld	entification		
Township	Range	Section	Tax Lot	Account #	Acres
395	2E	18	300	10104592	18.16
395	2E	18	303	10104616	0.56
395	2E	18	305	10996102	32.97
395	2E	18	500	10104632	9.97
395	2E	18	502	10810872	0.35
				Total	62.01
Access:	А	ccess is via mu	ltiple dirt/grav	el driveways of	ff of paved

	Emigrant Cre
Present Land Use:	Tasting room,
2023 Taxes:	\$22,991.51
Zoning:	EFU/RU-20 (8
Elevations:	+/- 2,040' to +
Topography:	Mostly level
Water Rights:	+/-46 acres of
Pond:	+/- 0.50 surfa
Electric/Power:	800 Amp syst The system in Two utility ro
Internet:	Ashland Broa
Domestic Water:	On-site 4 GPI Three 2,000 g Filters include
Sanitation:	Standard Sep
Additional Notes:	Extensive lan paved entry d

- Property Details -

Access is via multiple dirt/gravel driveways off of paved ek Road

, winery, and vineyard

- Exclusive Farm Use/Rural Urban)
- +/-2,160' above sea level
- of water rights through TID
- ace acre (used as an irrigation bulge)
- stem Underground utility from the road.
- includes multiple 3-Phase panels.
- poms in the winery provide panel access.
- adband
- PM well (JACK 61257)
- gallon holding tanks (6,000 Gallons total) le particulate and UV filtration
- ptic System with two 1500 gallon tanks
- ndscaping, domestic water, septic system, 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

JOIN OUR

Vine 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

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









TASTING ROOM CHARATERISTICS

Gross Area:	2,776
Year of Construction:	2017
Foundation:	Conc
Exterior Walls:	Fiber
	stone
Roofing:	Stand
Flooring:	Woo
Framing:	Woo
Heating/Cooling:	Full F
Additional Notes:	Tasti
	comr
	stora
	area

6 square feet

crete

r cement board and batten with some

e veneer

ding seam metal

od and tile

d

HVAC with ceiling fans

ing room area, two bathrooms, office, mercial kitchen, and cased goods/dry age, exterior patio and entertainment

DRY **G**OODS **S**TORAGE **C**HARACTERISTICS

Gross Area:	880 squar
Year of Construction:	2023
Foundation:	Concrete
Exterior Walls:	T1-11
Roofing:	Standing s
Flooring:	Concrete
Framing:	Wood
Heating/Cooling:	Fully temp
Access:	Two man o
	Overhead
Additional Notes:	Open stor

re feet seam metal perature controlled doors d door - 8' x 9' rage space that is insulated and fully temperature controlled







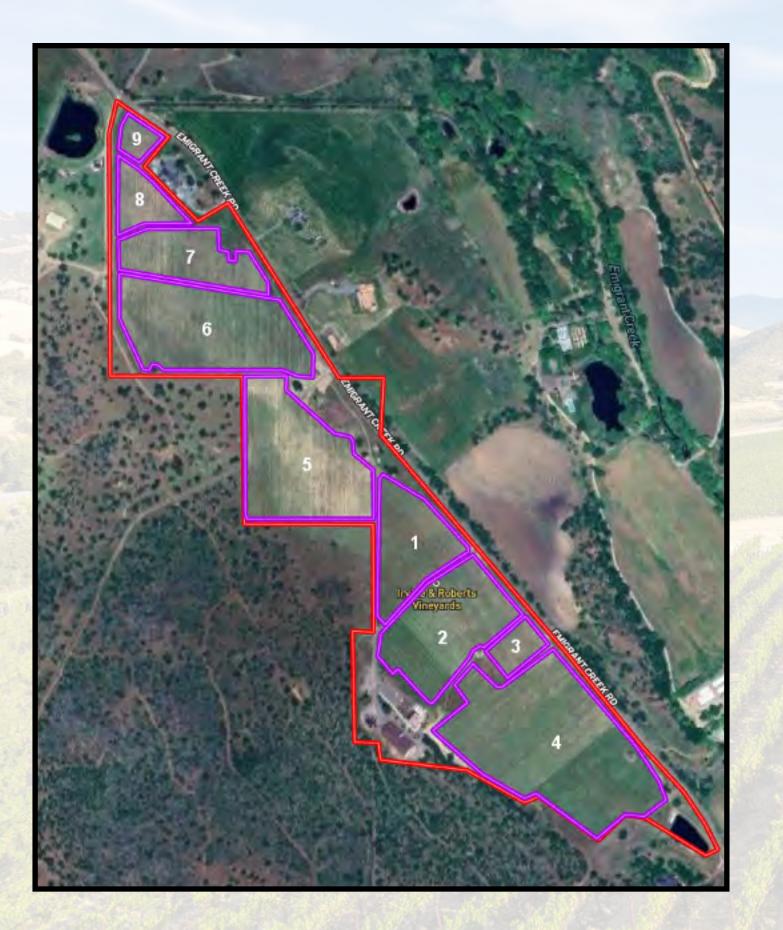


Age Planted:	2012
Net Acreage:	+/- 42
Varieties:	Pinot
	and G
Rootstock:	Graft
Farming Practices(s):	LIVE
	Orga
Trellis:	Vertio
Spacing:	4' x 7'
Frost Protection:	Over
Fencing:	Fully
Production:	Viney
	(all bl
	This r
	per ad
	Please
	produ

VINEYARD DETAILS

- 2 2022
- 2.66 net acres
- Noir, Chardonnay, Pinot Meunier,
- Gamay Noir
- ted rootstock
- and Salmon Safe certified
- nically farmed
- cal shoot positioning
- head sprinklers in blocks 7, 8, and 9
- deer fenced
- yard produced 137.31 tons in 2023
- locks except blocks 7, 8, and 9).
- results in an average of +/-3.70 tons cre.
- e note that blocks 7, 8, and 9 will begin ucing in 2024.

Blocking Map



Blocking Data

dot homes Values Ones Open to the part of the part				N	Vineyard Data						
Chardformey 76 101-14 Countryside 102 1556 2 7 V39 Chardformey 04 00001 101-14 Countryside 100 17 V39 Chardformey 04<(nmot) 101-14 Cuantry 64 7 7 V39 Chardformey 64(nmot) 101-14 Duarte 051 1556 4 7 V39 Chardformey 66(nM) Efenit 101-14 Duarte 051 1556 4 7 V39 Final Mone Mademand 3109 Countryside 101 1556 4 7 V39 Final Mone T/7 101-14 Unintryside 1256 4 7 V39 Final Mone T/7 101-14 Unintryside 1256 4 7 V39 Final Mone T/7 101-14 Unintryside 1256 4 7 V39 Final Mone T/7 101-14 Unintryside	Block Number		Glone	Rootstock	Source	Nres	Vines der Actr	Vine Spading	Row	TreNs	Year Planted
Chardronny 9.5 101:14 Contripate 100 1556 101 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Ia	Chardonney	76	101-14	Countryside	1.02	1,556	17	F.	VSP	E102-2102
Cherchomey Od (omo) 101-14 Duarte 0.55 1,556 4 7 V39 Cherchomey 41 (Herch 3522) 101-11 Duarte 0.11 1556 4 7 V39 Cherchomey 70 (Herch 3522) 101-11 Duarte 0.51 1556 4 7 V39 Prior Nue 4407 Ripera fishine Countryside 0.57 1556 4 7 V39 Prior Nue 112 3309 Countryside 0.97 1556 4 7 V39 Prior No 777 101-14 Duarte 0.07 1556 4 7 V39 Prior No 777 101-14 Universit 1556 4 7 V39 Prior No 777 101-14 Universit 126 127 129 127 129 Prior No 777 101-14 Universit 126 127 129 129 127 129 Pri	41	Chardonnay	98	101-14	Countryside	1,00	1,556	.4.	1	ASh	2012-2013
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Priori Noir 4407 Ripmini Gilier Countrysteile 155 4' 7 Veg Pinot Noire 113 3109 Countrysteile 0.87 1556 4' 7 Veg Pinot Noire 177 101-144 Countrysteile 0.87 1556 4' 7 Veg Pinot Noire 777 3109 Countrysteile 2.02 1556 4' 7 Veg Pinot Noir 777 3109 Countrysteile 2.00 1556 4' 7 Veg Pinot Noir 777 3109 Unknown 1.29 1556 4' 7 Veg Pinot Noir 777 3109 Unknown 1.29 1556 4' 7 Veg Pinot Noir 77 420A Unknown 1.00 1.556 4' 7 Veg Chardonnay 8 1.01-14 Unknown 1.01 1.556 4' 7 Veg Chardonnay <	2a	Pinot Noir	Wadenswil	33.05	Countryside	3.02	1,556	,D	1	dSN	2012
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Chardomav 548 420.4 Unknown 100 1556 4 7 6/5 Chardomavy 805 101-14 Unknown 0.37 1,556 4 7 7 6/5 Chardomavy 27 420.4 Unknown 0.37 1,556 4 7 7 6/5 Rinost Noir 943 3309 Unknown 0.37 1,556 4 7 7 6/5 Pinot Noir 508/051 3309 Unknown 0.47 1,556 4 7 7 6/5 Pinot Meuner 819 (061 3409 Unknown 0.51 1,556 4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	53	Chardboney	4	101-14	Unknown	1.04	1,556	4.	ħ	ASA	BTOZ
Cliandomiay BDE JD1-14 Unknown 0.25 1,556 4' 7 VSP Chardomnay 27 320A Unknown 0.37 1,556 4' 7 VSP Finor Noir 543 3309 Unknown 0.37 1,556 4' 7 VSP Finor Noir 543 3309 Unknown 0.47 1,556 4' 7 VSP Finor Noir 508 (05) 3309 Unknown 0.47 1,556 4' 7 VSP Pinor Noir 508 (05) 3309 Unknown 0.47 1,556 4' 7' VSP Pinor Noir 819 (06) 3409 Unknown 0.65 1,556 4' 7' VSP Pinor Noir 819 (06) 3409 Unknown 1.65 6' 7' VSP Pinor Noir 819 (06) 3409 Unknown 1.65 1,556 4'' 7'' VSP Pinor Noir 810 </td <td>20</td> <td>Chandonnay</td> <td>548</td> <td>420A</td> <td>Unknown</td> <td>1/00</td> <td>1,556</td> <td>1.0</td> <td>R.</td> <td>1150</td> <td>2018</td>	20	Chandonnay	548	420A	Unknown	1/00	1,556	1.0	R.	1150	2018
Clardomay 27 420A Unknown 0.37 1,556 1' 7 VSP Pinot Noir 943 3309 Unknown 0.37 1,556 4' 7 VSP Finot Noir 943 3309 Unknown 0.36 1,556 4' 7 VSP Gamay Nair 508 (05) 3309 Unknown 0.47 1,556 4' 7 VSP Pinot Meumer 864 (05) 3309 Unknown 0.53 1,556 4' 7 VSP Pinot Meumer 819 (06) 3309 Unknown 0.53 1,556 4' 7 VSP Pinot Meumer 819 (06) 3309 Unknown 1,556 4' 7 VSP Pinot Meumer 819 (06) 3309 Unknown 1,556 4' 7 VSP Pinot Meumer 819 (06) 3309 Unknown 1,556 4' 7 VSP Pinot Noir 828 1001-10 <	ar T	Cliardonnay	100	101-14	Unknown	0.25	1,556	4	Б	ASN	5018
Priori 943 3309 Unknown 0.86 1,556 41 7 V59 Gamay Nair 358 3309 Unknown 0.47 1,556 4' 7 V59 Gamay Nair 509 (05) 3309 Unknown 0.47 1,556 4' 7 V59 Pinot Neurier 804 (05) 3309 Unknown 0.47 1,556 4' 7 V59 Pinot Neurier 819 (05) 3309 Unknown 0.53 1,556 4' 7 V59 Pinot Meunier 819 (05) 3309 Unknown 0.53 1,556 4' 7 V59 Chardonnav 5 3309 Unknown 1.33 1,556 4' 7 V59 Pinot Noir 819 051 1101-14 Unknown 1.41 7 V59 Pinot Noir 818 3109 Unknown 1.41 1,556 4' 7 V59 Pinot Noir 828	56	Chardionney	27	AZOA	Unknown	0.37	1,556	4.	1	ASA	5018
Gamay Noir 358 3309 Unknown 1.00 1,556 4' 7' V5P Pinot Noir Swan 3309 Unknown 0.47 1,556 4' 7' V5P Pinot Noir Swan 3309 Unknown 0.47 1,556 4' 7' V5P Pinot Neurier 866 (05) 3309 Unknown 0.53 1,556 4' 7' V5P Pinot Meurier 819 (06) 3409 Unknown 0.53 1,556 4' 7' V5P Pinot Meurier 819 (06) 3409 Unknown 1.24 1,556 4' 7' V5P Chardonnav 36 101-1/1 Unknown 1.24 1,556 4' 7' V5P Pinot Moir 667 (92) 1103P Unknown 1.65 1,556 4' 7' V5P Pinot Moir 878 3309 Unknown 1.65 1,556 4' 7' V5P	56	Pinot Noir	643	3109	Unknown	0.86	1,556	4	k	VSP.	2020
Garnay Nisr 508 (05) 3309 Unitrown 0.47 1,556 4' 7' VSP Pinot Noite Swan 3309 Uniknown 0.47 1,556 4' 7' VSP Pinot Meunier 864 (05) 3309 Uniknown 0.53 1,556 4' 7' VSP Pinot Meunier 819 (06) 3409 Uniknown 0,53 1,556 4' 7' VSP Pinot Meunier 819 (06) 3409 Uniknown 0,65 1,556 4' 7' VSP Chardonnav 5 3302 Uniknown 1,33 1,556 4' 7' VSP Pinot Moir 667 (92) 11034 Uniknown 1,01 1,556 4' 7' VSP Pinot Moir 828 3309 Uniknown 1,65 1,556 4' 7' VSP Pinot Noir 828 3309 Uniknown 1,65 1,556 4' 7' VSP	68	Gemay Noir	358	50EE	Unknown	1,00	1,556	1 th	F.	VSP	2019
Pinor Noir Swan 3109 Unknown 0.53 1,556 4' 7 VSP Pinor Meunier 864 (05) 3309 Unknown 0.53 1,556 4' 7 VSP Pinor Meunier 819 (06) 3309 Unknown 0.60 1,556 4' 7 VSP Pinor Meunier 819 (06) 3409 Unknown 0.65 1,556 4' 7 VSP Chardonnav 5 3102 Unknown 1,33 1,556 4' 7' VSP Pinor Noir 667 (92) 1103P Unknown 1,61 1,556 4' 7' VSP Pinor Noir 828 3309 Unknown 1,61 1,556 4'' 7' VSP Pinor Noir 828 3309 Unknown 1,61 1,556 4'' 7'' VSP Pinor Noir 828 3309 Unknown 1,61 1,556 4''' 7''' VSP Pi	65	Garnay Ninir	509 (05)	3309	Unicrown	0.47	1,556	4	1	VSP	6102
Pinot Meuner 864 (05) 3309 Unknown 0.60 1.556 n n n v vSP Pinot Meuner 819 (06) 3409 Unknown 0.65 1.556 n n n v vSP Pinot Meuner 819 (06) 3409 Unknown 0.65 1.556 n n v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v v <t< td=""><td>8</td><td>Pinot Noir</td><td>Swan.</td><td>2005</td><td>Unknown</td><td>053</td><td>1,556</td><td>4.</td><td>ŀ</td><td>VSP</td><td>2019</td></t<>	8	Pinot Noir	Swan.	2005	Unknown	053	1,556	4.	ŀ	VSP	2019
Prinot Meuner 819 (06) 3409 Unknown 0.65 1,556 4' 7' VSP Chardonnav 5 3102 Unknown 1,94 1,556 4' 7' VSP Chardonnav 36 101-1/4 Unknown 1,33 1,556 4' 7' VSP Pinot Noir 667 (92) 1103P Unknown 1,01 1,556 4' 7' VSP Pinot Noir 828 3309 Unknown 1,65 1,556 4' 7' VSP Pinot Noir 828 3309 Unknown 1,556 4' 7' VSP Pinot Noir 828 3309 Unknown 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,45 7' 7' VSP Pinot Noir 37 3309 Unknown 1,45	90	PINCE MEUNIER	150) 198	59.65	Unknown	09'0	1,556	1.10	r.	450	2019
Chardonnav 5 3105 Unknown 1.94 1.556 4' 7' VSP Chardonnay 36 101-1/1 Unknown 1.33 1.556 4' 7' VSP Pinot Noir 667 (92) 1103P Unknown 1.01 1.556 4' 7' VSP Pinot Noir 828 3309 Unknown 1.65 1.556 4' 7' VSP Pinot Noir 828 3309 Unknown 1.65 1.556 4' 7' VSP Pinot Noir 828 3309 Unknown 1.70 1.556 4' 7' VSP Pinot Noir 37 3309 Unknown 1.45 1.556 4' 7' VSP Pinot Noir 37 3309 Unknown 1.45 7' YSP Pinot Noir 37 3309 Unknown 1.45 7' YSP Pinot Noir 37 3309 Unknown 1.45	6e	Pinot Meunier	819 (06)	3409	Unknown	0,65	1,556	4	F.	NSP.	2019
Chardomay 36 101-14 Unknown 1.33 1.556 4' 7' VSP Pinot Noir 667 (92) 1103P Unknown 1.01 1,556 4' 7' VSP Pinot Noir Pont Noir Rommard 3309 Unknown 1.01 1,556 4' 7' VSP Pinot Noir 828 3309 Unknown 1.70 1,556 4' 7' VSP Pinot Noir 114 3109 Unknown 1.45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 1,45 1,556 4' 7' VSP	Gfupper	Chardonney	ŝ	3005	Unknown	1.94	1,556	17	ħ	6SN	2013
Phrost Noir 667 (92) 1103P Unknown 1.01 1,556 4' 7' VSP Pinot Noir Rommaria 3309 Unknown 1.65 1,556 4' 7' VSP Pinot Noir 828 3309 Unknown 1.65 1,556 4' 7' VSP Pinot Noir 1.14 3309 Unknown 1.45 1,556 4' 7' VSP Pinot Noir 1.14 3309 Unknown 1.45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 0.64 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 0.64 1,556 4' 7' VSP	68	Chardonney	96	NE-201	Unknown	1.33	1,556	.0		VSP-	2018
Phot Noir Pammark 3309 Unknown 1.65 1.556 a' 7' VSP Pinot Noir 828 3309 Unknown 1.70 1,556 a' 7' VSP Pinot Noir 114 3309 Unknown 1.45 1,556 a' 7' VSP Pinot Noir 114 3309 Unknown 1,45 1,556 a' 7' VSP Pinot Noir 37 3309 Unknown 0.64 1,556 a' 7' VSP Pinot Noir 37 3309 Unknown 0.64 1,556 a' 7' VSP Pinot Noir 37 3309 Unknown 0.64 1,556 a' 7' VSP	64	Pinat Noir	667 (92)	11030	Unknown	1.01	1,556	4'	4	45h	2018
Rinor Noir 828 3309 Unknown 1,70 1,556 a' 7' VSP Pinor Noir 114 3309 Unknown 1,45 1,556 a' 7' VSP Pinor Noir 37 3309 Unknown 0.64 1,556 a' 7' VSP Pinor Noir 37 3309 Unknown 0.64 1,556 a' 7' VSP Pinor Noir 37 3409 Unknown 0.64 1,556 a' 7' VSP	78	TION TONIG	Pommara	SDEE	Unknown	1.65	1,556	B ¹	ħ	ASA	2022
Pinot Noir 114 3309 Unknown 1,45 1,556 4' 7' VSP Pinot Noir 37 3309 Unknown 0,64 1,556 4' 7' VSP Total Net Acreage: A2,68	4	Rinar Noir	828	33/06	Unknown	1.70	1,556	4	ř.	ASIA	2022
Dinot Noir 37. 3309 Unknown 0,64 1,556 4' 7' VSP Total Net Acreage: 42,68	10	Pinat Noir	114	20CE	Unknown	1.45	1,556	4	ř.	ASN	2022
	9	Prinot Noil	37	3309	Unknown	0.64	1,556	- 41	2	VSP	2022
				Total	Net Acreage:	42.58					





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