



Client Full

Residential

8/16/2024 5:57PM

\$1,398,000 3 bd | 1 / 1 ba | 2124 sqftStatus: **Active**

List Date: 6/8/2023

DOM: 435

Acres: 48.83

MLS#: 23246298

Year Built: 1966 / REMOD

1329 LARSON RD Roseburg, OR 97471

Unit #:

Condo Loc:

XST/Dir: W on Harvard, L on Lookingglass Rd, R on Coos Bay Wagon Rd to Larson Rd

Property Details:

Property Type: Detached / Farm Area: 257

Style: 1 Story, Custom Style

Zoning: FF

County: Douglas

Seller Disclosure: Disclosure

Nhood/Bldg:

Waterfront:

CC&Rs: No

Lot Desc: Level, Sloped, Trees

Legal: TRACT M&B INST 277213 Lot Size: 20 to 49.99 Acres

OUT FIRE) SEE R45850 FOR BAL Lot Dimensions:

TL, ACRES 24.3

View: Trees/Woods, Valley,

Warranty:

Vineyard

55+ w/Affidavit Y/N: No

Body Water:

Open House:

Tax

ID: R45864 R45850 R119036

Supplements: 3

Opportunity Zone:

Short Term Rental Allowed:

Floor #:

Upcoming Open House:

Lot/Land Lease/Rent Payment: /

Lot/Land Lease: No

Schools:

Elementary: Lookingglass

Middle: Other

High: Douglas

Video: [Virtual Tour #1](#)3-D Tour: [Virtual Tour #2](#)Photo Slide Show: [Virtual Tour #3](#)

WOW! Discover the epitome of wine country living w/ this exceptional winery & vineyard property nestled in this desirable West Roseburg location! Spanning an impressive 48.83 acres, this gorgeous estate would make for an ideal investment for those seeking a family-run vineyard & winery venture! 4 varietals of grapes cultivated across 6.5 acres, including 6 acres of Pinot Noir, & a half-acre plot of Syrah, Tempranillo, & Malvasia, yielding an impressive average of 9-13 tons of grapes annually. The result is an array of award-winning wines that have garnered acclaim within the industry. Contributing to the winery's success is a charming tasting room that generates between 300-500 wine case sales per year. Located within the east wing of the main house & conveniently accessible through the butler's pantry, the tasting room exudes an inviting atmosphere w/ its vaulted ceilings, tile floors, & wine cellar. Step outside onto the patio w/ its enchanting fountain & gazebo, providing an idyllic setting for entertaining your guests. The primary residence offers 3 beds, 1.5 baths, & a range of desirable amenities. Hardwood floors, a sunroom suitable for meetings or private gatherings, a formal dining area, & a spacious living area create a welcoming ambiance. Remodeled bathroom featuring a tiled walk-in shower, bathtub, & a dual-sink vanity. In addition to the main house, the property includes an additional 3-bed, 2-bath manufactured home, offering comfortable accommodations for the vineyard manager. 1900 sqft barn provides ample storage & workspace, additional stable barn features 4 stalls, tack room, & feed room, catering to equestrian enthusiasts! Water is abundant on the property w/ access to UBW public water, 10 GPM well, seasonal spring, & pond. High-speed fiber optic internet ensures efficient business operations & communication. Don't miss your chance to embrace the vineyard lifestyle & become part of the esteemed winemaking community of the Umpqua Valley!

Residence Information:

Upper SQFT: 0 SQFT Source: County Levels: 1 Green Certification:
Main SQFT: 2124 Total Up/Main: 2124 Roof: Composition Energy Efficiency:
Lower SQFT: 0 Fireplaces: 2 Parking: Driveway, RV Exterior: Wood Siding
Additional SQFT: Garage: 2 / Converted,, Access/Parking RV Description: RV Parking
Unreinforced Masonry Building: Foundation: Concrete Perimeter Basement: Crawl Space
Road Surface: Paved

Approximate Room Sizes and Descriptions:

Wine Cellar: M 18 X 26
Living: M 22 X 16 Fireplace, Hardwood Floors
Kitchen: M 15 X 13 Ceiling Fan(s), Built-in Dishwasher, Hardwood Floors
Dining: M 12 X 13 Ceiling Fan(s), Hardwood Floors
Wine Cellar: M 4 X 8
Primary Bedroom: M
2nd Bedroom: M 14 X 13 Closet, Wall to Wall Carpet
3rd Bedroom: M 14 X 13 Ceiling Fan(s), Closet, Wall to Wall Carpet
Nook: M 9 X 13
Baths - Full/Part Upper Level: 0/0 Main Level: 1/1 Lower Level: 0/0 Total Baths: 1/1

Features and Utilities:

Kitchen: Butler's Pantry, Built-in Dishwasher, Pantry
Interior: Ceiling Fan(s), Hardwood Floors, Laundry, Separate Living Quarters/Apartment/Aux Living Unit, Tile Floor, Vaulted Ceiling(s), Wall to Wall Carpet
Exterior: Barn(s), Fenced, Gazebo, Guest Quarters, Outbuilding, Patio, RV Parking, Workshop, Water Feature, Yard
Accessibility: One Level, Minimal Steps
Security:
Internet: Cable
Windows: Vinyl Frames
Cool: Heat Pump **Heat:** Heat Pump **Fuel:** Electricity
Water: Private, Public Water **Sewer:** Septic Tank **Hot Water:** Electricity

Financial:

Property Tax/Yr: \$302.48 / 2023 Rent, If Rented: Short Sale: No Bank Owned/Real Estate
HOA: No Dues: Other Dues: Owned: No
Association Amenities:
Terms Considered: Cash, Conventional, Farm Credit Service
Assumable Interest Rate:
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$1,500,000

Additional Structure(s) Supplement:

# Structures:		# Stalls:					
Type:	Dimensions:	SQFT:	# Bdrm:	# Bath:	Yr Built:	Construction:	Roof:
Barn(s)	42 X 45	1890					
Second Residence	40 X 26	1040					
Stable(s)	72 X 16	1152					
Wine Cellar	33 X 46						
Workshop	58 X 50	2172					
Features:							
	Barn(s)						
	Second Residence						
	Stable(s)						
	Wine Cellar						
	Workshop						
	Garage - Dim:	SQFT:	Lvl:	# Att:	# Det:	RV-Park Dim:	

Public:

Farm and Ranches Supplement:

Add Parcels: /	Habitable:	#Stalls: 4	Type:
Current Irrig. Wtr Rights: /	Distance to School Bus:	Distance from Shopping:	Distance to BLM:
Add Dwelling: Yes/	Personal Prop:	Fixtures Excluded:	Crops Included:
Irrig. Sys/Source: Pond, Well	Electric on Prop: Yes/ Call Seller's Agent	Approx Dist Elect:	Certified Organic:
Currently Usable: Horses, Vineyard	Grazing Permits - BLM: /AUM:	Private: /AUM:/Acres:	Range:
	Approx # Acres-Cultivated:	Forest Service: /AUM:	Vineyard: 6.5
	Approx # Acres-Nursery:	Pasture: 20	Wooded:
	Documents Avail: Aerial Photo	Orchard:	FCS Shares Included:
		Fencing: Wood	

Public:

Water Rights Supplement:

Public: