

Cascade
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Sotheby's
INTERNATIONAL REALTY

The Pines Estate

5450 Mill Creek Road

THE DALLES, OREGON

Presented by Philip Mascher & Tina Jacobsen

THE DALLES

The Pines Estate





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The Pines Estate

Bedrooms: 5 | Bathrooms: 2 | Square Feet: 2,544 | Acres: 180

Cross Mill Creek via your own private bridge and enter The Pines Estate — a secluded sanctuary where nature, history, and refined family living converge. Set on almost 180 acres of rolling hills along Mill Creek, vineyards, basalt cliffs, and pastures, this former historic dairy offers a rich pastoral setting alongside modern comfort and timeless craftsmanship. The 2,125 sq ft main home, remodeled in 2008, blends historic character with premium materials and fine finishes. A 1,235 sq ft, 3-bedroom Guest House offers additional accommodations, surrounded by Ponderosa Pines and the sounds of Mill Creek.

The land spans the entire Mill Creek Valley — ridge to ridge — with 3,000 ft of creek frontage and expansive views of Mt. Hood from the vineyard and high pastures. Outbuildings (most with power) include:

- Silo Building
- Carriage House
- Milk House (2 stories, 1,420 sq ft footprint, partial new metal roof)
- The Shop (1,815 sq ft)
- Horse Barn (2 stories, 1,980 sq ft footprint)
- Chicken House (2 stories, 481 sq ft footprint, with plans for a tasting room)

The 19 acres of irrigated vineyard include the oldest vines in the Columbia River Gorge - Zinfandel stock over a century old — expertly tended by a regional wine pioneer who has established many of the premier vineyards in the region. The estate also includes:

- 15 acres of irrigated hay meadows with water rights
- 144.5 acres of dry pasture

The property is blessed with abundant water from springs, productive wells, and Mill Creek itself. A powerful irrigation system distributes the water to the 34 acres with water rights.

The Pines Estate is tucked away in the bucolic Mill Creek Valley, offering unmatched privacy — just the sounds of nature, open skies, and sweeping terrain. Ideal for a boutique hospitality venture, a working estate, or raising a family in a secluded country home.

Main House













The Grounds





Guest House









Barns & Outbuildings













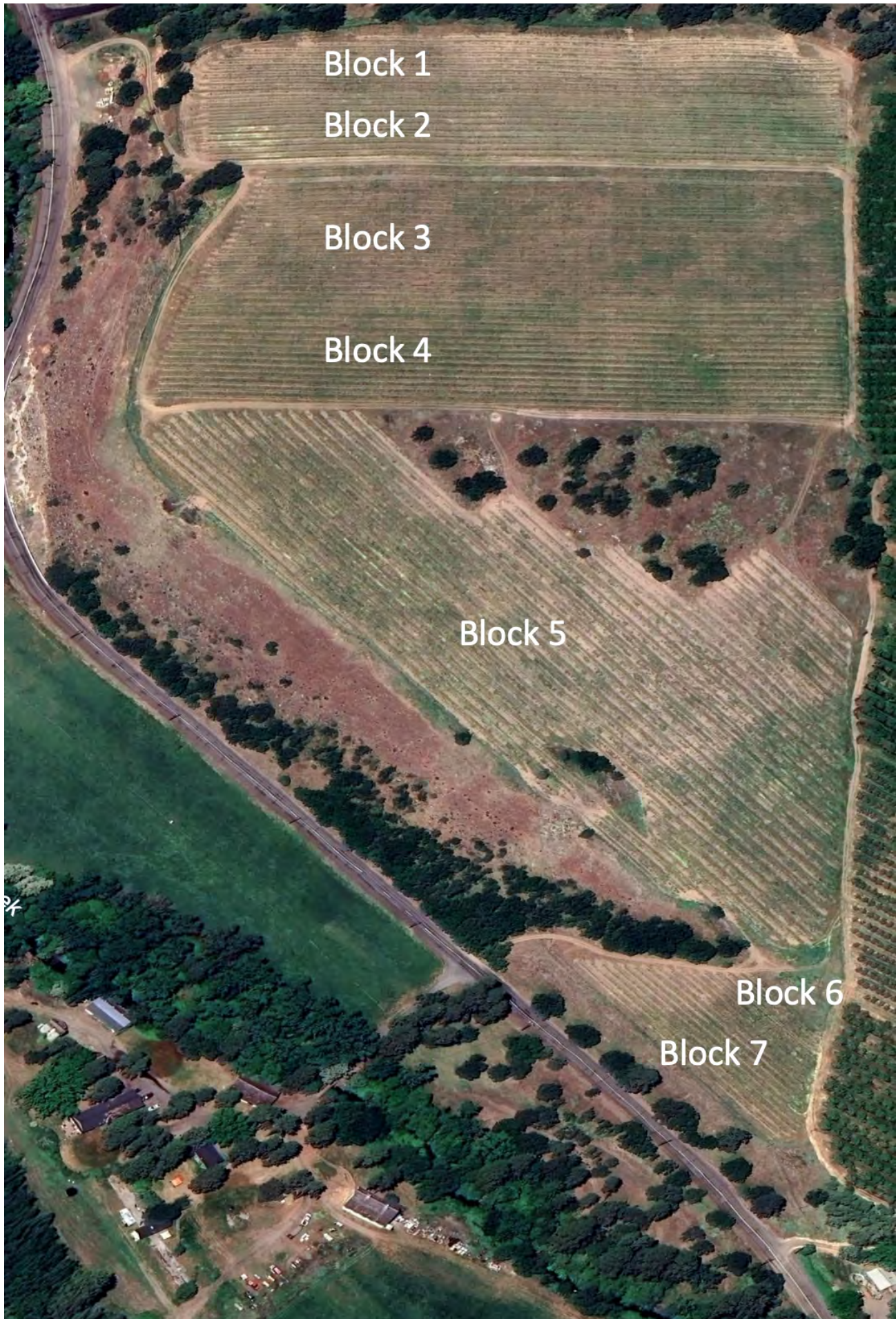
The Vineyard











Block 1

Block 2

Block 3

Block 4

Block 5

Block 6

Block 7

Block Map Information

Block 1

- Varietal – Heritage Zinfandel
- Acres – 2, including turnarounds
- Year Planted– 1995
- Plant Distance– 5 ft.
- Row Distance – 10 ft
- Number of Rows – 11
- Orientation – South, West
- Average Yield – 1.5 ton /acre
- Average \$/Ton – \$3,000

Block 2

- Varietal – Syrah
- Acres – 1.5, including turnarounds
- Year Planted – 1994
- Plant Distance – 5 ft.
- Row Distance – 10 ft.
- Number of Rows - 9
- Orientation – South, Southwest
- Average Yield – 4 ton/acre
- Average \$/Ton – \$2,600

Block 3

- Varietal – Heritage Zinfandel
- Acres – 4.5, including turnarounds
- Year Planted - 1988
- Plant Distance – 4 ft.
- Row Distance – 10 ft.
- Number of Rows – 20
- Orientation – South, Southwest
- Average Yield – 3 ton/acre
- Average \$/Ton – \$3,000

Block 4

- Varietal – Merlot
- Acres – 3, including turnarounds
- Year Planted – 1991
- Plant Distance – 5 ft.
- Row Distance – 10 ft.
- Number of Rows – 17
- Orientation – South, Southwest
- Average Yield – 4 ton/acre
- Average \$/Ton – \$2,500

Block 5

- Varietal – Old Vine Zinfandel
- Acres – 7 including turnarounds
- Year Planted – 1890-1900 estimate, for certain by 1920
- Plant Distance – 7 ft.
- Row Distance – 16 ft. (terraced)
- Number of Rows – 22 long, 10 short
- Orientation – $\frac{3}{4}$ block South, $\frac{1}{4}$ block Southeast
- Average Yield – 1.5 ton/acre
- Average \$/Ton – \$4,200

Block 6

- Varietal – Zinfandel
- Acres – 0.5, including turnarounds
- Year Planted – 2002
- Plant Distance – 5 ft.
- Row Distance – 10 ft.
- Number of Rows – 9
- Orientation– Southeast
- Average Yield – 1.5 ton/acre
- Average \$/Ton – \$2,250

Block 7

- Varietal – Syrah
- Acres – 0.5, including turnarounds
- Year Planted – 2002
- Plant Distance – 5 ft.
- Row Distance – 10 ft.
- Number of Rows – 7
- Orientation – Southeast
- Average Yield – 1.5 ton/acre
- Average \$/Ton – \$2,600













The History

The Pines Estate — The Birthplace of the Columbia Gorge Wine Legacy

Tucked away in the sun-drenched hills near The Dalles, Oregon, along the tranquil curves of Mill Creek Road, lies **The Pines Estate**—a place steeped in history, romance, and the kind of enduring beauty that can only come with time. This is not just a vineyard. It is a living monument to perseverance, heritage, and the artistry of wine-making. It is where Oregon's Columbia Gorge wine story truly begins.

At the heart of The Pines is **Lonnie Wright**, a visionary, family man, farmer, and—by many accounts—the founding father of the Columbia Gorge wine industry. His vision took root in the early 1980's when he first laid eyes on the land's potential. What began as a modest endeavor with a few ancient, gnarled vines has grown into a celebrated estate that helped redefine an entire wine-growing region. Lonnie is honored with a Oregon Wine Growers Association Lifetime Achievement Award.

The soul of the estate is its **Old Vine Zinfandel**, a block of vines believed to be planted as early as 1900 by **Louis Comini**, an Italian stonemason and wine lover. Comini, who lived in downtown The Dalles, convinced early landowner **Theodore Mesplie**, a homesteader and brother to one of the region's first Catholic priests, to allow him to plant vines on the hillside. Comini never owned the land—but his vines thrived, surviving Prohibition, freezes, and neglect, eventually falling into wild disrepair.

Then came Lonnie Wright.



Wine tastings abound in the gorge

■ By RODGER NICHOLS
of The Chronicle

Wine lovers can kick off the holiday season in style this weekend, as area wineries offer free tastings of new 2004 vintages as well as previous bottlings.

The annual event has been popular among Hood River wineries, and those on the Washington side of the Columbia.

Three Wasco County vineyards will be offering their first mass public tastings.

Lonnie Wright, who has been planting grapes and managing vineyards in the gorge since 1983, will be offering tastings of his The Pines label in the basement of the Hood River Hotel Friday and Saturday along with Hood River's Mt. Hood and Phelps Creek wineries. Jazz music will also be playing.

Erin Glenn Winery and Dry Hollow Vineyards will offer joint tastings Friday, Saturday and Sunday from 11 a.m. to 6 p.m. at 3410 Dry Hollow Lane,



LONNIE WRIGHT, pioneer vineyard operator in the gorge, holds a bottle of 2004 The Pines Zinfandel grown from 100-year-old vines located on Mill Creek Road. He will be offering tastings Friday and Saturday in the basement of the Hood River Hotel with a pair of Hood River wineries.

Rodger Nichols photo

in the historic red barn, and there will be live music. Take Dry Hollow Road south from the four-way intersection near

Dry Hollow School and follow the signs. Chardonnays, Pinot Gris, Gewurztraminers, Cabernet Sauvignons and

some special blends (Fort Dalles Red and Tantrum Red) will be offered, as well as special barrel tastings.

In Hood River, additional tastings will be held at Cathedral Ridge Winery, 4200 Post Canyon Drive and Pheasant Valley Vineyards & Winery, 3890 Acree Drive.

On the Washington side of the river, Bad Seed Cider House on Highway 14 in Bingen will have hot spiced cider and wine from Husum's Wind River Cellars. Syncline Wine Cellars at 307 West Humboldt in Bingen will feature new releases.

Marshal's Winery & Vineyard at 150 Oak Creek Road in Dallesport presents "Swine and Wine" with live music.

Cascade Cliffs Vineyard & Winery on Highway 14 will be open for free tasting, as will Maryhill Winery, offering live music at its holiday open house just one mile west of Maryhill Museum and Waving Tree Vineyards at the northern end of the Biggs Bridge.

In 1981, Lonnie began restoring the forgotten vineyard, driven by a deep respect for the old vines and a dream of revitalizing the land. By 1987, after years of sweat and soil under his nails, Lonnie secured a long-term lease on the property from its then-owner, a Salt Lake City man who had no interest in wine-making. That lease allowed Lonnie to expand the vineyard, plant new blocks, and slowly breathe new life into the estate. Fifteen years later, he bought the land outright — ensuring that The Pines would remain under the care of someone who truly understood its worth.

Today, the estate boasts heritage Zinfandel planted from cuttings of those original vines, robust Syrah as well as elegant Merlot. Each vine tells a story. Some trunks are double-trained, heavy and thick with age and resilience, shaped by decades of growth and adaptation. Others were started anew after a devastating 2014 freeze that Lonnie weathered with the determination only a true steward of the land can muster.

The original structures from the old **Pines Dairy**, dating back to 1926, still grace the property. Their Swiss-inspired hip roofs stand as a reminder of the estate's layered past. The former milk house, now Lonnie's wine storage room, remains naturally cool year-round thanks to thick adobe walls—proof that old buildings, like old vines, still serve with quiet grace.

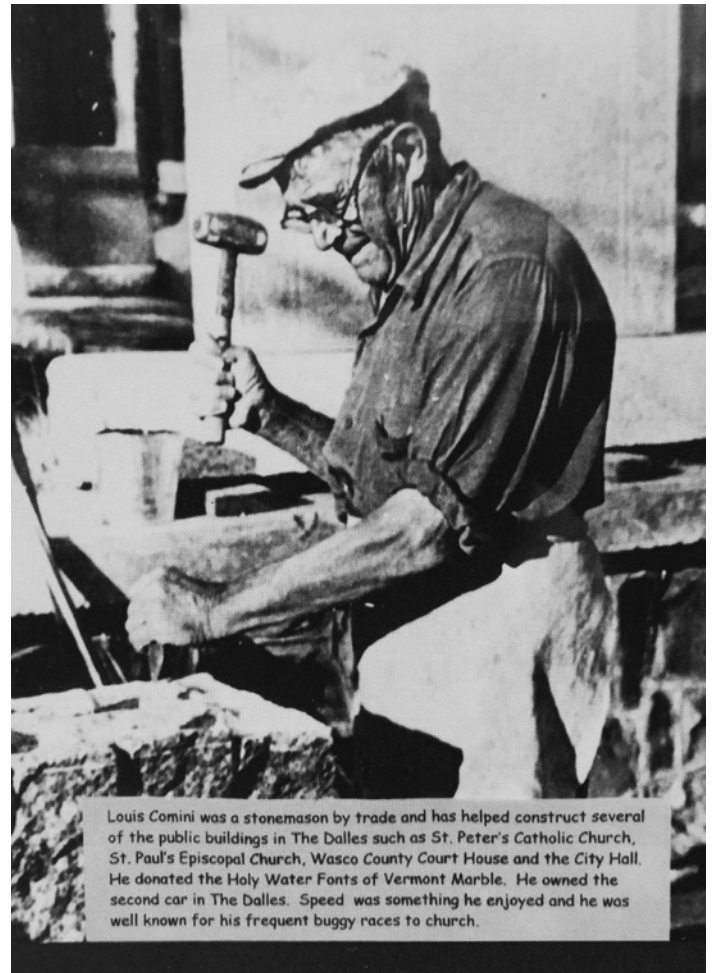
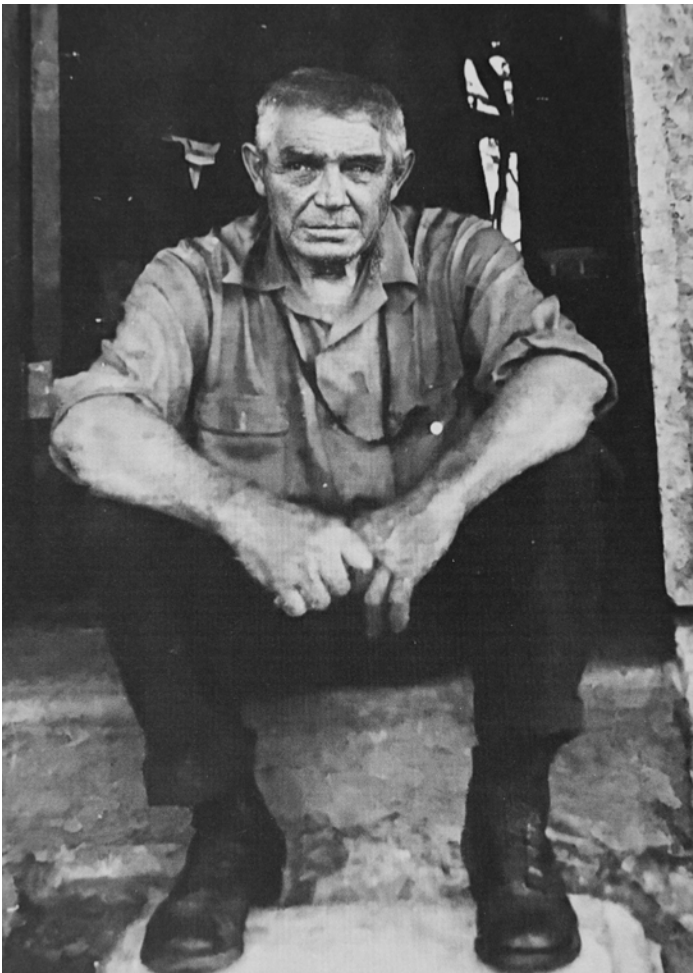
The History

The history of the estate weaves together the lives of remarkable characters: Comini, the fiery Italian who asked to finish a fist fight in court after offering to pay both men's fines; Mespley, the Catholic homesteader with deep family ties to Oregon's early settlement; and Lonnie, whose global journey—from desert farms in Libya to a pioneering role with Chateau Ste. Michelle—ultimately led him home to this vineyard in The Dalles.

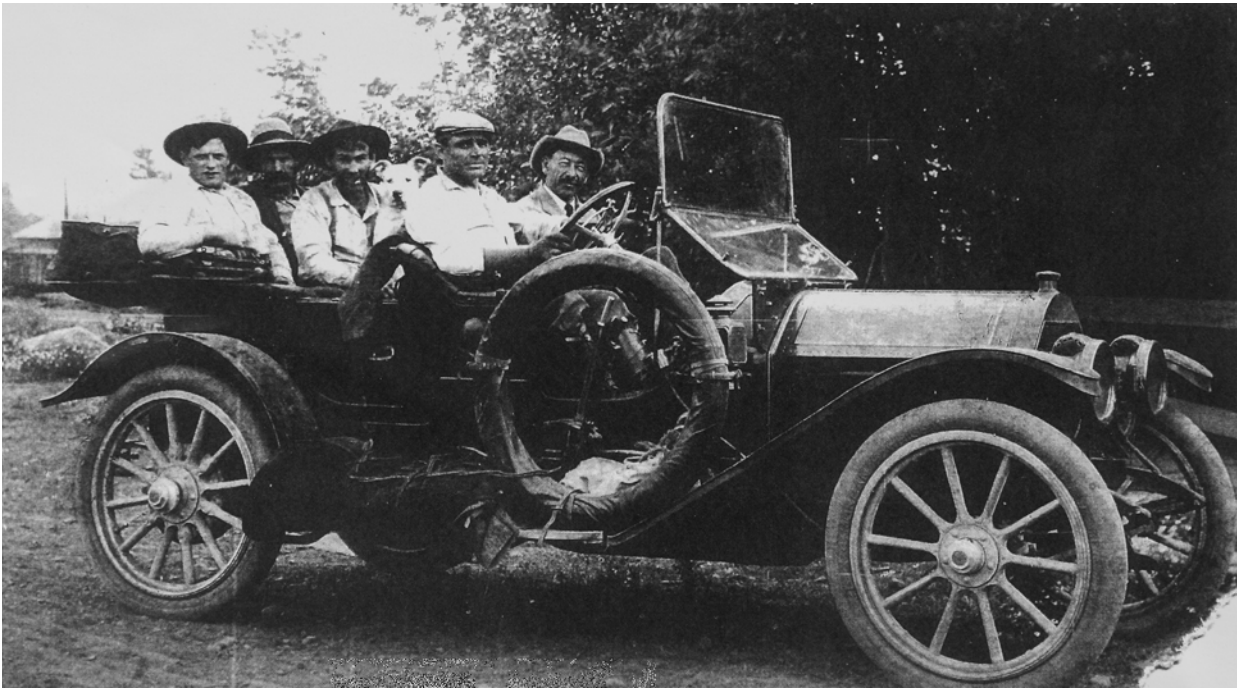
Visitors to The Pines often say the place feels enchanted. Perhaps it's the way the sun spills across the vines, or the whispers of the past that seem to echo through the valley. Maybe it's the wine itself—powerful, expressive, crafted from fruit that has survived a century.

Lonnie Wright didn't just restore a vineyard—he rekindled a legacy while raising a family on this enchanted place. In doing so, he helped awaken the Columbia Gorge wine region to its full potential. **The Pines Estate** is not just a piece of land. It is a rare and sacred place, where history grows on the vine and the future is poured into every glass.

This is your chance to own a chapter of that story. To stand on the shoulders of visionaries and caretakers. To walk through vines planted by hand, restored with passion, and nurtured with wisdom. The Pines Estate is more than real estate—it is Oregon wine country's origin story. And it is waiting for its next steward.



Louis Comini was a stonemason by trade and has helped construct several of the public buildings in The Dalles such as St. Peter's Catholic Church, St. Paul's Episcopal Church, Wasco County Court House and the City Hall. He donated the Holy Water Fonts of Vermont Marble. He owned the second car in The Dalles. Speed was something he enjoyed and he was well known for his frequent buggy races to church.



Vineyard on Mill Creek, where eighteen varieties are now in bearing.
Vines have netted \$850.00 per acre. Italian prunes in the foreground,

Irrigation and Power Infrastructure

Sophisticated Irrigation System at The Pines Estate

The Pines Estate features a highly efficient, multi-source irrigation system designed to support diverse agricultural operations, including vineyards, orchards, hayfields, and landscaping.

Primary Water Source

At the heart of the system is a high-capacity artesian well producing approximately 300 gallons per minute. A 75-horsepower high-pressure turbine pump distributes water to several surrounding properties via a shared pipeline. The system services four main users:

- **Tenneson Orchard** (50% well share)
- **Ben Synon's Cherry Orchard**
- **Wind Horse Vineyard** (formerly co-owned by the seller)
- **The Pines Estate** itself

Water rights are well-established and tied to the property titles. The shared main line operates at up to 200 psi, enabling water delivery to elevated fields across the estate.



Smart Infrastructure

- **Three-phase power** and a **slow-start electric panel** maintain optimal pump performance.
- **Automatic pressure regulation and fail-safes** ensure consistent and reliable operation.
- Underground pipelines minimize exposure and maintenance.
- Underground power lines beyond Mill Creek.

Free-Flow Utilization

The property benefits from a free-flow portion of the artesian well, which runs without electricity. This is used to irrigate lawns and supply the **Pines Vineyard**, routed through a secondary 10-horsepower pump system.



Water Systems continued..

Backup Water Systems

- An **original artesian well** still functions and can be activated in winter if needed.
- A **spring-fed gravity system** provides domestic water to two homes, the wine barn, and auxiliary buildings.

Supplemental Water Source

A creek-fed irrigation setup, powered by a separate 10-horsepower pump, services the east hayfield (approx. 16–17 acres). Power usage for this system is shared with a leased neighboring cattle operation.

Additional Notes

- All vineyard blocks are drip irrigated with filtration.
- Easements are in place for access and maintenance of the shared infrastructure.
- Power systems are metered separately for accurate cost sharing.

This robust, well-maintained system supports both agricultural productivity and residential convenience, offering turnkey irrigation capability with low operational stress.









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