

Youngberg Hill Inn, Tasting Room and Event Center

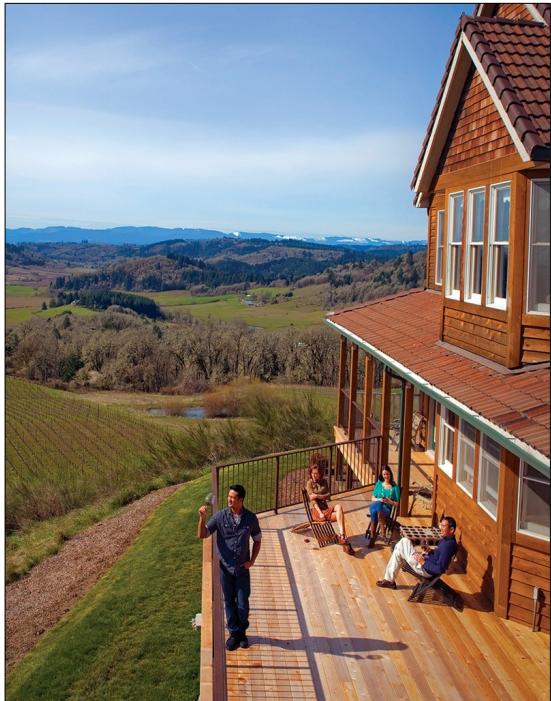


10660 SW Youngberg Hill Rd.
McMinnville, OR 97128

OVERVIEW

Located within the McMinnville AVA, this 49.6 acre property features panoramic views of the Cascades and the Willamette Valley while being conveniently located 15 minutes from downtown McMinnville.

23 acres are planted to vineyard with \approx 17.5 additional acres suited to vineyard development. 11.5 acres of the vineyard are on grafted rootstock with the remaining 11.5 consisting of two blocks of self-rooted Pinot Noir.. The vineyard has a south / southeast aspect elevation range from 550'-740'. The soils are deep and well drained from the Steiwer and Willakenzie Series.



The property features 19,556 sq. ft. of structural improvements:

-9,450 sq. ft. nine suite inn and tasting room, built in 1989 and extensively renovated from 2013-2015.

-3,869 sq. ft. event center, built in 2016 featuring a large open space with glass roll up doors leading to \approx 2,500 sq. ft. of patio space, catering kitchen, wine barrel storage and a bar.

-800 sq. ft. dedicated restroom building for events, with 4 single bathrooms and a storage room with garage door.

-2,370 sq. ft. manufactured home w/ 871 sq ft. attached garage, 4 bed, 3 bath, built in 2007.

-2,196 sq ft. 36'x61' barn for equipment storage.

-Ample guest parking with a large overflow gravel parking lot to the NE of the event center.

Note: this offering does not include brand or wine inventory, which are available separately.

BACKGROUND

In the 1850s, a young Swedish immigrant named Youngberg had ventured west to the Willamette Valley and established a vast 1600-acre homestead southwest of McMinnville. Youngberg's family farmed and lived off this land for the next 130 years. In 1987, his descendants sold off 700 acres to Norman Barnett, a Boston financier seeking a new life as a gentleman farmer, B&B host, and sheep owner. Ken Wright partnered with Barnett to plant 11.5 acres of Pinot Noir vines on the hill to source fruit for Wright's Panther Creek label. The first wine labeled with the Youngberg Hill name was the 1996 vintage.



In 2003, owner Nicolette Nickolaou took a bold leap of faith, leaving behind the familiar to pursue her passion in the Willamette Valley. When she set foot on Youngberg Hill, she knew she had discovered something extraordinary—where her dreams could take root and flourish.

Driven by a deep commitment to excellence, Nicolette poured her heart into cultivating the vineyard, focusing on sustainable practices that respect the land. Her dedication expanded the estate to 23 acres of thriving vines, each meticulously cared for to produce the finest grapes.

With an eye towards retirement, Youngberg Hill is now being offered for sale. Seldom does a property of this pedigree come to market with existing profit engines combined with notable growth potential.

The established hospitality footprint, close proximity to McMinnville and nearby wine properties such as Hyland Vineyard and Brittan's Estate Vineyard makes Youngberg Hill a desirable location with potential to expand the wine program and increase event rentals to compliment the proven bed and breakfast business.



THE INN

The inn reflects a charming yet sophisticated Cape Cod aesthetic. It is in excellent condition having been renovated in the last 10 years. It is a wood framed structure with wood siding and decorative accents, a wrap-around porch on the first floor provides breathtaking Cascade mountain views to the east plus territorial valley views overlooking the vineyard to the south and two of the second floor suites feature balconies.

The main floor features the spacious tasting room, a private room used for seated tastings, the innkeeper's office, a large open great room with fireplace for guests, two dining rooms, a single common area restroom and one guest room (the Gamay Suite).

The second floor is accessible via two separate stairwells and features six guest suites and a central area for inn laundry and housekeeping.

The lower level includes a wine cellar, gathering room with barrel-lined walls for guests to enjoy television or other activities, two guest suites, and a maintenance/housekeeping room used for laundry and storage related purposes.

All of the guest rooms are well appointed suites with private bathrooms. Five of the nine room include additional seating areas as well as jetted bathtubs and king size beds. The three additional guest rooms are appointed with queen size beds. All of the suites are improved with gas or electric fireplaces.

Floor	Room Name	Corner Room	Room Type	Size (SF)	Room Rate - Off	Room Rate - On	Capacity (guests)	Amenities
1	Gamay	Yes	Queen	290	\$154.00	\$309.00	2	Gas fireplace, double shower, private deck access, vineyard, valley and coast range views.
2	Pommard	No	Queen	280	\$154.00	\$309.00	2	Electric fireplace, double shower, vineyard, valley and coast range views.
2	Wadenswil	Yes	Queen	290	\$154.00	\$309.00	2	Gas fireplace, double shower, vineyard, valley and coast range views.
2	Mariafeld Suite	Yes	King	350	\$180.00	\$359.00	2	Gas fireplace, double shower, vineyard, valley and Cascade views.
2	Jura Suite	Yes	King	480	\$238.00	\$475.00	2	Panoramic views, sitting area, air Jacuzzi, wine sink w/double vanity, double rain shower, gas fireplace.
2	Jackson Suite	No	King	580	\$180.00	\$359.00	4	Sitting room + bedroom, private balcony, electric fireplace, queen sleeper sofa, corner shower, forest / vineyard views.
2	Martini Suite	Yes	King	570	\$238.00	\$475.00	2	Private balcony, separate sitting area, gas fireplace, Jacuzzi, Cascade, valley and vineyard views.
Lower	Cellar Suite	N/A	King	610	\$114.00	\$229.00	4	Two room suite, electric fireplace, comes with adjoining room with additional queen bed and double shower.
Lower	Winemaker Suite	N/A	King	470	\$100.00	\$199.00	2	Look out windows, electric fireplace, access to 1 st floor common areas and wrap around deck.

THE VINEYARD

23 acres of Youngberg Hill are planted to vineyard with another 17-18 additional acres suited to premium vineyard development. The site is a cool climate winemaker's dream, offering strong marine influence from the coast and cool nights to maintain acid levels while ensuring steady ripening with an exposed south and southeast aspect. The elevations are ideal at 550'-740'. The soils are deep and well drained from the Steiwer and Willakenzie Series. Youngberg Hill wines are produced under a custom crush agreement by Robert Brittan. Dozens of estate wines have scored 90+, proving the quality of the terroir.

Natasha Block

Soil Type: Uplifted Marine Sedimentary (Willakenzie) Clones: 60% Pommard and 40% Wadenswil
Age of Vines: planted 1989
Acreage Total: 6.5

Bailey Block

Soil Type: Steiwer with shale
Clones: 777
Age of Vines: planted in 2008
Acreage Total: 3

Pinot Gris:

Aspen Block Pinot Gris
Soil Type: Uplifted Marine Sedimentary (Willakenzie)
Clones: 148 and 152 Clones on 3309 root stock
Age of Vines: planted in 2006
Acreage Total: 2.5

Chardonnay:

Aspen Block Chardonnay
Soil Type: Uplifted Marine Sedimentary (Willakenzie)
Clones: Dijon clones 75, 76, 95, and 548
Age of Vines: planted in 2006; grafted in 2014
Acreage Total: 2.5

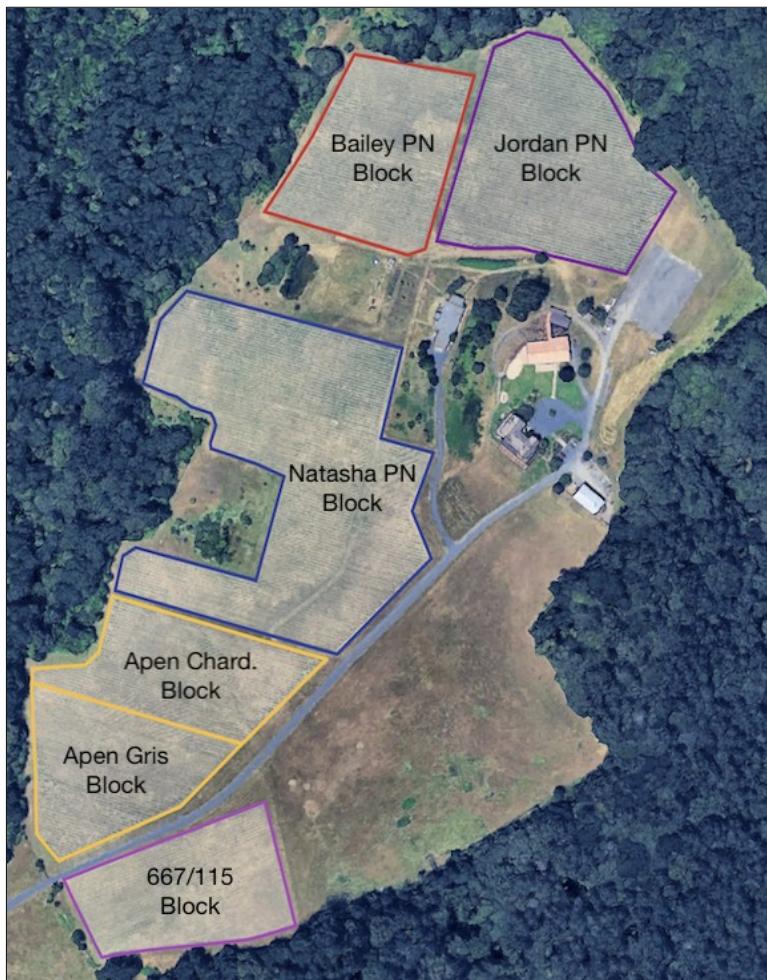
The vineyard has earned third party sustainable Salmon Safe certification along with being certified as "Sustainable" by the Oregon Wine Board in 2010. Since 2003 the vineyard has been farmed organically. It is a dry farmed site ensuring the vine's roots tap deep to seek nutrients and add to the complexity of the wines.

Jordan Block

Soil Type: Steiwer
Clones: 60% Pommard and 40% Wadenswil
Age of Vines: planted 1989
Acreage Total: 4.5

Dijon PN Block

Soil Type: Uplifted Marine Sedimentary (Willakenzie)
Clones: Dijon clones 115 and 667
Age of Vines: planted in 2018
Acreage Total: 4



THE EVENT CENTER

The event center is the perfect venue for weddings, corporate events, wine industry functions and more. It was built in 2016 and totals 3,869 sq. ft. with board and baton siding and a metal clad copper colored roof. The building includes a large free span open area for guests anchored by a large gas fireplace with mantle and surround. This is an open-air facility, with large roll-up glass doors to provide

an indoor / outdoor experience in the summer months. The event center has an exterior bathroom building features 4 single baths and an attached storage room with a roll up garage door. The back-of-house includes a catering kitchen, wine barrel / general storage room, ice machine, keg / back bar area + a loading dock on the north side of the building.



As one of Oregon wine country's premier event destinations with modern amenities and stunning views, the event center is a key revenue generator for the property. In 2019 42 events were held onsite, representing the inherent demand the site commands for event rentals. 60 events were booked in 2020 before Covid restrictions forced cancellations, the event center has remained under utilized since. With its proven track record the next owner can hit the ground running and quickly book out the events calendar. The building enables ownership to hold events throughout the year, rather than being limited to the summer months.

The building enables ownership to hold events throughout the year, rather than being limited to the summer months when weather is more amenable to outdoor entertaining, resulting in additional revenue.



OTHER STRUCTURES

In addition to the primary hospitality components of the property there is also a 2007 built, 2,130 sq. ft. Palm Harbor mobile home with 4 bedrooms and 3 full baths. It is located southeast of the bed and breakfast on the south facing hillside. The living space of the home is open concept with a large kitchen with island and gas range open to the dining area with deck access and valley views, vaulted great room with gas fireplace and a four-car tandem garage. The master bedroom has a walk-in closet and ensuite master bathroom with a jetted tub, shower and double vanity. The residence is equipped with forced air gas heating and electric AC. The residence also has a covered wood deck on the south side and a covered patio on the west side. It is in good condition and could function as a caretaker residence or could be replaced with a custom home. The home also presents an additional revenue opportunity: Can be converted into a VIP guest house, additional Airbnb-style rental, or exclusive retreat space.



There is also an equipment storage / shop outbuilding. It is a wood framed pole barn structure enclosed on three sides. It has a gravel- covered floor and houses maintenance vehicles and farming implements, as well as serving as a barn for the Scottish Highland cattle that live on site. The building measures 36' x 61' (2,196 sq. ft.) and is in good condition.



THE OPPORTUNITY

With close proximity to McMinnville and it's dynamic downtown in addition to other wine properties in the McMinnville AVA, Youngberg Hill offers the next owner the chance to expand on a beautifully built and well maintained hospitality property. With enhanced marketing and staffing the booking rate at the event center and inn could be increased to capture more revenue and raise the profile of the property.



A new operator could build on the Youngberg Hill name or the property could be rebranded. The brand and wine inventory are negotiable outside of the asset sale, offering flexibility to take the property in the direction best suited for new ownership.

The wine program could be expanded as there is plenty of space to develop a production facility onsite. With 23 acres under vine the property meets the 15 acre threshold for winery entitlement. An onsite winery would compliment the inn and event center as tours and barrel room tastings could be offered.



If desired the mobile home could be replaced with a custom home, taking advantage of the tranquil setting amongst the vineyard and expansive views.

The wine program is primed for expansion and there are 17-18 acres of ground well suited to vineyard development.

Youngberg Hill is a proven destination property offering the next owner the opportunity to continue the legacy, establish a home for an existing brand or launch a new venture within the dynamic Oregon wine community.

ADDITIONAL IMAGES

