

FOR SALE



SILVAN RIDGE WINERY - 27012 BRIGGS HILL RD - EUGENE, OR 97405

Turn-Key Winery With Equipment  
17,380 SF Building on 24+ Acres of Land

**Purchase Price:** \$2,700,000 (Equipment Included)

The information in this package was obtained from sources deemed reliable, and is not guaranteed by agent. Package is subject to change, error or omission, prior sale or lease, correction or withdrawal. Any party contemplating purchase is urged to conduct their own independent study and inspection.



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# Silvan Ridge Winery

Established in 1979 and family-owned since 1991, Silvan Ridge Winery has been a beloved part of Lane County's wine scene for decades. With a loyal following of approximately 1,500 wine club members and an experienced management team already in place, this turn-key winery is an exceptional opportunity for its next owner.

Set on 24+ acres of vineyard land, Silvan Ridge features a fully equipped 17,380-square-foot winery, complete with modern production facilities, a charming tasting room, and multiple event and gathering spaces. Located just 10 miles from Eugene, the winery offers guests breathtaking views of rolling hills, making it a prime destination for wine lovers and special events.

Silvan Ridge is part of a prestigious wine community, positioned near Sweet Cheeks Winery and the renowned King Estate Winery. The Willamette Valley is celebrated as one of the finest cool-climate wine regions in the world, known for producing exceptional Pinot Noir, Pinot Gris, Chardonnay, and other sought-after varietals.

Whether you are an established vintner looking to expand, an entrepreneur eager to enter the wine industry, or an investor seeking a profitable venture, this is a rare opportunity to own a piece of Oregon's esteemed wine country.



Prime Turn-Key Winery  
Equipment Included  
\$2,700,000



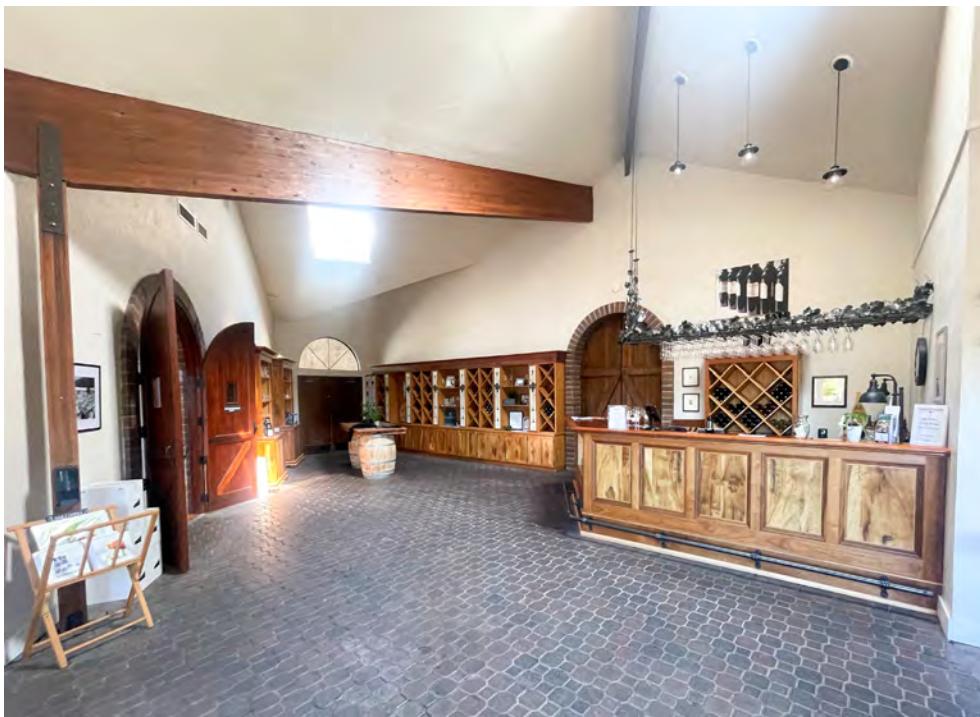
# Building Highlights/Sizes

- **Total Building Size:** 17,380 sq ft
- **Entertaining Spaces (Banquet Hall, Tasting Room, etc.):**  
4,500 sq ft—ideal for tastings, private events, and celebrations
- **Private Cellar Room:**  
1,650 sq ft—perfect for exclusive tastings and wine storage
- **Production Space:**  
10,230 sq ft—fully equipped for efficient winemaking operations
- **Common Areas/Offices:**  
1,000 sq ft—providing comfortable workspaces for staff and management



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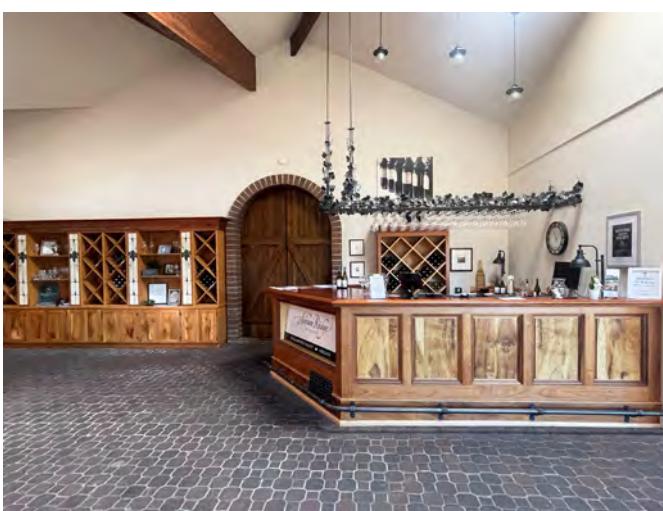
## Property Amenities

- Expansive outdoor seating patio connected to indoor entertaining spaces
- Picturesque stage with a natural grassy amphitheater for live music and events
- Elegant, recently remodeled indoor spaces
- Well-maintained production space equipped for high-quality wine production
- Established vineyard acreage (size TBD by buyer) actively producing premium grapes
- High-end, well-maintained winery equipment



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# Silvan Ridge Winery Equipment List

The sale of the property includes an extensive collection of state-of-the-art winery equipment, ensuring a smooth and efficient winemaking process:

- Glycol Chiller with digital phase converter
- High-performance Destemmer
- 120+ expertly maintained wine barrels
- 1,400-gallon wine tank
- Three, 9-ton stainless steel fermentation tanks
- Fully equipped wine testing lab
- Multiple fermenter bins
- 3,500 Elevator
- Stem Sprayer

... AND more. Contact brokers for the full equipment inventory.

**Estimated Equipment Book Value: \$300,000-\$400,000**



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# Local Winery Locations



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# Initial Agency Disclosure

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.*

## Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** -- Represents the seller only.

**Buyer's Agent** -- Represents the buyer only.

**Disclosed Limited Agent** -- Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

## Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and

he licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

## Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

To deal honestly and in good faith;

To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and

To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

seller's agent owes the seller the following affirmative duties:

To exercise reasonable care and diligence;

To account in a timely manner for money and property received from or on behalf of the seller;

- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law

## Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (1) To disclose a conflict of interest in writing to all parties;
- (2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- (3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.*