



Remarks & Features for Dana Campbell Vineyards
1320 N Mountain Avenue in Ashland, Oregon

Basic Details

- Tasting Room Residence
 - 3 Bedrooms
 - 3 Full Ensuite Bathrooms
 - 3 Half Bathrooms
 - 3,564 SqFt
 - Built 1978; Remodeled 2012
- Cold Storage Facility
 - 3,840 SqFt, Built 2021
- 20.10 Acres; Zoned EFU
- Listed for \$2,800,000

Property Highlights

Dana Campbell Vineyards

- Approximately 13.75k planted vines producing Viognier* (~16%), Malbec* (~10%), Tempranillo* (~18%), Sauvignon Blanc (~13%), Mourvèdre (~8%), Tannat (~11%), Verdejo (~11%), and Carmenere (~12%) from estate-grown grape varietals on 14.15 acres
 - *Approximately 6.5 acres available for lease
- Weighted average vine age is 15 years as of 2025
- Additional 7 acres of vineyard ready to plant with upgraded roads and deer fencing
- Irrigation water rights for entire 20.10 acres through Talent Irrigation District (TID)
- Full southern exposure

Outbuildings

- Cold storage facility – suitable for winery building – with poured concrete foundation, engineered retaining walls, steel frame construction, [Skyliner](#)® insulation, glycol cooling system, and half-bathroom or potential wine lab
- Pole barn storage area

Tasting Room Residence

General

- Original five-bedroom, four-bathroom home built in 1978; remodeled as tasting room in 2012
- Solid-core pine doors
- Portland cement true stucco exterior

Main Level

- Vaulted great room with propane fireplace and service bar with leathered granite counters
- Catering kitchen with leathered granite counters, prep sink, hand washing sink, refrigerator, commercial dishwasher, hood, and wiring in place for electric range
- Two ADA-compliant bathrooms
- Garage with climate-controlled wine storage area

Documentation

Seller's Property Disclosure Statement, "Due Diligence Items" per Investment Property Addendum, vineyard and business information, permits and licenses, well and septic documentation, preliminary title report, maps, additional media, and OREF Nondisclosure Agreement to access financials, pricing analyses, and amortization schedules for Seller-Carried Transactions via Google Drive at bit.ly/1320-n-mountain-ave

Permits

All finalized permit records are available via Jackson County GIS at arcg.is/1yPPGC2

Location

- Tasting room residence sited at elevation of approximately 2,000' in northern foothills of Grizzly Peak
- Panoramic views of the Rogue Valley, City of Ashland, Pilot Rock, Mt. Ashland, and Wagner Butte
- Private and close-in rural setting just eight minutes from Ashland's downtown plaza and Lithia Park (~2.5 miles); seven minutes from I-5 Exit 19 (~3 miles); 20 minutes from the Rogue Valley International Airport (~16 miles)

Property & Grounds

- Gated and fully deer-fenced
- Expansive 2,000+ SqFt paver patio with outdoor speakers, propane fire pit, composite deck and pergola with retractable awning
- Rose garden and bocce ball court
- Irrigation pond with new fountain in 2018
- Improved roads, 20-space gravel parking area, and 3,700 SqFt of concrete ADA parking area, circular driveway, and front entry

Upper Level

- Two bedrooms – each with full ensuite bathrooms – suitable for guests or traveler's accommodations
- Sliding glass door to private balcony composite decking

Lower Level

- Third bedroom with full ensuite bathroom
- Employee break room or potential fourth bedroom
- Half bathroom with employee lockers
- Separate exterior entrance to gardens

All information deemed reliable but not guaranteed.

ROWE REAL ESTATE TEAM

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Systems & Sustainability

Water

- Historic well log production of 2 GPM at depth of 380' in 1978, 2.5 GPM at depth of 520' in 1981, and 1.75 GPM at depth of 312' in 1986
- 1,500 gallon domestic water holding tank in place
- Solar-assisted water heater

Heating & Cooling

- Central heating and air conditioning in tasting room residence with separately controlled ductless mini-split heat and AC units in each bedroom suite

Available for Purchase

- Hyster H50XT Forklift
- All farm equipment, wine inventory 'in production' and 'ready for sale' as described on Balance Sheet provided by Dana Campbell Vineyards, LLC

Public Remarks

Dana Campbell Vineyards is a legacy wine business offering multiple avenues for growth with unparalleled proximity to Ashland's renowned cultural amenities. Seller-carried financing available. Elegantly remodeled tasting room residence with three guest suites ideal for boutique hospitality, panoramic valley views, great room with service bar and gas fireplace, catering kitchen, break room, ADA-compliant bathrooms. Expansive paver patio, outdoor speakers, gas fire pit, composite deck and pergola with retractable awning, bocce ball court, and rose garden. State-of-the-art cold storage facility or potential winery building with glycol cooling system, fully irrigated acreage with southern exposure, over 13,000 established vines of eight estate-grown varietals producing 2,200 cases per year, seven additional acres ready for planting, wind turbine, frost fan, and all essential equipment included for turnkey tasting room operations. Inquire for additional details of untapped revenue streams!

Electric

- Wind turbine installed in 2010
 - Feeds 1:1 directly back into electrical grid
 - Average wind speed measured at 11.5 MPH
- Four electrical meters

Other

- Frost protection fan installed in 2011
- New septic tank installed by Brady's Backhoe and Excavation, Inc. in 2012

Inclusions

- All tasting room residence furnishings and equipment as described on Balance Sheet provided by Dana Campbell Vineyards, LLC

Agent Remarks

Seller will carry financing with down payment of \$300,000 for up to nine years at Applicable Federal Rate of 4.06% per June 2026 reference; interest-only payments estimated at \$8,458 per month. Investment analysis workbook exploring untapped revenue streams from farm stays and events with nine-year proforma available with signed NDA. Complete plans for gravity flow winery available. Please confirm Buyer(s) proof of funds or loan pre-approval before showings and see attached document in MLS for link to share Seller's Property Disclosure Statement, "Due Diligence Items" per Investment Property Addendum, vineyard and business information, permits and licenses, well and septic documentation, preliminary title report, maps, additional media, and OREF Nondisclosure Agreement to access financials and investment analyses available via Google Drive <https://bit.ly/1320-n-mountain-ave>.

Showing Instructions

Listing Agent(s) must accompany all showings; please text the Rowe Team at (541) 708-3975 to schedule appointments with reasonable notice for Seller(s).

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