



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
 - Lease Option & Seller Financing Available

Lease Terms

- Proposed by Letter of Intent; defined by Lease Agreement
- Lease term shall be five (5) years
- Lease payment shall be \$12,000 per month
 - \$1,000 of each monthly payment shall be held by Escrow as non-refundable earnest money Deposit towards Purchase Price (i.e., total \$60,000 over five years)
- Includes use of tasting room, cold storage building, and vineyard, and Dana Campbell Vineyards, LLC – Lessee may also operate business under a different name or entity
- Lessee shall be responsible for property taxes, insurance, general maintenance and upkeep of Property, and all utilities – except Talent Irrigation District (TID) irrigation water bill
- Lessee shall obtain a renters insurance policy with a single limit of liability coverage not less than \$2,800,000 with a certificate of insurance naming Lessor as an additional interest on the policy
- Wine inventory shall be available for purchase by Lessee at wholesale rate of \$10 per bottle for white wines, and \$12 per bottle for red wines
- Operational training available from Lessor

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

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

Upper Level

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

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

Option Terms

- Defined by OREF Option Agreement
- Unless otherwise extended by mutual agreement of Buyer and Seller, the Option Deadline shall expire approximately five (5) years following execution of Lease Agreement
- Option Payment shall be \$140,000 or 5% of Purchase Price
 - \$100,000 shall be non-refundable Option Payment
 - \$40,000 shall be non-refundable earnest money Deposit held by Escrow towards Purchase Price

Purchase Terms

- Defined by OREF Sale Agreement
- Purchase Price shall be \$2,800,000
- Non-refundable earnest money Deposit shall be \$40,000 (i.e., per per Option Agreement terms described above)
- Escrow shall be First American Title in Ashland
- Seller-carried financing available – see [Google Sheet](#) for amortization schedules with fixed and variable rate terms

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

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

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

CATHERINE ROWE REAL ESTATE TEAM

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Medford, OR 97504

All information deemed reliable but not guaranteed.



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Available for Purchase / Lease

- 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

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; 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

Public Remarks

New lease-option and seller-carried financing terms available! Dana Campbell Vineyards is a legacy wine business offering multiple avenues for growth with unparalleled proximity to Ashland's renowned cultural amenities. Elegantly remodeled tasting room residence with panoramic valley views, great room with service bar and gas fireplace, catering kitchen, break room, ADA bathrooms, and three guest suites ideal for boutique hospitality. Landscaped grounds with 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 system, irrigated acreage with southern exposure, 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 for turn-key operations. Inquire for additional documentation and details!

Inclusions

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

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

Agent Remarks

Seller will carry financing with \$800,000 down at fixed rate of 5% for five years or 6% for ten-year term; variable rates starting at 3.56% and 4.81%. See attached in MLS for features document with 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, pricing analyses, and amortization schedules for Seller-Carried Transactions via Google Drive at <https://bit.ly/1320-n-mountain-ave>.

Showing Instructions

Listing Agent(s) must accompany all showings; please confirm Buyer(s) proof of funds or loan pre-approval before texting the Rowe Team at (541) 708-3975 to schedule appointments with reasonable notice for Seller(s).

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