

Gordon Estate Winery 265.36 Acres \$7,500,000.00



PRESENTED EXCLUSIVELY BY:
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COLUMBIA VALLEY AVA

Agricultural Conditions

Sunny weather and diurnal temperature swings combined with the unique, rich volcanic Kahlotus Series sandy loam soil produce great conditions for expressive wine grapes.

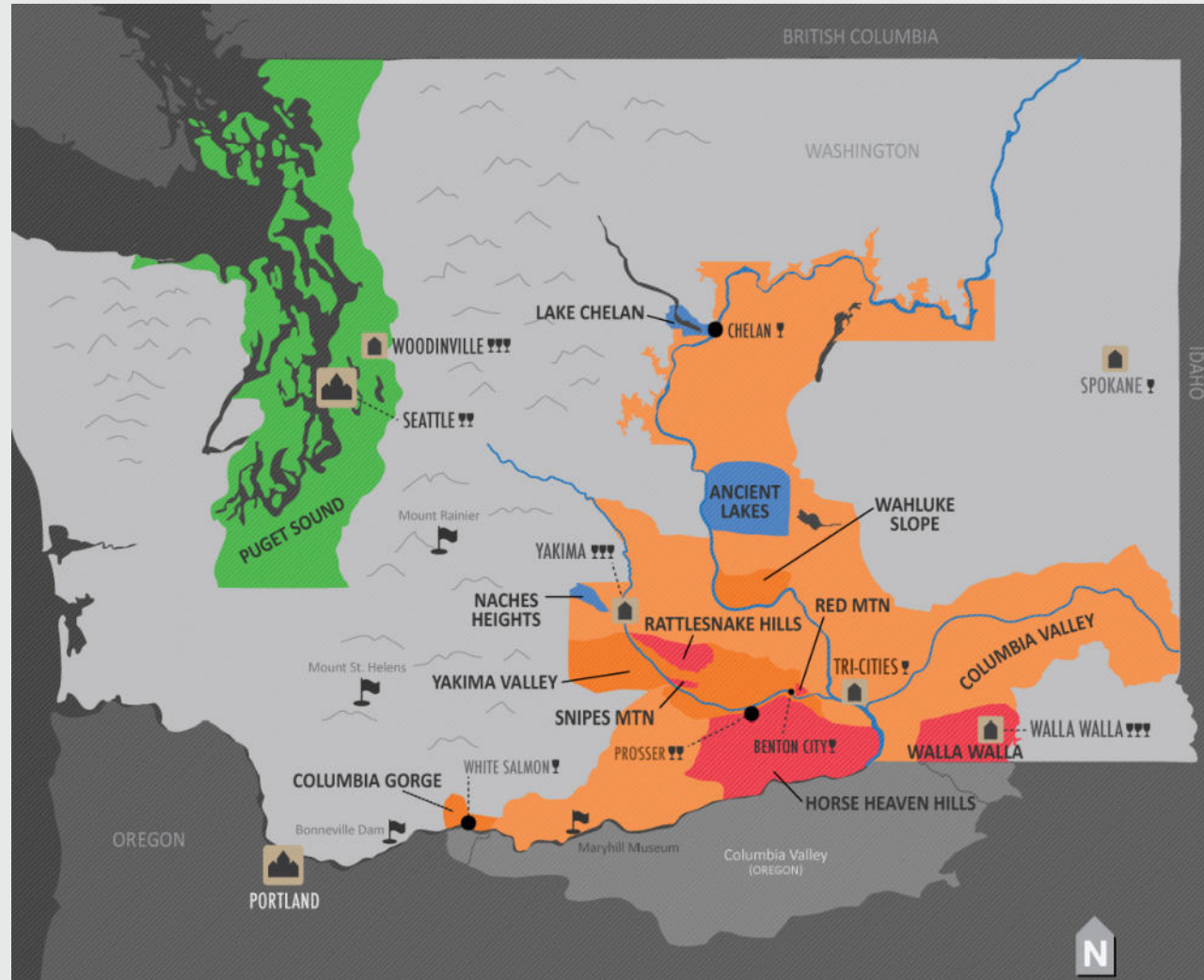
Kahlotus Series soil is not found in any other wine growing region.

Soils are deep, well drained, and composed of glacio-fluvial sediments mixed with loess deposited by glacial meltwater floods 12,000 -18,000 years ago during the Missoula Floods.

Minimal cultivation, limited fertilizer and chemical applications required due to favorable soil structure and soil microbiology.

Slopes are predominantly South facing. Some cliffs

Growing Season averages 17 hours sunlight, 31 degrees Fahrenheit diurnal swing



Gordon Estate Winery

265.36 Acres



PROPERTY OVERVIEW



This unique and beautiful property affords some of the best views in the Columbia Valley AVA.

20 minute drive to the Tri-Cities, WA (Pasco, Kennewick, Richland)

Water Rights: 393 Acre-Feet, on-site wells.

Slopes are predominantly South facing. Some cliffs.

Growing Season averages 17 hours sunlight, 31 degrees Fahrenheit diurnal swing

Plantings are all own rooted.



Gordon Estate Winery

265.36 Acres



WINERY
(Parcel
#108070058)

5.09 acres

Winery Bldg.
Sq.Ft: 12,000

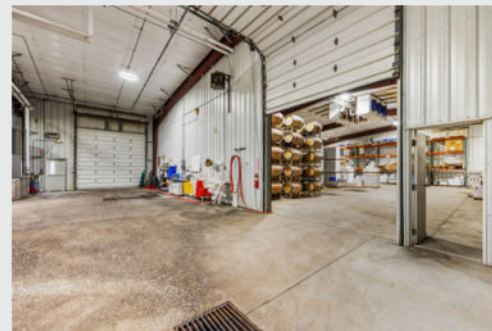
Stainless
Capacity:
63,600 gal

Crush Capacity:
450-500 tons

Truck Loading
Facilities

Approx. 9,000
Case Storage

River Views



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KAMIAK
(Parcel #108060064)
5.69 acres

Farm Shop, Cold Room & Equipment Storage



Parcel #108060044
Gross Acres: 73.18
Net Acres Farmed: 54.56
32.2 Cherries, 24.74 Grapes (Syrah, Cabernet)

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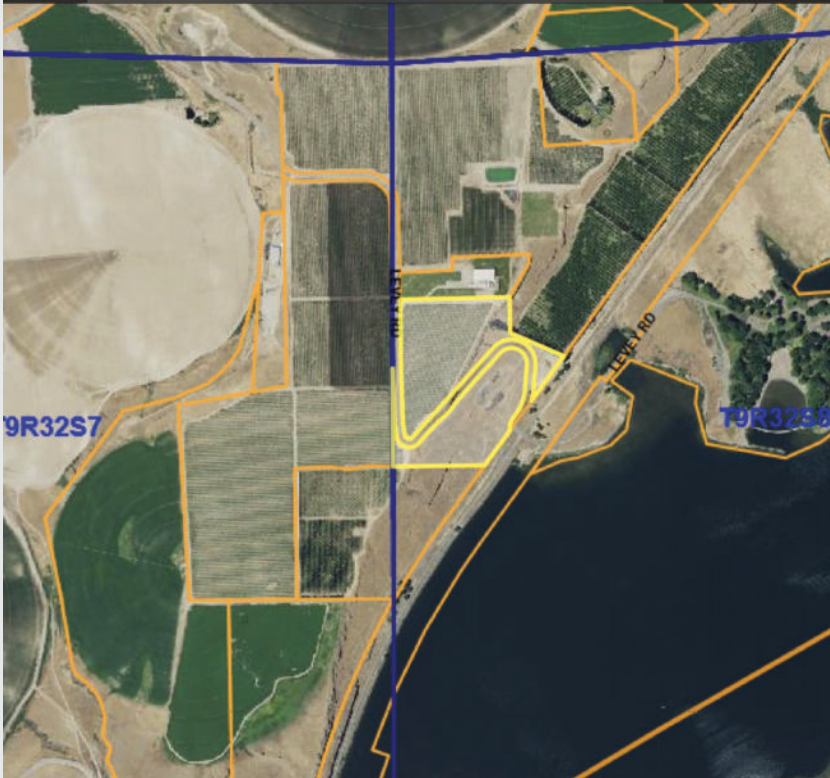
Parcel #108060043
Gross Acres: 76.48
Net Acres Farmed: 69.90
Grapes (Merlot, Cab. Sauv., Chardonnay)



Parcel #108060075
Gross Acres: 61.50
Net Acres Farmed: 39.50
Alfalfa

Gordon Estate Winery

265.36 Acres



Parcel #108060045
Gross Acres: 21.75
Net Acres Farmed: 8.90
Grapes (Chardonnay)



Parcel #108060042
Gross Acres: 21.67
Net Acres Farmed: 10.70
Cherries

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LEGEND

Bing Rainier	Merlot
Uninsured	Gewurztraminer
Cabernet Sauvignon	Syrah
Tempranillo	CHERRIES
Petit Verdot	Early Robin
Malbec	Rainiers
Petit Syrah	Undesignated
Chardonnay	

ACRES

Bings/Rainiers	26.9	Malbec	4.0	Skylar Rae-Chelan	5.5
Open / Pasture	2.0	Petit Syrah	0.1	Early Robin	5.1
Cabernet Sauvignon	35.6	Chardonnay	22.2	Rainiers	2.0
Tempranillo	0.9	Merlot	21.1	UNDESIGNATED	84.9
Open	9.7	Gewurztraminer	1.1	TOTAL	237.6
Petit Verdot	0.9	Syrah	15.6		

