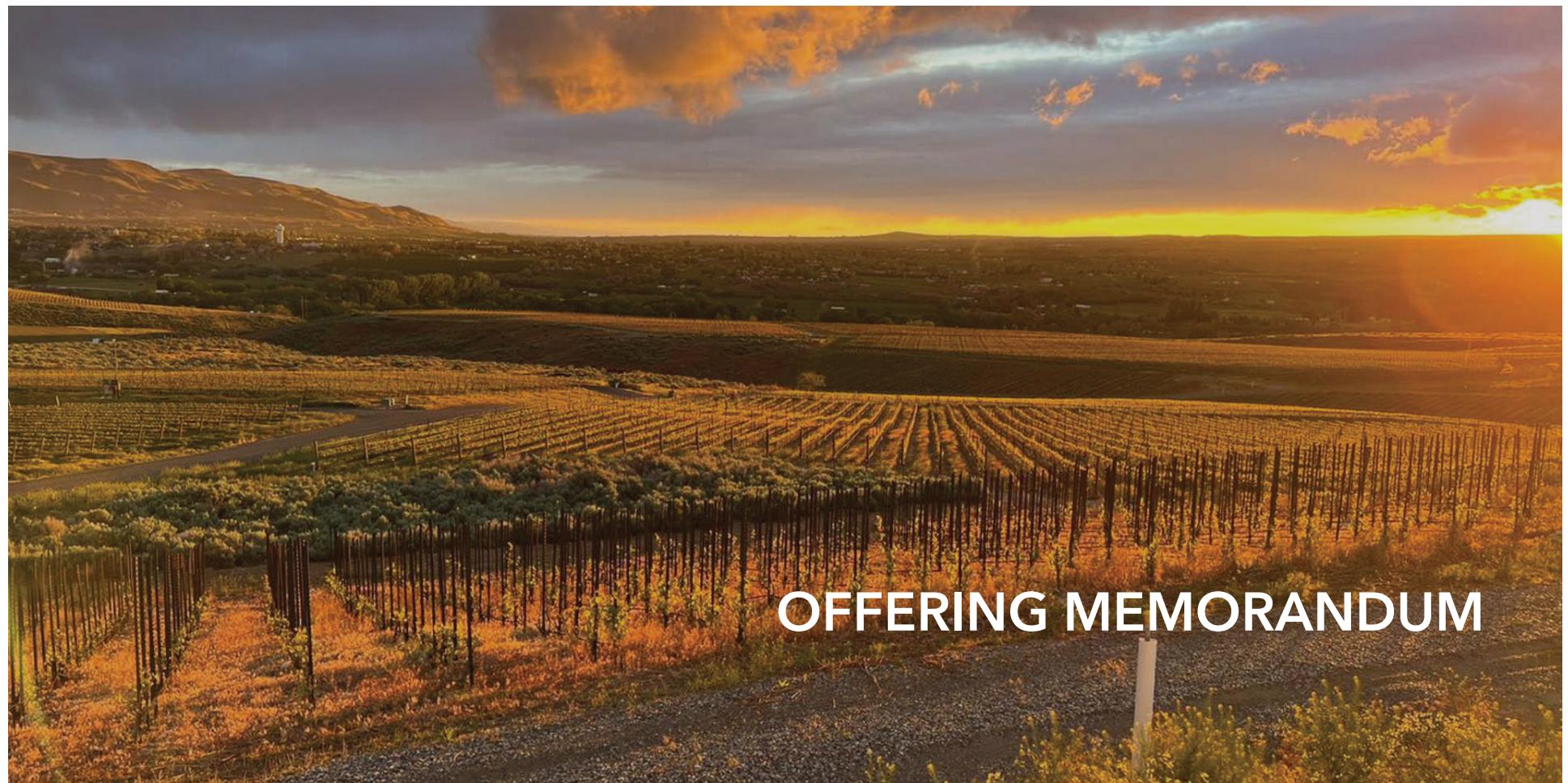


Red Mountain Railroad Vineyard

Red Mountain AVA, Benton City, WA



OFFERING MEMORANDUM

ABOVE



02

Vineyard and House

Planted property on Red Mountain is scarcely for sale in any year, making Red Mountain Railroad Vineyard a unique opportunity for investors and vintners alike. Entering its prime production years, the vineyard is frost adverse and ideally planted with varieties that ripen well in the AVA's climate. Postcard views of the lower Yakima Valley are an added perk.

Built in 1994, the 2,576 sq. ft. house boasts 4 beds, 2 baths, large living and dining rooms, and kitchen with a skylight and island. Updates include a metal roof and ungraded furnace for energy efficiency. An attached 480 sq. ft. garage features concrete floors and electrical roll-up door. The separate 36' x 48' shop has 12' clearance and contains controls for the property well.

03

Summary

110 Planted Acres

115 Total Acres

\$1.8M Listing Price

AVA
Red Mountain

YEAR PLANTED
2017

WATER RIGHTS
13 Acres through Kennewick
Irrigation District

SOIL SERIES
Sandy Loam Silt

AVG. ANNUAL RAINFALL
9 Inches

AVG. ANNUAL HEAT UNITS
3,494 Units

PLANTINGS

0.40 Acres	Syrah, Head Trained
1.10 Acres	Syrah, Phelps
2.20 Acres	Cabernet Sauvignon, 7
3.00 Acres	Cabernet Sauvignon, 47
3.10 Acres	Cabernet Franc, 12



RED MOUNTAIN RAILROAD
VINEYARD



04

SY01: Syrah, Clone "Joseph Phelps",
North Block, 1.1 Acres

CS02: Cabernet Sauvignon, Clone 7,
2.2 Acres

CS03: Cabernet Sauvignon, Clone 47
(French 337), 3.0 Acres

CF04: Cab Franc, Clone 12
(French 327), 3.1 Acres

SY05: Syrah, Clone "Joseph Phelps",
Head Trained, 0.4 Acres

Layout





Production

Number of Acres	9.8
Tons per Acre	4
Total Yield in Tons	40
Total Cases per Year	2,500

07

Map





Meet Adam

Adam Schulz has been working in the Pacific Northwest wine industry since 2006. Most of his career has been spent in a sales capacity, selling barrels for the Group Oeneo for 12 years and operating his own businesses, Incredible Bulk Wine Company and Incredible Intel Consultancy, developing one of the most extensive networks in the domestic wine industry. Adam, his wife Karen, and daughter Kathryn make their home in Pasco, WA.

Adam Schulz
Vineyard and Winery Broker
adam@paragongroupwa.com
509.222.9085



the
paragon
group

paragongroupwa.com

The Paragon Group is a real estate and property management agency offering commercial, residential, and multifamily services. All information is deemed reliable but not guaranteed. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) or information provider(s) shall be responsible for any typographical errors, misinformation, or misprints and shall be held totally harmless. Listing(s) information is provided for consumers personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Past performance is not indicative of future results.