

FOR SALE

# EATON HILL WINERY

*14.27-Acre Landmark Yakima Valley  
Estate with Rich Agricultural Heritage*

530 GURLEY RD, GRANGER, WA 98932



*Property Details*

ADDRESS 530 Gurley Rd, Granger, WA 98932

SALE PRICE \$988,000

YEAR BUILT 1905 Vineyard  
1950 Winery Building  
1955 SFR

PARCEL(S) 21101021402, 21101021003,  
21101021008

PARCEL SIZE Vineyard 11.21 Acres  
Winery Building 1.61 Acres  
SFR 1.45 Acres  
Combined 14.27 Acres

BUILDING SF Winery Building +/- 14,000 SF  
SFR +/- 3,469 SF

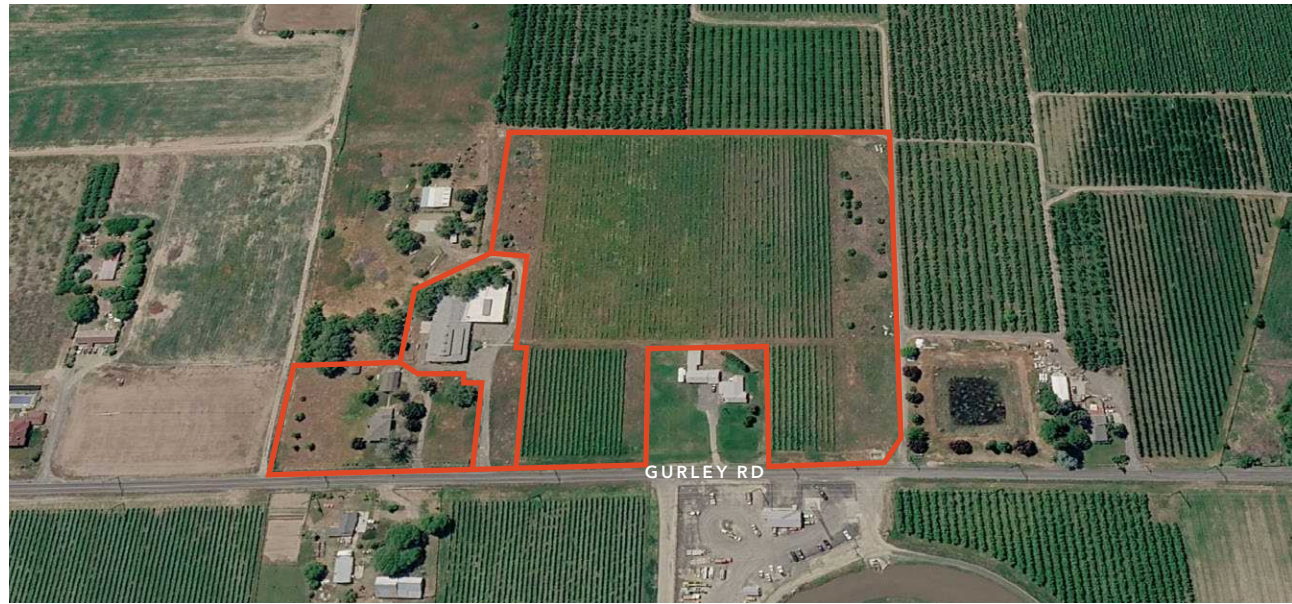
PARKING Yes

SEPTIC & WELL Yes

ZONING AG - Agriculture

*27 MIN*  
DRIVE TO YAKIMA

*50 MIN*  
DRIVE TO TRI-CITIES





# EATON HILL WINERY HISTORY

In 1983, Edwin and JoAnn Stear discovered the Rinehold Cannery Homestead (1905) in Granger, Washington, and began developing Eaton Hill Winery. Part of the Yakima Valley AVA and immediately adjacent to the new Rattlesnake Hills AVA, the Eaton Hill orchards and vineyards now provide exceptional organically grown fruit.

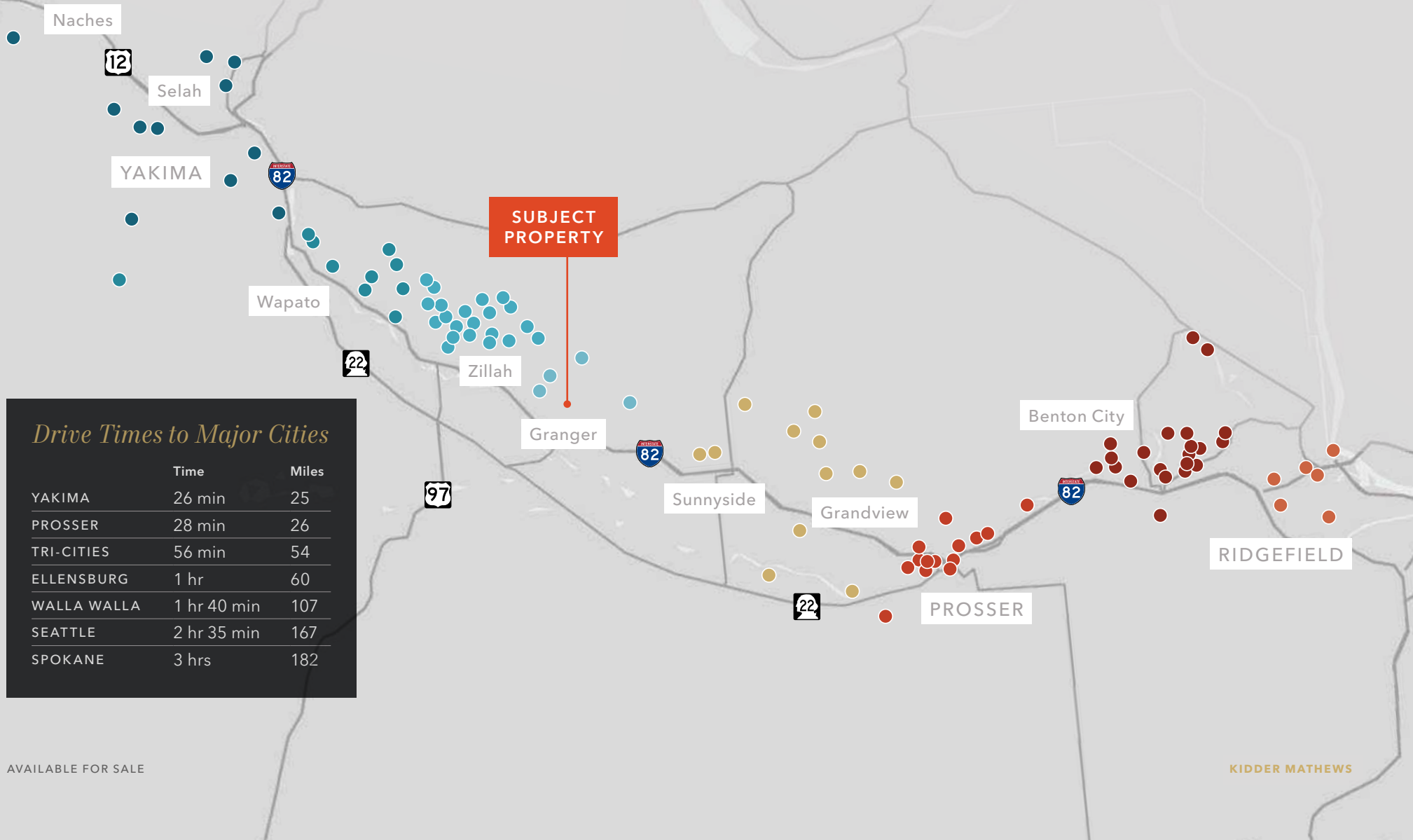
The Eaton Hill homestead is an historical focal point for the growth of the Yakima Valley. George Eaton played a prominent role in the development of the great natural resources of eastern Washington with the reclamation of previously arid lands. Floyd Rinehold, a German immigrant, constructed many of the limestone block houses in the Valley and built a family fruit and vegetable canning operation into a business mainstay that served US Forces during the First World War and later helped feed the nation during the Great Depression.

Following in these historical footsteps, Dr. Edwin Stear, a former chief scientist for the US Air Force, and his wife JoAnn, further developed Eaton Hill into a successful Bed and Breakfast (no longer in operation) and one of the first wineries in the Yakima Valley. Ed and JoAnn use their own estate grapes to produce Cabernet Sauvignon, Cabernet Franc, Merlot, Syrah, Gamay and Sauvignon Blanc. In addition, they use grapes from Chuck Fiola's well-known Konnowac Vineyards (Rattlesnake Hills AVA) to produce some of the Valley's biggest and boldest Cabernet Sauvignons.

Eaton Hill Winery produces Orange Muscat, Riesling, Pinot Gris, Gewurztraminer, and their specialty wines Sun Glow, made with Riesling & nectarines.

# SURROUNDING WINERIES & VINEYARDS

*Yakima Valley is one of Washington's premier wine regions, with more than 90 wineries and tasting rooms spread across Yakima, Zillah, Wapato, Prosser, and the Rattlesnake Hills area.*



*Drive Times to Major Cities*

	Time	Miles
YAKIMA	26 min	25
PROSSER	28 min	26
TRI-CITIES	56 min	54
ELLENSBURG	1 hr	60
WALLA WALLA	1 hr 40 min	107
SEATTLE	2 hr 35 min	167
SPOKANE	3 hrs	182

# SURROUNDING WINERIES & VINEYARDS BY CITY

## YAKIMA, NACHES, & SELAH

- 01 French Canyon Cellars
- 02 Naches Heights Vineyard
- 03 Wilridge Vineyard & Winery
- 04 Doodlevines Winery
- 05 Gilbert Cellars
- 06 Rider Cellars
- 07 Lookout Point Winery
- 08 Canyon Gates Vineyard
- 09 Yakima Valley
- 10 Kana Winery
- 11 Barragan Vinos

## WAPATO

- 01 Owen Roe Estate
- 02 Treveri Cellars
- 03 Freehand Cellars
- 04 Red Willow Vineyard
- 05 Piety Flats Winery
- 06 Masset Winery
- 07 Elephant Mountain Vineyards
- 08 RKP Vineyard
- 09 Fortuity Cellars
- 10 Mas Chappell Winery

## ZILLAH

- 01 Whitman Hill Winery
- 02 Silver Lake Winery
- 03 Sheridan Vineyard
- 04 Ruby Magdalena Vineyard

- 05 Knight Hill Winery
- 06 Portteus Winery
- 07 Paradiso del Sol Winery & Vineyard
- 08 VanArrnam Vineyards
- 09 LaPierre Winery
- 10 Hyatt Vineyards
- 11 Cultura Winery
- 12 Two Mountain Winery
- 13 Two Blondes Vineyard
- 14 Dineen Vineyard
- 15 Diamond Ridge Vineyard
- 16 Whiskey Canyon Vineyard

## GRANGER

- 01 Velen Winery
- 02 Bosma Estate Winery
- 03 Dichotomy Vineyards
- 04 Horizon's Edge Maison de Padgett Winery

## SUNNYSIDE & GRANDVIEW

- 01 Co Dinn Cellars
- 02 Cote Bonneville Estate
- 03 Airport Ranches Inc.
- 04 Yakima Valley
- 05 Tudor Hills Vineyard
- 06 Coventry Vale Winery
- 07 Barrel Springs Winery
- 08 StoneTree Vineyard
- 09 Bedker Vineyards

## BENTON CITY

- 01 Purple Star Winery
- 02 Muret-Gaston Winery
- 03 Crowe Wines
- 05 Daalseth
- 04 Chandler Reach Estate Winery
- 06 Zeron Vineyard & Winery
- 07 Anelare Winery
- 08 Elk Haven Winery
- 09 Upchurch Vineyard
- 10 Terra Blanca Winery & Estate Vineyard
- 11 Cooper Winery
- 12 MTN/ART Wines
- 13 Gatekeeper Winery
- 14 Frichette Winery
- 15 MonteScarlatto Estate Winery
- 16 Tucannon Cellars
- 17 Sugar Pine Barn at Tucannon Cellars
- 18 Klipsun Vineyard
- 19 Kiona Vineyards & Winery
- 20 Heron Bluff Vineyard & Winery
- 21 Sleeping Dog Wines
- 22 Shaw Vineyards Estate Winery
- 23 Col Solare Winery
- 24 Fidélitas
- 25 Hedges Family Estate
- 26 Domaine Magdalena
- 27 Hightower Cellars
- 28 Avennia Estate Tasting Room

- 29 Palencia Winery
- 30 Ambassador Wines of Washington
- 31 Pacific Rim Winemakers
- 32 Double Canyon
- 33 Broken Antler Winery
- 34 Brainstorm Cellars
- 35 Aquilini Vineyards
- 36 Ciel du Cheval Vineyard

## PROSSER

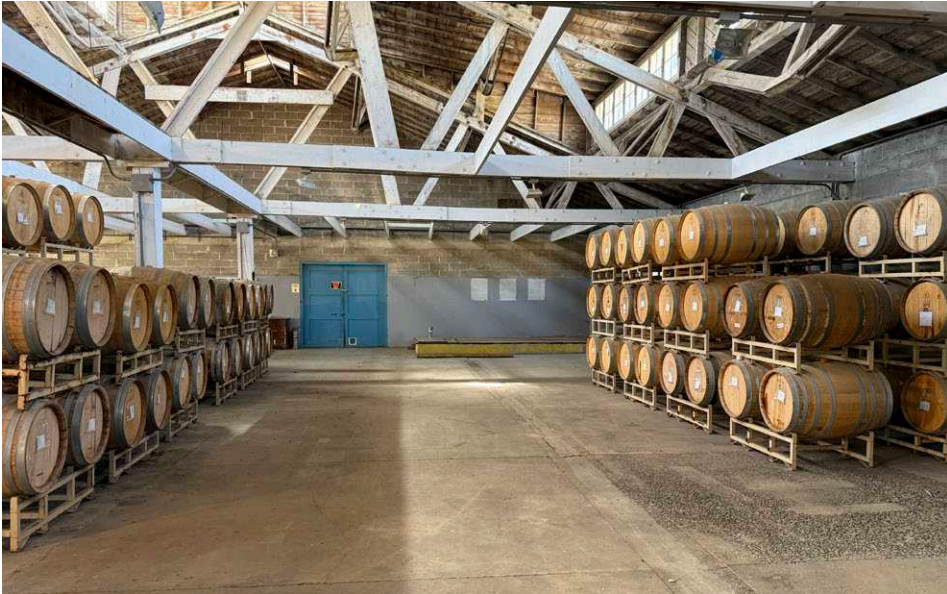
- 01 Daven Lore Winery
- 02 Airfield Estates Winery
- 03 Evergreen Family Wines
- 04 Wautoma Springs
- 05 Enodav Wine Co.
- 06 Thurston-Wolfe Winery
- 07 Smasne Cellars
- 08 County Line Tasting Room
- 09 Corks & Taps by Domanico Cellars
- 10 Coyote Canyon Winery
- 11 Bunnel Family Cellars
- 12 Wit Cellars
- 13 Desert Wind Winery
- 14 Domanico Cellars
- 15 Kestrel Nicole Cellars
- 16 Mercer Wine Estates
- 17 Chinook Wines
- 18 Hinzerling Winery
- 19 Gard Vitners

- 20 McKinley Springs Winery
- 21 Tirridis Sparkling Wines
- 22 Martinez & Martinez Winery
- 23 Prosser Vineyard & Winery
- 24 Alexandria Nicole Cellars
- 25 Lone Birch Winery

## RIDGEFIELD

- 01 Goose Ridge Estate Vineyard & Winery
- 02 Badger Mountain Organic Winery
- 03 Market Vineyards
- 04 Longship Cellars
- 05 Farmhand Winery

EATON HILL WINERY



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# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	519	5,867	10,966
2020 CENSUS	544	6,224	11,534
2025 ESTIMATED	582	6,219	11,227
2030 PROJECTED	569	6,106	10,966

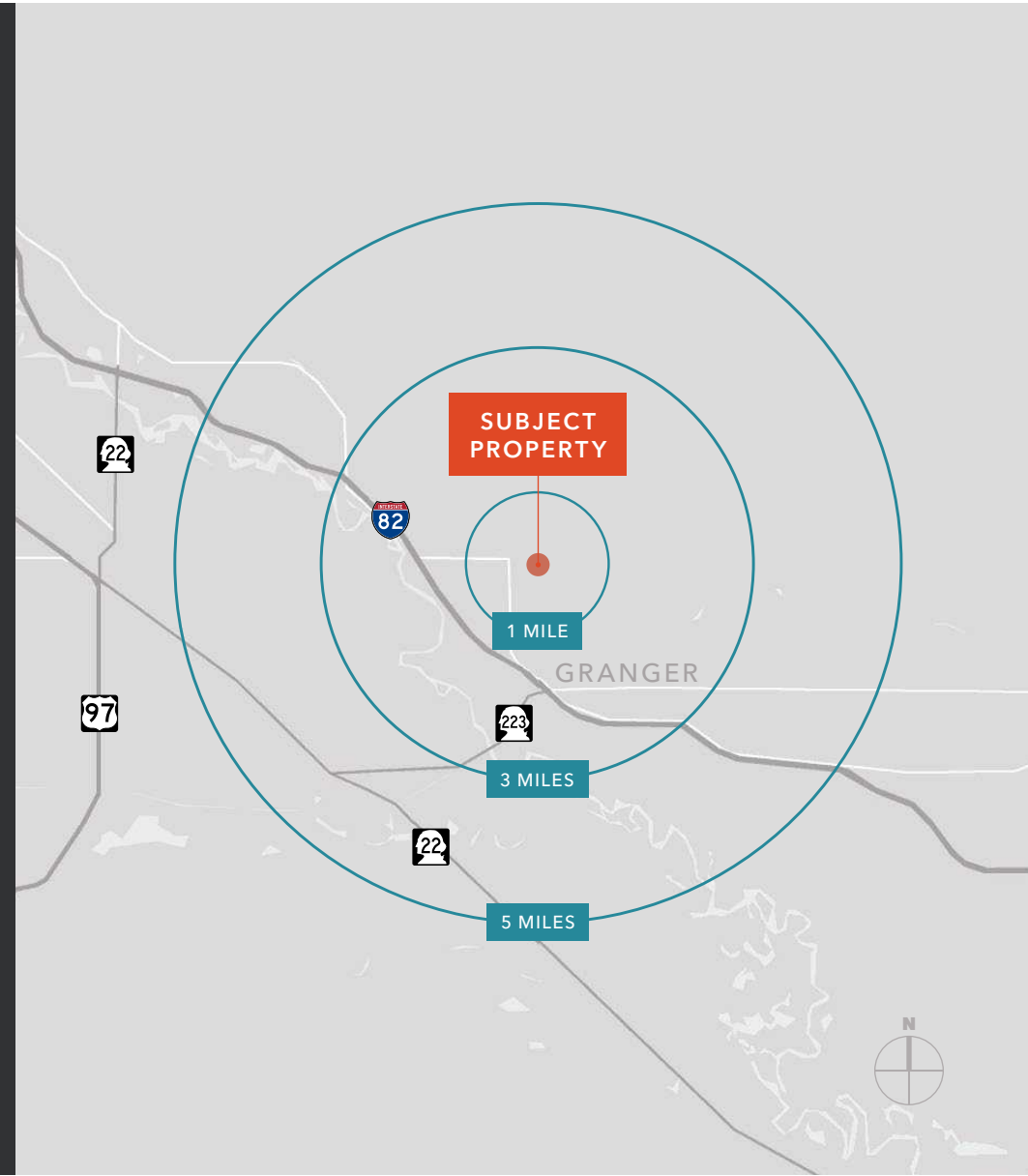
## MEDIAN AGE & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	29.7	29.3	30.8
EMPLOYEES	46	945	2,211
BUSINESSES	8	105	276

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$115,041	\$79,371	\$80,866
2030 MEDIAN PROJECTED	\$113,216	\$78,572	\$80,321
2025 AVERAGE	\$216,154	\$122,703	\$112,956
2030 AVERAGE PROJECTED	\$215,917	\$122,456	\$112,791

Data Source: ©2026, Sites USA





*Exclusively listed by*

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