



FAY

RANCHES[®]
Inc.

DREAM BIG VISTA VINEYARD

The Dalles, Oregon

\$3,500,000 | 160.01± Acres

FARMS

TIMBER

RANCHES

SPORTING PURSUITS

VINEYARDS



Dream Big Vista Vineyard | The Dalles, Oregon

INTRODUCTION

Situated just outside of The Dalles, in the rolling hills of the Columbia Valley AVA, lies Dream Big Vista Vineyard, a 160± acre property ready for you to fulfill your dreams. With astounding views, beautiful landscapes, and one of Oregon's most sought-after upcoming wine regions, this is a rare offering you don't want to miss.

All the developments for a premier vineyard are here, including 151± acres of irrigation water rights (delivered via groundwater well) with mainlines installed, deer fencing, road infrastructure, 3-phase power, and a domestic well. Not to mention the excellent 50± acres of top-of-the-world potential build sites for an owner's home, winery, tasting room, or whatever your dreams encompass (buyer to confirm with Wasco County on potential uses).

Of the 75± acres of prime south slope, 20± acres of vineyard were planted in 2006 and in production with drip lines and trellis. The remaining 55± acres of this prime south slope are ready for planting and ideal for an array of red winegrapes such as sangiovese, full-bodied pinot noir, syrah, tempranillo, and Bordeaux-blend varieties. With approximately 75± acres of north slope, 15± of these acres were planted in 2007 with drip lines and are ready to prune and train to wire, with the remaining 60± acres of north slope ready for additional winegrape planting. This north slope is excellent for high-quality aromatic whites such as pinot gris, chardonnay, sauvignon blanc, semillon, and Rhone whites. In addition, 12± acres are planted in blueberries with drip lines in place. All vineyards and blueberries have been farmed organically for the last four years.

An assessment in February 2023 by Dick Bouchey (available upon request), one of the leading viticulturists in the Pacific Northwest, concluded that Dream Big Vista Vineyard was a quality vineyard property with excellent groundwork in place, and low development costs for a new owner to acquire. With the hard work already done, it's ready for you to take over, achieve your dreams, and develop this rare offering into your masterpiece. Winery, vineyard estate, family retreat, fruit orchard, or legacy property: the possibilities are endless. What are you waiting for?

QUICK FACTS

- 160.01± acres
- 151± acres of irrigation water rights
- 3-phase power
- Irrigation and domestic wells in place
- Located off a quiet, county-maintained paved road
- Many potential build sites with panoramic views
- Excellent location for a winery or tasting room
- Located in the Columbia Valley AVA
- Mount Hood and Columbia River Gorge views
- 1.5-hour drive to Portland





ACREAGE

160.01± deeded acres





SCENIC VISTAS

Dream Big Vista Vineyard has some of the most spectacular views in the Columbia River Gorge region. The jaw dropping panoramic views will leave you swooning. From Mount Hood, one of the most iconic landmarks in Oregon, to the rolling hills, and surrounding farm fields, you will be adorned in beautiful scenery every day.



IMPROVEMENTS

- Established irrigation and domestic wells
- Mainlines and sub mainlines
- Gated entry and perimeter deer fencing
- Internal road infrastructure
- 3-phase power

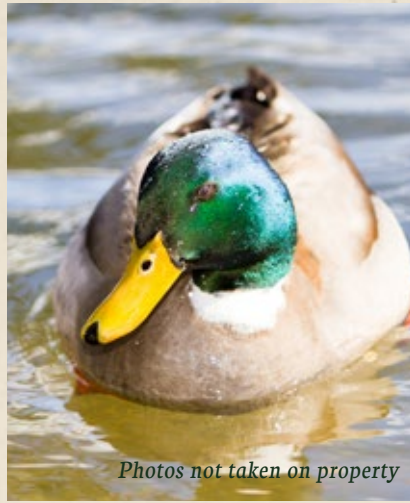




RECREATION

There is no shortage of recreational opportunities from Dream Big Vista Vineyard and the surrounding area. Oregon and the Columbia River Gorge is well known for its year-round recreation and outdoor activities and Oregon is a mecca for the outdoorsman/woman. Aside from having easy access to recreational opportunities on the Columbia River, this property is also just 60 minutes by car from Mount Hood National Forest, 2.5 hours from Bend, and 1.5 hours to Portland. Whether your interests are horseback riding, skiing, snowboarding, snowmobiling, hiking, wind surfing, kite surfing, mountain biking, or white-water rafting, Dream Big Vista Vineyard has something for everyone!





Photos not taken on property



Photos not taken on property



Photos not taken on property

HUNTING & WILDLIFE

The Columbia Basin offers some of the best game bird hunting in all of Oregon. The flyway for ducks and geese in this region is famous to hunters throughout America. The concentrations of birds and the opportunity to hunt them are almost limitless. The presence of deer, elk, and other big game is also a draw to the area. It is an outdoorsman's paradise with more area to fish and hunt and fewer people to contend with. Wildlife common in this area includes duck, geese, turkey, deer, elk, big horn sheep, quail, cougar, coyote, and more. It is rich and lush, and nearby forests and mountains sustain large herds.

FISHING

With the Columbia River just a quick drive away, the fishing nearby Dream Big Vista Vineyard is especially promising. The river offers anglers an array of white sturgeon, salmon, smallmouth bass, and walleye. There are also many lakes nearby that offer additional fish such as trout and kokanee. No matter what you're looking for, there is always a variety of fishing opportunities to be had in the Pacific Northwest.





Multnomah Falls

OTHER RECREATION

Multnomah Falls, located in the Columbia River Gorge National Scenic Area, is one of the most notable waterfalls in the Pacific Northwest and about an hour's drive from Dream Big Vista Vineyard. Mayer State Park is also within a short drive from the property and offers access to windsurfing, boating, fishing, swimming, paddle boarding, kayaking, and picnicking. There is no shortage of recreation opportunities to be had from this special property.

NEARBY ATTRACTIONS & ACTIVITIES

Local attractions include Mount Hood, the Columbia River Gorge, the Deschutes River, and the White River. Mount Hood is known for its exceptional skiing and other winter sports and is about a one-hour drive from Dream Big Vista Vineyard. The Columbia Valley AVA is considered one of America's world-class wine regions; several tasting rooms and wineries are minutes from the property. Portland and Bend are also within a few hours' drive from the property. Oregon and the nearby environs provide an abundance of recreational opportunities for everyone to enjoy.

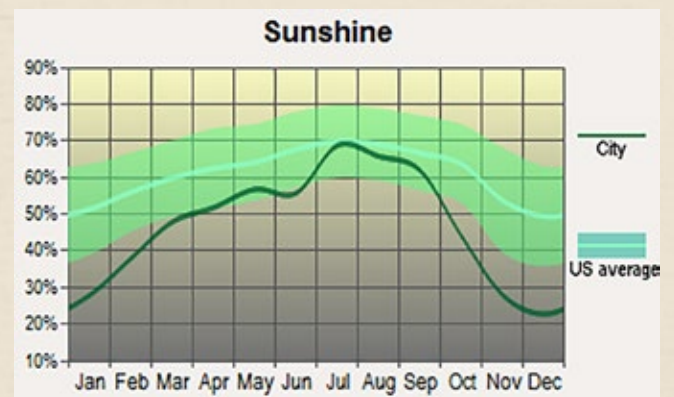
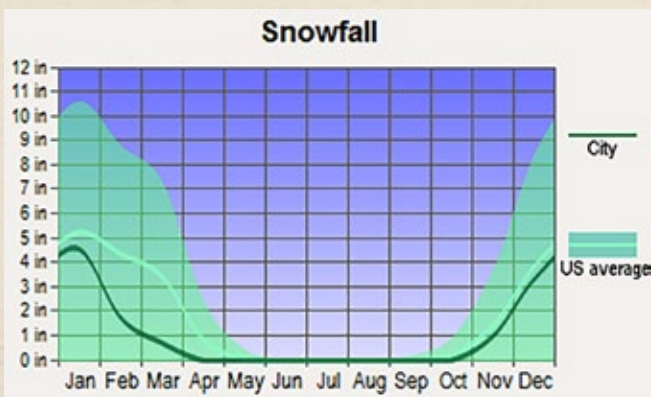
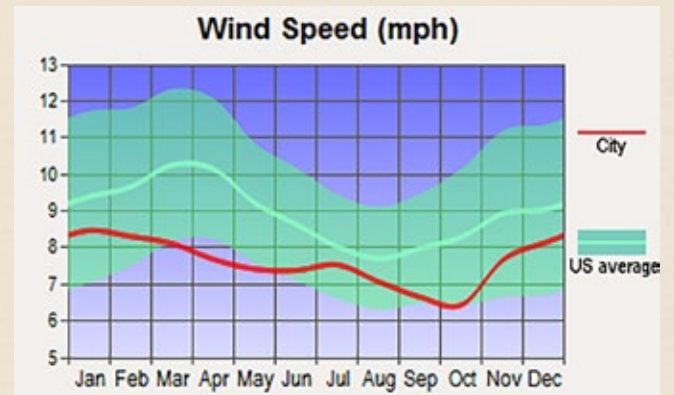
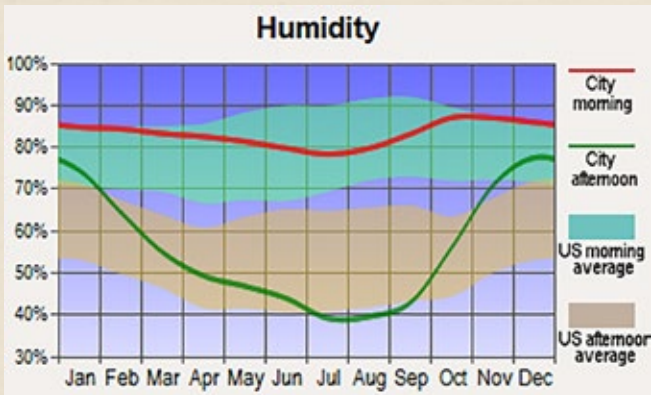
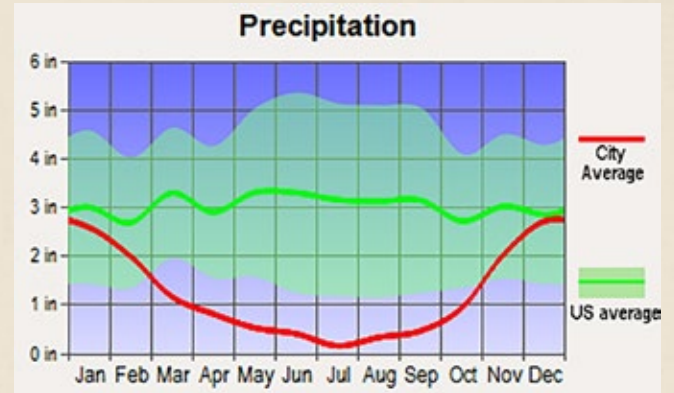
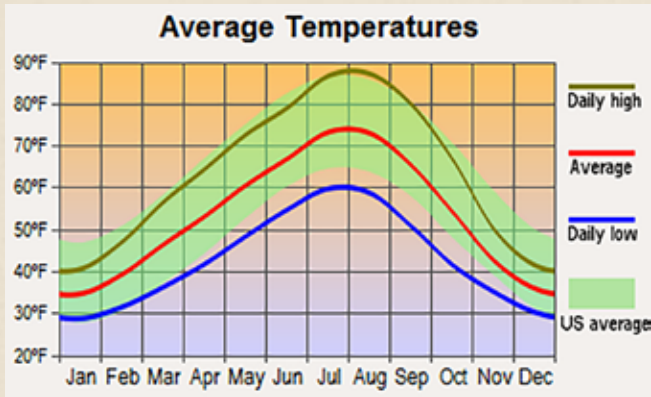
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CLIMATE

Climate graphs courtesy of <http://www.city-data.com/city/The-Dalles-Oregon.html>

Located east of the Cascade Mountain Range, this area is Oregon's warmer and sunnier side, with about 300 days of sunshine a year. This is the sweet spot where the maritime west meets the dry east, making it the ideal location, geography, and topography for growing winegrapes, blueberries, and well-positioned for potential future climate change.



INCOME OPPORTUNITY

This premier vineyard property in the famous Columbia Valley AVA is located in a historical fruit-growing region. The supporting operational infrastructure is already in place. Dream Big Vista Vineyard is ideal for a vineyard, winery, tasting room, cherry orchard (or other fruit trees), blueberries, pasture, or other high-value crop farm.





WATER SOURCES | WATER RIGHTS

Under Oregon law, all water is publicly owned. With some exceptions, cities, farmers, factory owners, and other users must obtain a permit or water right from the Water Resources Department to use water from any source, whether underground or from lakes or streams. Landowners with water flowing past, through, or under their property do not automatically have the right to use that water without the Department's permit. The State of Oregon administers Oregon's waters under a "prior appropriation" doctrine; first in time, first in the right.



MINERAL RIGHTS

All mineral rights appurtenant to the property and owned by the seller will convey to the buyer at closing. Mineral rights are not guaranteed. It is suggested that the buyer conduct a mineral search with a title company.

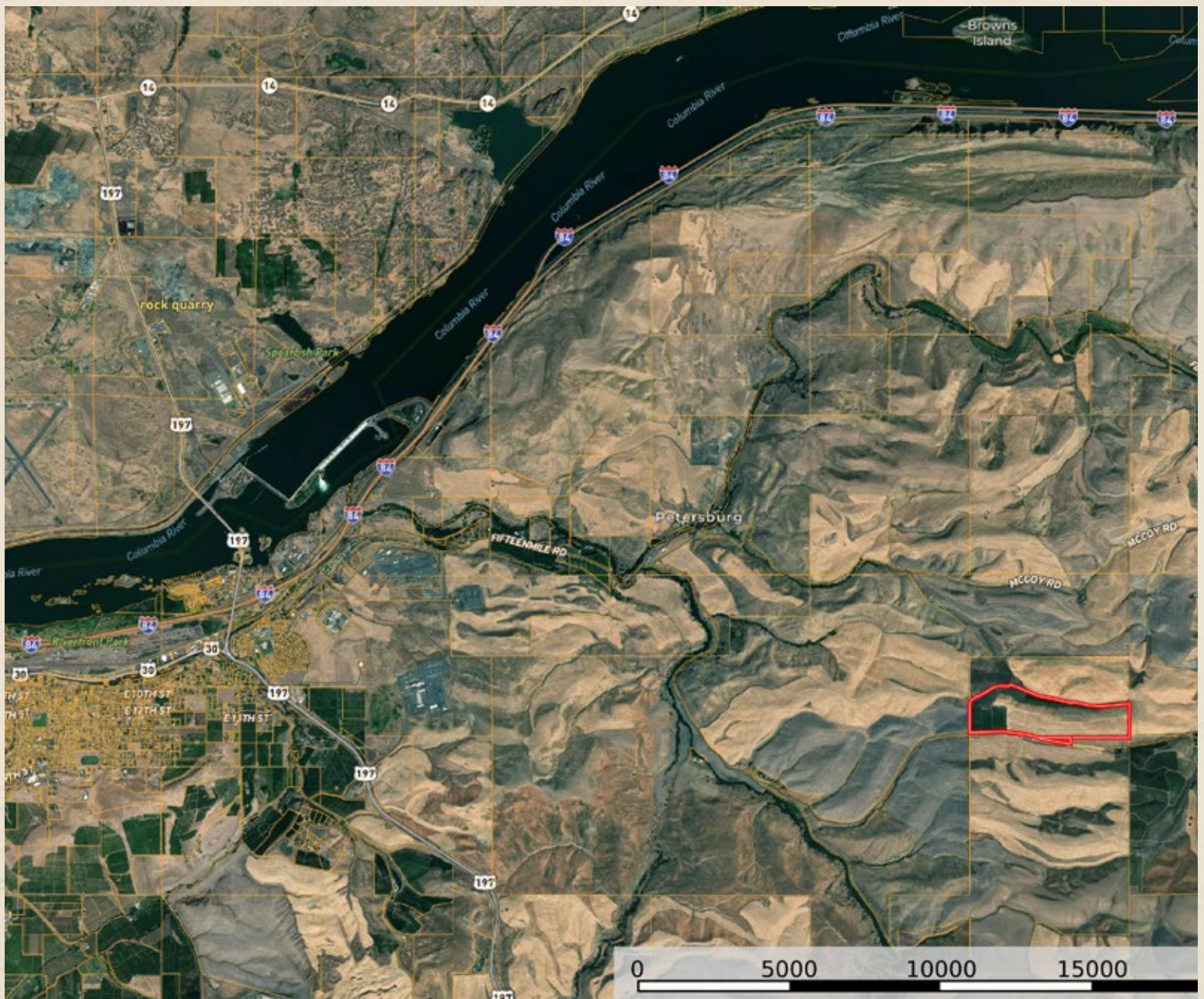


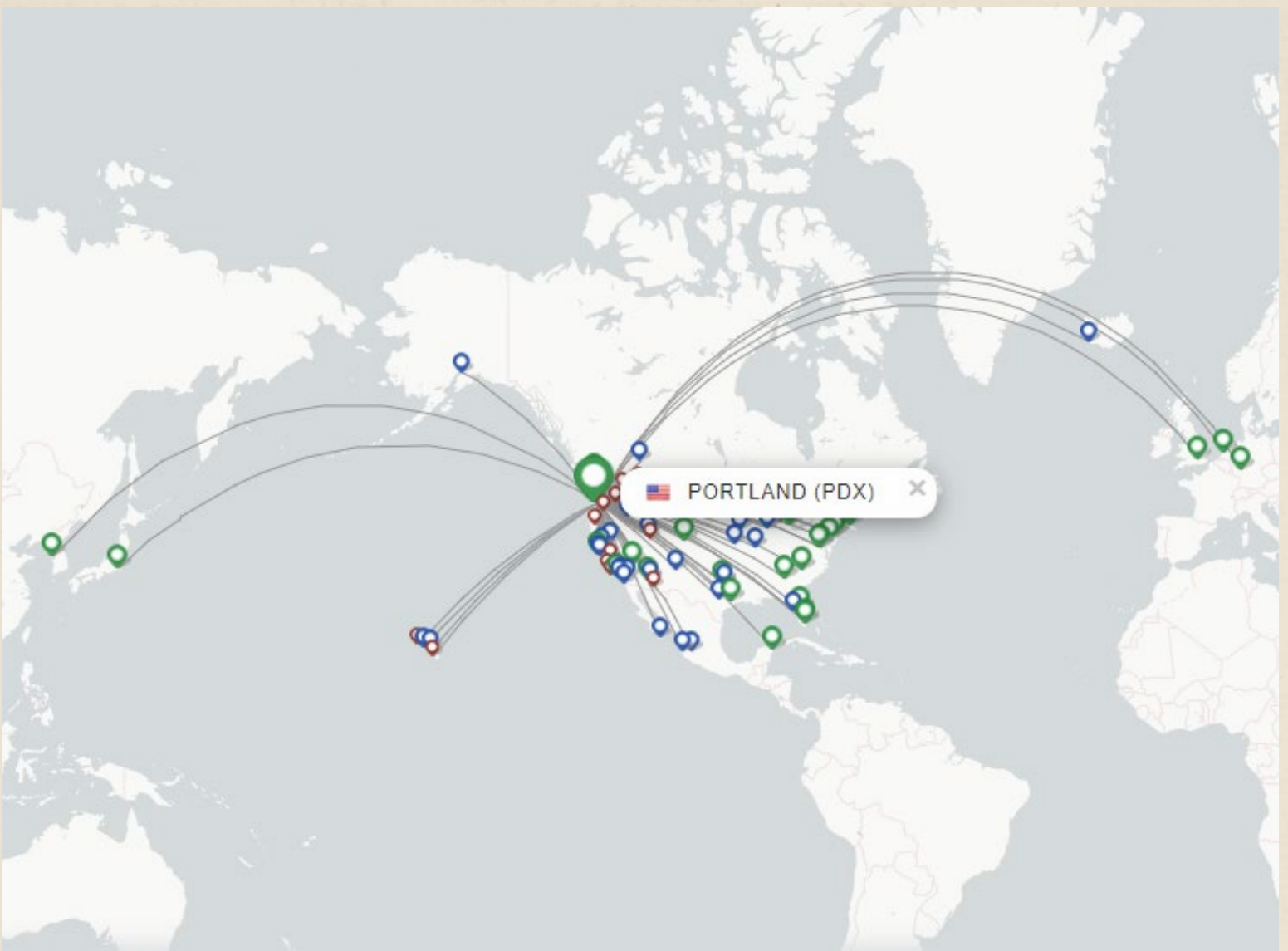
CONSERVATION | STEWARDSHIP

Each of us at Fay Ranches loves the land and wants to see it remain a productive agricultural ground and a quality fish and wildlife habitat. Through promoting thoughtful land stewardship, Fay Ranches has guided owners toward a legacy of conserving wide-open spaces, enhancing and creating fisheries and wildlife habitats, and implementing sustainable agricultural operations. Fay Ranches is proud to say that since our company began in 1992, our clients' conservation ethics and land-use practices have significantly enhanced our work landscape.

LOCATION

Located just 1.5 hours east of Portland, 30 minutes to Hood River, 10 minutes to The Dalles, and near all the amenities that Oregon is known for, including excellent restaurants, wine tasting, and breweries, Dream Big Vista Vineyard is the ideal location for year-round outdoor activities.



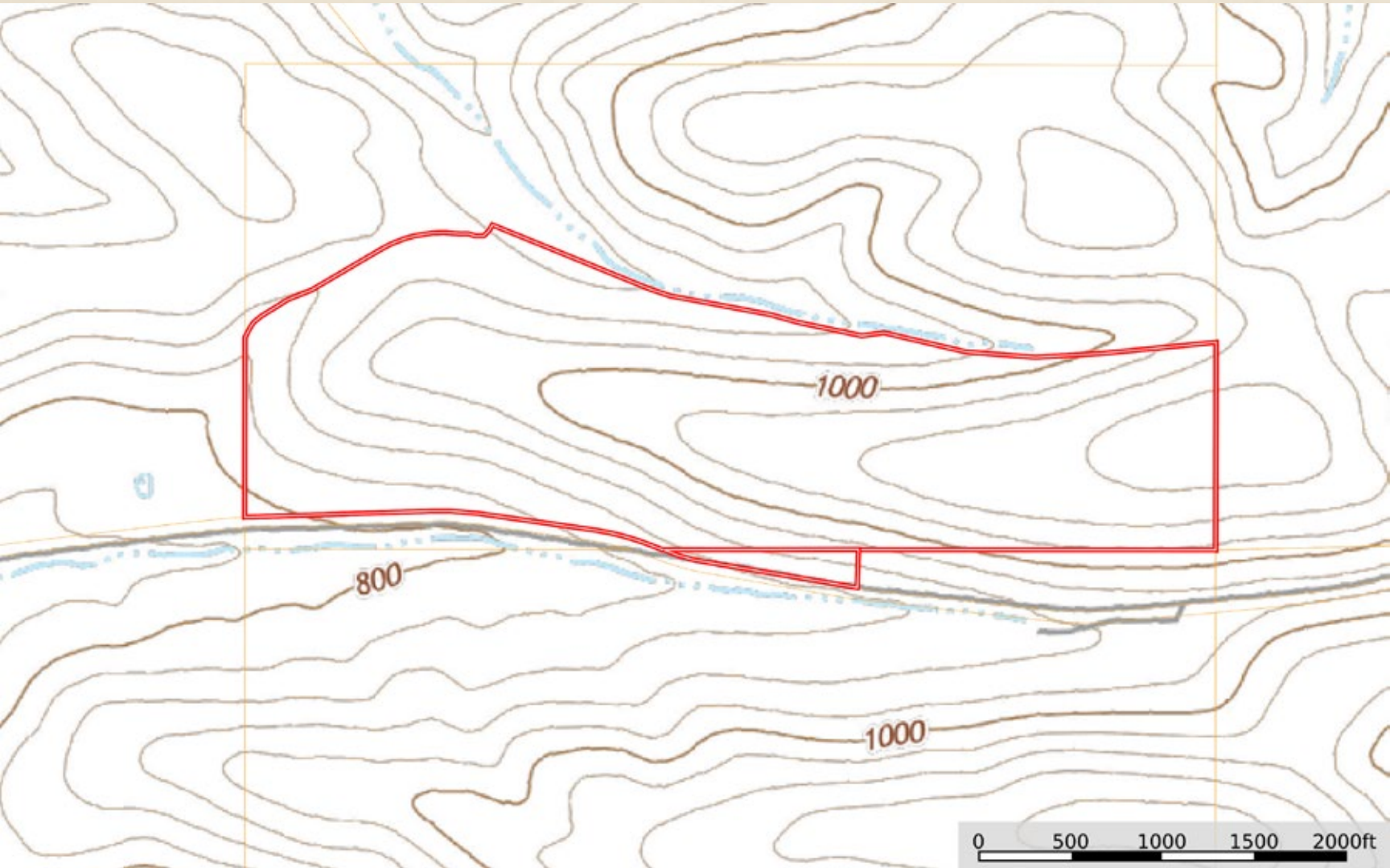


AIRPORT SERVICES

Columbia Gorge Regional Airport, just 15 minutes from this property, can accommodate private jets, with a runway of 5,097 feet long.

In under 1.5 hours, you can arrive to Oregon's largest airport, Portland International Airport (PDX). With 20+ airlines and 60 terminals, PDX offers both international and domestic flights that are quick and easy, making commercial travel from Dream Big Vista Vineyard trouble-free. There are almost 30 restaurants, 14 shops, and a theatre to pass the time before you head to your next destination.





SUMMARY

Dream Big Vista Vineyard is a rare opportunity with plenty to offer a new owner looking to build their own legacy, not inherit another's. Located in the Columbia Valley AVA, this 160± acre property, with 151± acres of irrigation water rights, is the perfect opportunity to build a winery, make your own wine, create a wine-tasting venue, start a family retreat, or build your dream home. The 50± acres of potential build sites all encompass breathtaking views. Located just 10 minutes from The Dalles, 30 minutes to Hood River, and 1.5 hours from Portland, make this a convenient location. The 151± acres of prime north and south slopes provide a range of ripening zones for different varieties of grapes. Rarely does a quality vineyard property this size come on the market! All the hard work for a productive vineyard is in place; just bring your vision and make your dreams a reality.



PRICE

\$3,500,000

TAXES

\$4,331.14

TERMS

Cash, Conventional Financing, 1031 Tax Exchange

CONTACT

Please contact **Jesica Hicks** at **(949) 280-6762** | **jesicah@fayranches.com** to schedule a showing. This is an exclusive listing. An agent from Fay Ranches must be present at all showings, unless otherwise noted or other arrangements are made. To view other properties, fly fishing properties, and sporting ranches that we have listed, please visit our web page at www.fayranches.com.

NOTICE

Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classification, carrying capacities, maps, etc., is intended only as a general guideline and has been provided by the owners and other sources deemed reliable, but the accuracy cannot be guaranteed. Prospective purchasers are encouraged to research the information to their own satisfaction.







**OREGON REAL ESTATE AGENCY
INITIAL AGENCY DISCLOSURE PAMPHLET
OAR 863-015-215 (4)**

This pamphlet describes the legal obligations of real estate agents in Oregon. Real estate agents and Principal Brokers are required to provide this information to you when they first meet you.

This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and an agent or a Principal Broker.

Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate agent or Principal Broker, agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction.

Oregon law provides for three types of agency relationships between real estate agents and their clients:

Seller's Agent - Represents the seller only;

Buyer's Agent - Represents the buyer only;

Disclosed Limited Agent - Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.

Definition of "Confidential Information"

Generally, agents must maintain confidential information about their clients. "Confidential information" is information communicated to the agent or the agent's Principal Broker by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- a. The buyer instructs the agent or the agent's Principal Broker to disclose about the buyer to the seller, or the seller instructs the agent or the agent's Principal Broker to disclose about the seller to the buyer; and
- b. The agent or the agent's Principal Broker knows or should know failure to disclose would constitute fraudulent representation.

Duties and Responsibilities of Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer. An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party;

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE OF BUYER AND/OR SELLER AND DATE

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A Seller's Agent owes the seller the following affirmative duties;

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the seller;
3. To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
4. To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
5. To advise the seller to seek expert advice on matters related to the transactions that are beyond the agent's expertise;
6. To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a Seller's Agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of the above affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between seller and agent.

Under Oregon law, a Seller's Agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

In order to help a seller avoid selecting a buyer based on the buyer's race, color, religion, sex, sexual orientation, national origin, marital status or familial status as prohibited by the Fair Housing Act (42 U.S.C. 3601 et seq.), a seller's agent shall reject any communication other than customary documents in a real estate transaction, including photographs, provided by a buyer.

Duties and Responsibilities of Buyer's Agent

An agent, other than the Seller's Agent, may agree to act as the Buyer's Agent only. The Buyer's Agent is not representing the seller, even if the Buyer's Agent is receiving compensation for services rendered, either in full or in part, from the seller or through the Seller's Agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

1. To deal honestly and in good faith;
2. To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
3. To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A Buyer's Agent owes the buyer the following affirmative duties:

1. To exercise reasonable care and diligence;
2. To account in a timely manner for money and property received from or on behalf of the buyer;
3. To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
4. To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
5. To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
6. To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and

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7. Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except #7. The affirmative duty listed in #7 can only be waived by written agreement between buyer and agent.

Under Oregon law, a Buyer's Agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

1. To the seller, the duties listed above for a seller's agent; and
2. To the buyer, the duties listed above for a buyer's agent;
3. To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
 - a. That the seller will accept a price lower or terms less favorable than the listing price or terms;
 - b. That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
 - c. Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same Principal Broker (a real estate agent who supervises other agents) establish agency relationships with different parties to the same transaction, only the Principal Broker will act as a Disclosed Limited Agent for both buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The Principal Broker and the real estate agents representing either seller or buyer shall owe the following duties to the seller and buyer:

1. To disclose a conflict of interest in writing to all parties;
2. To take no action that is adverse or detrimental to either party's interest in the transaction; and
3. To obey the lawful instruction of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

You are encouraged to discuss the above information with the agent delivering this pamphlet to you. If you intend for that agent, or any other Oregon real estate agent, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make an agent your agent without the agent's knowledge and consent, and an agent cannot make you their client without your knowledge and consent.

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