

Robinson Corner Vineyard
740 Robinson Corner Rd
Cave Junction, OR 97523-9719

\$3,738,000
143± Acres
Josephine County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Robinson Corner Vineyard
Cave Junction, OR / Josephine County

SUMMARY

Address

740 Robinson Corner Rd

City, State Zip

Cave Junction, OR 97523-9719

County

Josephine County

Type

Farms, Recreational Land, Riverfront

Latitude / Longitude

42.156614 / -123.520528

Taxes (Annually)

3406

Acreage

143

Price

\$3,738,000

Property Website

<https://www.landleader.com/property/robinson-corner-vineyard-josephine-oregon/59312>



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Robinson Corner Vineyard Cave Junction, OR / Josephine County

PROPERTY DESCRIPTION

The Robinson Corner Vineyard offers a very profitable business opportunity with an excellent trout fishery. The views are amazing and the privacy is second to none. This is a great opportunity to invest in one of the most premium vineyards around.

The Robinson Corner Vineyard lies in a secluded setting with 143.07 total acres (per county assessor). Of the 143 +- acres there are approximately 74.76 acres of established vineyard planted to Pinot Noir. The property offers phenomenal trout fishing with several fishing holes located on the property.

There are two homes located on the property currently housing vineyard employees. Three general purpose storage buildings and one barn are located on the property as well proving to be very useful for farming operations.

The vineyard consists of 74.76 +- acres of Pinot Noir planted in 2015. In 2023 the production was at 573.7 tons averaging an impressive 7.67 tons/acre! This can't be done with a poorly developed vineyard. The irrigation water comes from two senior certificates sourced from Sucker Creek and allow for a full rate of delivery. The water rights allow for an ample 351 acre-feet of water to be diverted. Cool air drains into this Illinois Valley location at night cooling the area while hot days provide heat units for ripening fruit. The climate is similar to a Mediterranean climate with the exception of fog as it is very rare. This all comes together to make the subject property such an amazing site that gets such amazing results.

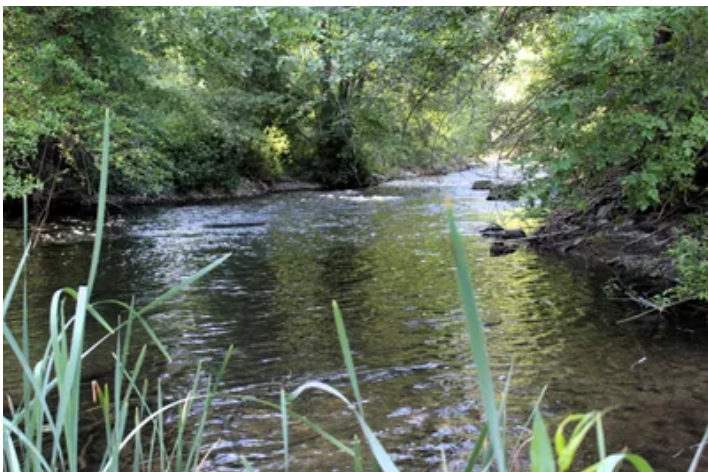
The business opportunity this vineyard offers is tremendous as the seller is offering three opportunities to the future owner. They are 1) the buyer to take over operations of the vineyard at close of escrow or 2) purchase of the property comes with contracts for the grapes and/or professional management from the seller or 3) seller to lease back the vineyard from the buyer with a cash lease. The leaseback option would be the lowest risk to you as the buyer and require far less capital and skillset needed for operations than directly operating yourself. You can enjoy your vineyard with as much headache as you want!

The beauty, privacy, and sporting opportunities that this property offers alone is hard to find. The business opportunity the vineyard offers makes it one of a kind. It would take a very significant amount of time and capital to establish a vineyard like this on any other property with no guarantee that it would even produce. Don't let this opportunity pass by. Contact the listing agents today.

Co-listed with Rich Holstrom of Rich Holstrom Real Estate, LLC.



Robinson Corner Vineyard
Cave Junction, OR / Josephine County



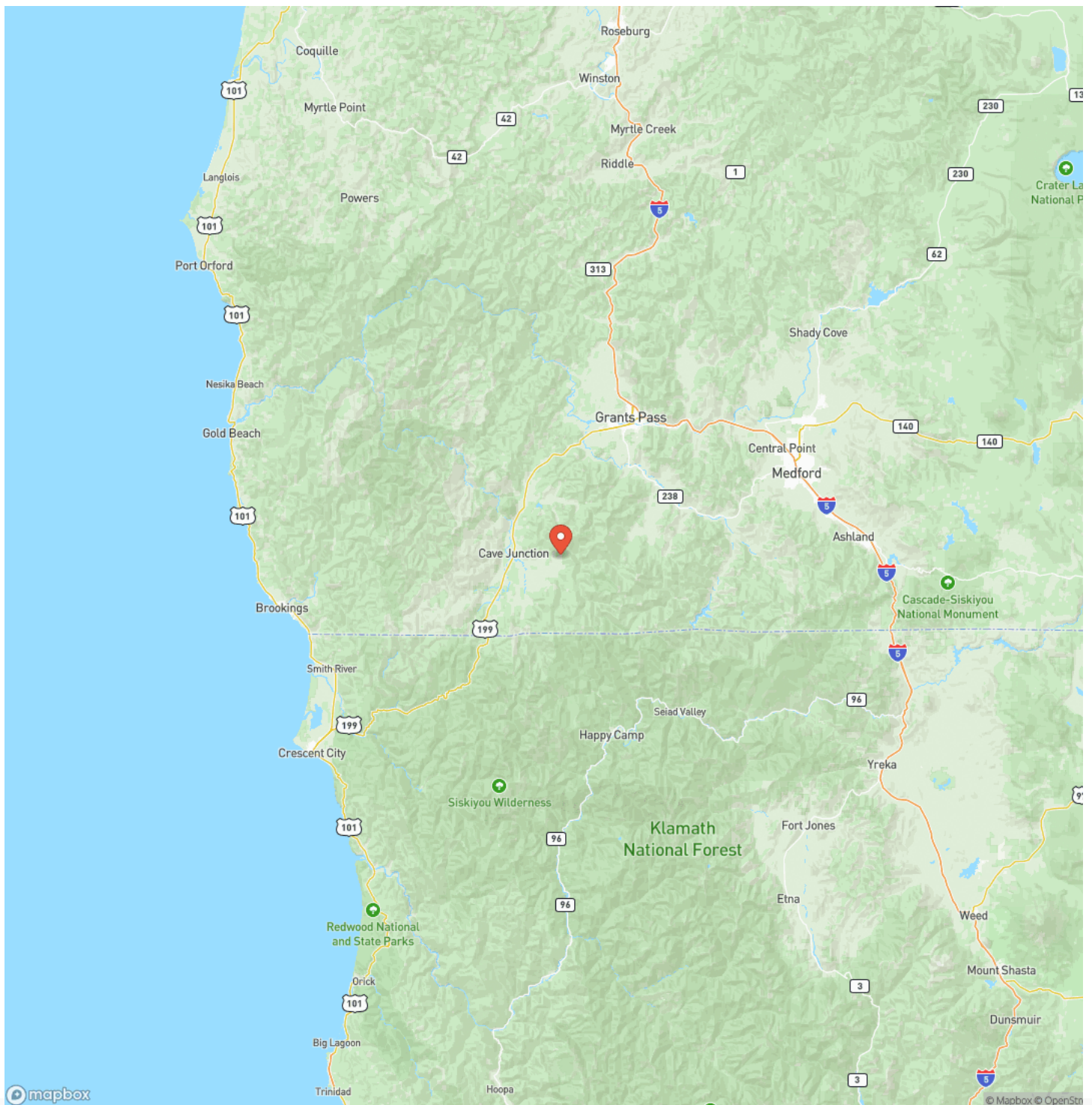
MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Locator Map



Locator Map



Satellite Map





City / State / Zip
Enterprise, OR 97828

NOTES



[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Land and Wildlife LLC
Serving Oregon, Washington, and Idaho
Medford, OR 97504
(866) 559-3478
<https://www.landleader.com/brokerage/land-and-wildlife-llc>

