

Apricity Vineyard
5719 Jerome Prairie Road
Grants Pass, OR 97527

\$2,795,000
17.550± Acres
Josephine County



Apricity Vineyard
Grants Pass, OR / Josephine County

SUMMARY

Address

5719 Jerome Prairie Road

City, State Zip

Grants Pass, OR 97527

County

Josephine County

Type

Farms, Residential Property, Single Family, Business Opportunity

Latitude / Longitude

42.387154 / -123.44026

Taxes (Annually)

5212

Dwelling Square Feet

1728

Bedrooms / Bathrooms

3 / 2.5

Acreage

17.550

Price

\$2,795,000

Property Website

<https://www.landleader.com/property/apricity-vineyard-josephine-oregon/59601/>



PROPERTY DESCRIPTION

Discover Apricity Vineyard, A jewel in the Applegate Valley

Passion for Natural Wine: Apricity Vineyard is driven by a passion for crafting wine from naturally grown, responsibly managed grapes. Located in Southern Oregon's picturesque Applegate Valley, the vineyard's ideal size allows for hands-on farming, producing clean, natural, and uniquely terroir-driven wines.

Passion for Natural Wine: For us, it's all about wine and grapes—but not just any wine and grapes. Our passion lies in creating wine from grapes grown naturally, managed responsibly, and minimally crafted. Driven by this passion, our family discovered a young vineyard in the picturesque Southern Oregon Applegate Valley, where we began cultivating and crafting clean, natural, and uniquely terroir-driven grapes and wine. The vineyard's perfect size allows for hands-on farming amid the stunning Siskiyou Mountain range and the Applegate Valley.

Meet the Owners: Laloni Cook is the heart of our tasting room, overseeing all customer service operations and ensuring guests feel welcomed and valued. Born and raised in the Pacific Northwest, Laloni spent her childhood between Port Angeles, Washington, and Grants Pass, Oregon. She proudly calls both places home, bringing a deep connection to the region's natural beauty and community spirit to her work at Apricity Vineyard. Noah Lowry brings a wealth of experience in farming and ranching to Apricity Vineyard. His hands-on approach and dedication to natural practices ensure that vineyard operations run smoothly and efficiently. Noah's background provides a solid foundation for strong healthy vines and producing exceptional, terroir-driven wines. Together, Laloni and Noah's complementary skills and shared passion for natural, responsibly crafted wine shape the unique character and vision of Apricity Vineyard.

A Changing Season: Noah and Laloni's son has been presented with a once-in-a-lifetime athletic offer on the East Coast. This opportunity has led the owners to make the challenging decision to shift gears and find a new steward for the work of passion that is Apricity Vineyards.

The Vineyard: Apricity Vineyard embodies our passion for small-scale, hands-on farming, producing clean, healthy grapes and beautiful wines. Formerly known as Crow and Bear, the property was converted from a horse farm to a vineyard in 2014. Since purchasing the vineyard in 2016, we have enhanced its health through ecological farming principles, including the help of resident runner ducks and chickens that roam freely, foraging for insects and fertilizing the rows.

Ecologically Farmed: Our vineyard thrives on plant diversity, with previously planted and volunteer grasses, clovers, and wildflowers growing throughout the alleyways. These natural cover crops protect the soil year-round, providing carbon and nitrogen, choking out noxious weeds, and creating habitats for beneficial insects. We mechanically cultivate the vine rows to loosen the soil, aerate, and weed, eliminating the need for chemical herbicides and allowing efficient management of the vines. Vine foliage is treated with nutrients and microbes to stimulate natural resistance against pests and fungi. Alongside foliar nutrition, we employ best practices for management, such as trimming, thinning, and trellising to ensure proper ventilation and health throughout the vineyard. Soil vitality is enhanced through cover cropping and a comprehensive amendment plan that includes macro/micro minerals and trace/ultra-trace elements. This promotes microbiology, organic matter, biodiversity, and root health. Our rows are fertilized with nutrient-dense, farm-produced, and organically sourced compost.

Clean Farming: We are proud to grow biologically produced grapes of the highest quality, reflecting our commitment to natural agriculture and vineyard health. Our grapes are grown completely chemical-free, without chemical fertilizers, pesticides, fungicides, or herbicides. We focus on the microbiological health of the vineyard ecosystem, a philosophy we call “(micro)biology to bottle.”

Our Sustainable Vision: When we took over the vineyard in 2016 and began remodeling the tasting room—a process that spanned over two years—we prioritized sustainability. Opening in February 2019, our tasting room, a repurposed horse barn, incorporates rustic elements of salvaged barn wood and mushroom board, alongside a progressive interactive hempcrete learning wall. This space reflects the diversity and ever-evolving landscape of the Southern Oregon wine region.

Embracing Upcycling: Many of the building materials used in the remodel were repurposed. Upcycled bricks, barnwood, and hinges from our California ranch are featured throughout the tasting room. Trinkets from Lalon's grandmother and a stunning cinder pine rough-cut table from Noah's father add personal touches. Our hempcrete feature wall, made from ground-up stalks of the industrial hemp plant, serves as a beautiful and sustainable focal point. Every item in the tasting room has a story, from the ceiling to the framed artwork and down to the glass bottles displayed with love.

A Unique Boutique Experience: Our tasting room offers a warm, welcoming atmosphere where guests from all walks of life can come as they are. Enjoy the cozy warmth of the repurposed fireplace while sharing wine, beer, and spritzers with loved ones—or even making new friends. Our one-of-a-kind estate wines are showcased amidst the vine rows, with custom vintage style and beautiful vineyard views from every window. Indulge in a uniquely boutique experience, celebrating the beauty and richness of our vineyard and its surroundings.

Apricity Vineyards partners with Linda Donovan and Pallet Wine Company for their winemaking because Linda delivers a professional yet personal touch to the process. Her extensive expertise and passion for winemaking ensure that each bottle reflects the unique terroir of our vineyard. Linda's dedication to quality and her hands-on approach aligns perfectly with our commitment to natural, responsibly crafted wines. This collaboration allows us to produce exceptional wines that truly embody the essence of Apricity Vineyards.

Linda Donovan, Pallet Wine Company: Linda Donovan's passion for winemaking ignited in 1990 when she began her degree in fermentation science at UC Davis. As she worked her way up in the renowned wine regions of Napa and the true Sonoma coast, Linda also explored many wine-growing regions around the world. After gaining valuable experience in Western Australia's Margaret River, she decided to pioneer the Rogue Valley in 2001. “At that time, there were only five wineries here, and no one was growing the varietals I wanted to make,” Linda recalls. Undeterred, she planted Mourvedre, Grenache, Cinsault, and Carignane herself. Today, Linda is the owner of Pallet Wine Company, the first and busiest custom crush and private label wine facility in Southern Oregon.

The Estate: Welcome to this beautiful contemporary estate, built in 2004, offering a generous 3,647 square feet of living space. This residence boasts three spacious bedrooms, two full bathrooms, and two half bathrooms, complemented by a 1,209 square foot attached garage. This home is set privately away from the tasting room, ensuring great privacy and a serene vineyard setting, making it a perfect retreat within the vineyard estate.

The split floor plan features a large open-concept living area, with grand vaulted ceilings, and a rock fireplace with a gravity pellet stove, creating an inviting atmosphere for both relaxation and entertaining. The large chef's kitchen is a culinary dream, equipped with solid

wood cabinetry, granite countertops, double ovens, a cooktop with hood, a large island, and ample storage. Adjacent to the living space, you'll find a formal dining room, a dedicated office, a wet bar, a laundry room, and an additional half bath, all designed for convenience and functionality. The master suite enjoys its own private wing, offering a spa-like bath with a large tub, a walk-in tile shower, and generous space for comfort and privacy. The opposite wing of the home includes two well-sized guest rooms, each with a separate sink and walk-in closet, connected by a Jack and Jill bathroom, making it ideal for children or guests. Upstairs, a large bonus room with a half bath provides versatile space for projects, a home gym, or an additional living area. The 1,200 square foot garage not only houses vehicles but also includes workshop space for hobbies or storage.

Outdoor living is enhanced by a large covered patio that overlooks elaborate landscaping and mature trees surrounding the main home. Adjacent to the home, a fenced raised bed garden and a large orchard offer delightful gardening opportunities.

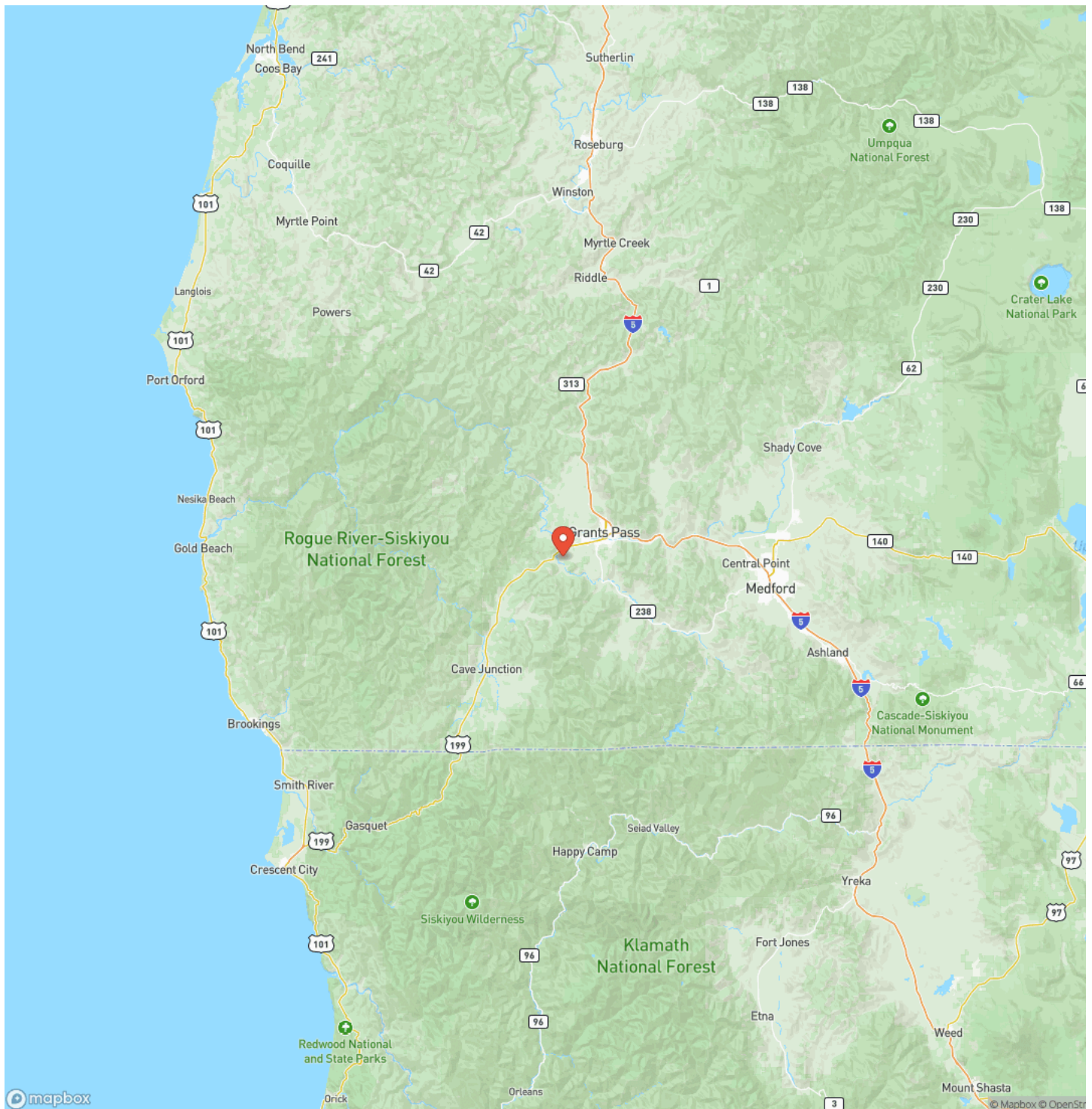
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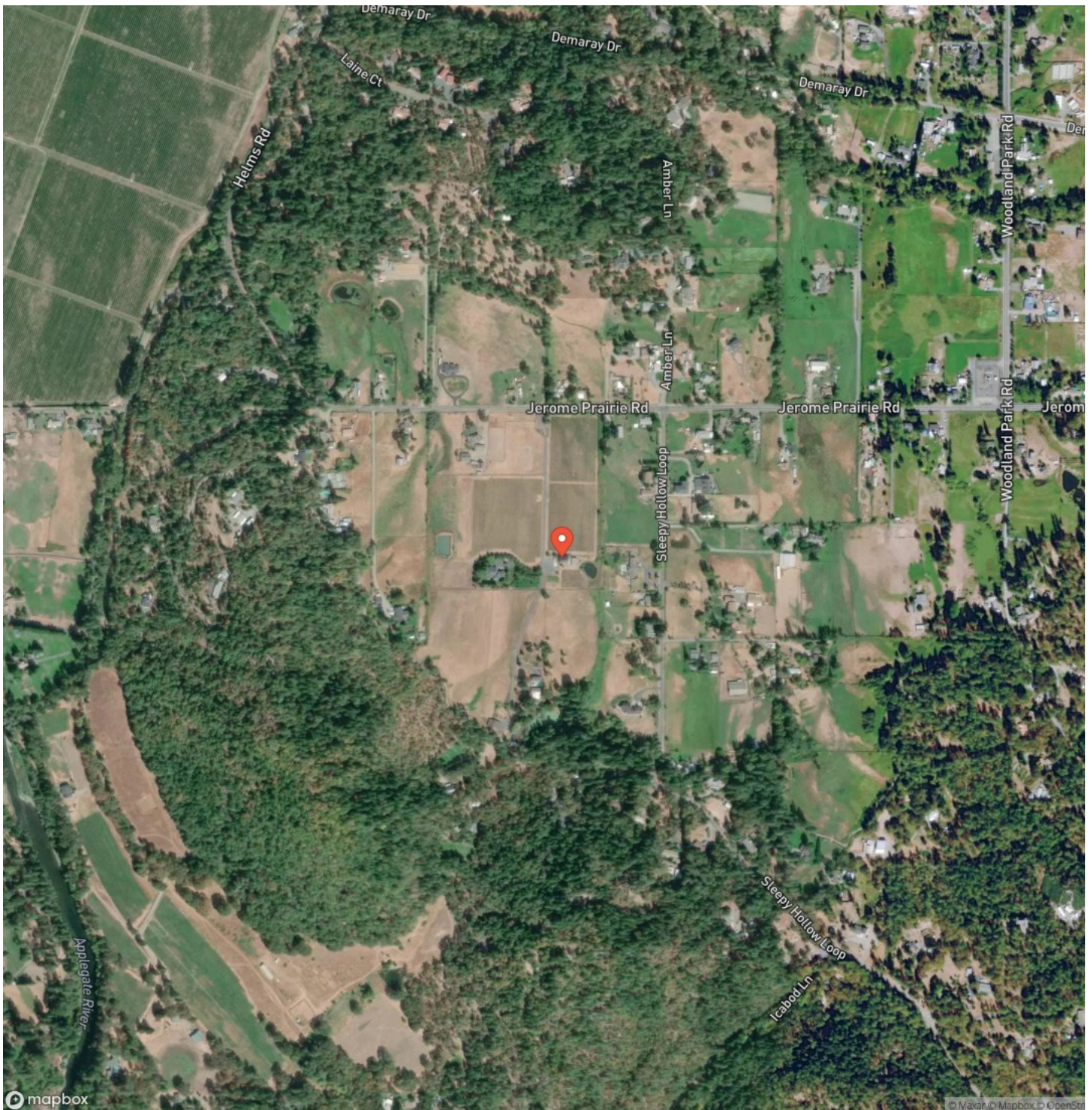
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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