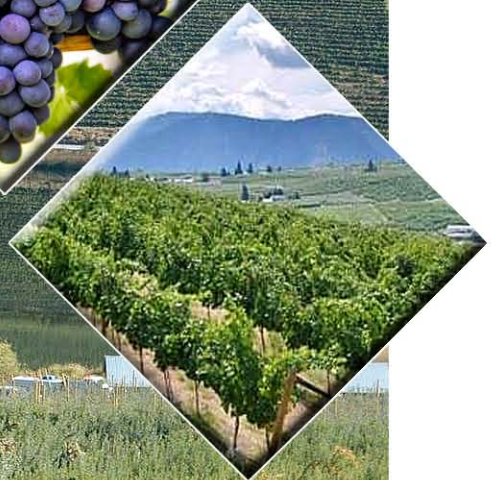
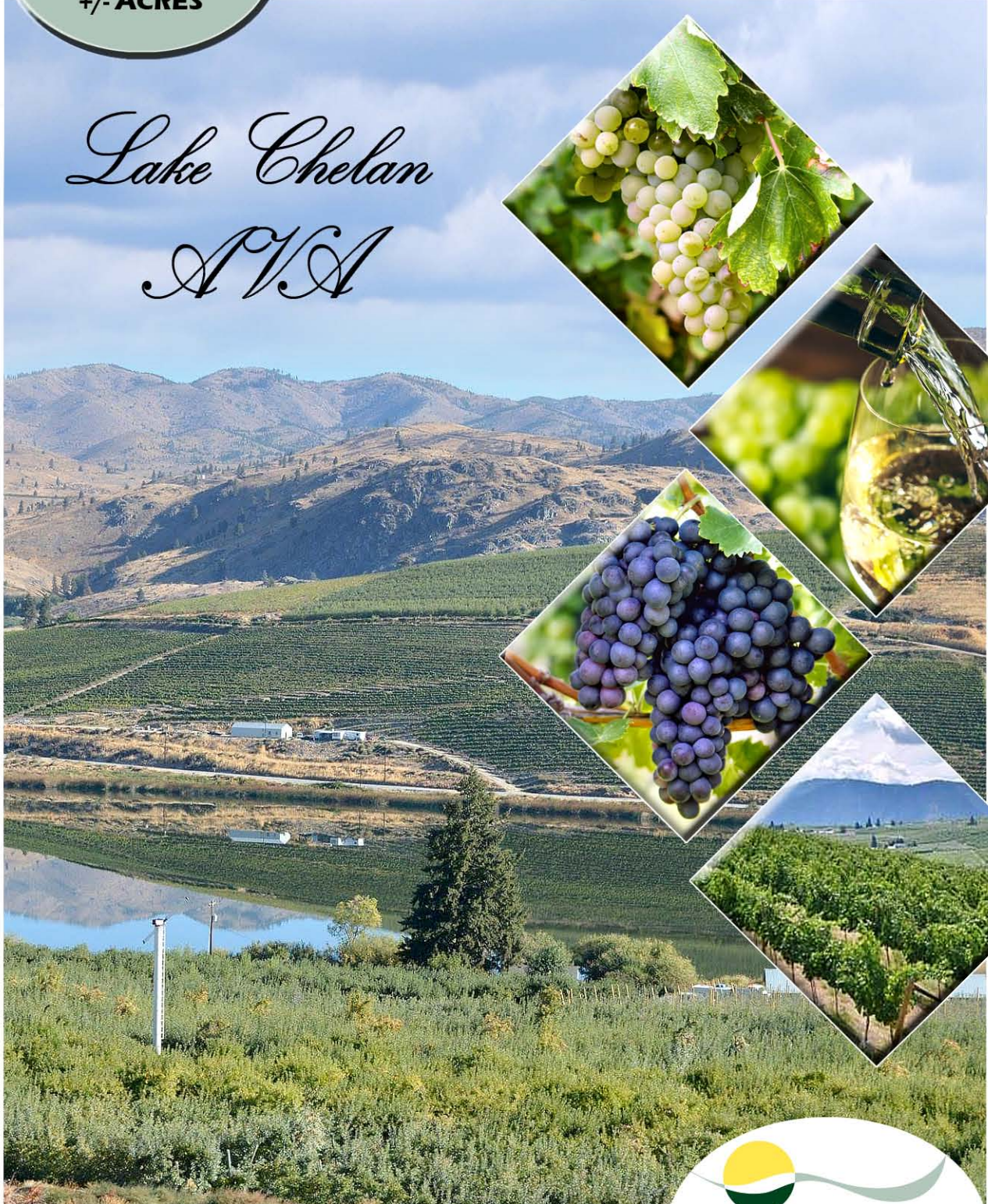


FOR SALE

20.4
+/- ACRES

DRY LAKE VINEYARDS

*Lake Chelan
AVA*



CHELAN COUNTY, WASHINGTON



20.4
+/- ACRES

DRY LAKE VINEYARDS

Terrific opportunity to build your own winery or tasting room, built to your own specs, with mature vineyard ready to supply the grapes. Come and bring your own winery brand, or create your own new story.

Property includes a building site at the top of the property and a bench along the bottom, both with lake views.

Only 1.5 miles from downtown Manson, a focal point of the Chelan AVA with 9 wineries, and counting. There are 4 additional wineries within a mile, one right next door.

Currently there's a mobile home on the bench that generates some income while you design a winery and/or tasting room for the site.

The quarter-acre home building site boasts 180 degree vineyard, lake and mountain views.

20.4
+/- ACRES

DRY LAKE VINEYARDS

General Information

PRICE & TERMS

\$1,295,000.

Cash or terms acceptable to seller. In addition to the real estate, Buyer would be required to reimburse Seller at closing for all reasonable and customary growing costs for the 2019 crop. Existing contracts will be respected. Sellers are willing to assist buyers through the 2019 growing season.

LOCATION

Vineyard is located at 910 Dry Lake Road, Manson, WA 98831. It is in the north central portion of Chelan County, which is in north central Washington. Parcels are in Section 23 of T28N, R21E, immediately west of State Route 92 and the Columbia River, and near Lake Chelan.

PARCELS

The vineyard consists of 2 real estate tax parcels totalling 20.4 +/- acres. See maps that follow and include the parcel locations with numbers.

PROPERTY DETAILS

A total of 16.91 acres are planted to wine grapes:

Variety	+/- Ac. Planted	2019 Production (projected)
Pinot Gris	4.12	20.60 tons
Chardonnay	4.05	18.20 tons
Merlot	3.84	8.20 tons
Malbec	4.90	17.15 tons

IMPROVEMENTS

On parcel #282123613195: 1 mobile home - 580 sq. ft., and 1 pole building.

TAXES

Total property taxes for 2019 are \$3,740.52. The tax breakdown can be found on the Aerial Map page.

UTILITIES

Electric power is provided by the Chelan County PUD.

LAND CLASSIFICATION

11 (Commercial Agricultural Lands)

SOILS

The major soil series on the property is Chelan gravelly sandy loam (See Soils Map and Descriptions page for details)

WATER / IRRIGATION

Irrigation and domestic water provided by the Lake Chelan Reclamation District.

CONTACT INFORMATION

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P.O. Box 1418

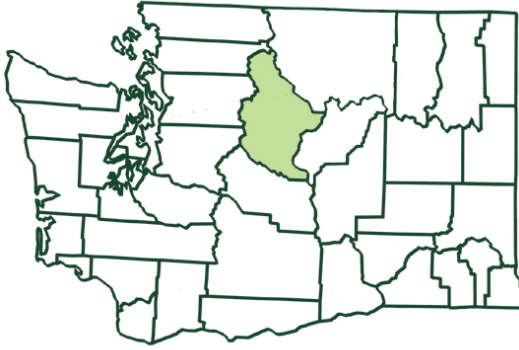
Chelan, WA 98816



20.4
+/- ACRES

DRY LAKE VINEYARDS

Location Maps



20.4
+/- ACRES

DRY LAKE VINEYARDS

Soils Map and Descriptions



	Description	% Slopes	Classification (Irrigated / Non-irrigated)	
			Irrigated	Non-irrigated
AnD	Antilon gravelly sandy loam	8 to 25	6e	4e
CgC	Chelan gravelly sandy loam	8 to 15	4e	3e
CgE	Chelan gravelly sandy loam	25 to 45	none specified	6e



20.4
+/- ACRES

DRY LAKE VINEYARDS

Parcel Aerial Map



Parcel
282123613180
282123613195

2019 Taxes
\$1,782.30
\$1,958.22



20.4
+/- ACRES

DRY LAKE VINEYARDS

Plantings Map & Details



Spacing: 5 x 9 for all

Varietal	Acres	Planted	Clone
Chardonnay	4.1	2010	96
Pinot Gris	4.1	2010	1
Merlot	2.7	2010	3
Merlot	1.1	2015	Entav 347
Malbec	4.9	2010	4, Ent. 595
Total Planted	16.9		

20.4
+/- ACRES

DRY LAKE VINEYARDS

2012 - 2018 Production

Production in Tons &
Tons / ac.

	Acres	2012	2013	2014	2015	2016	2017	2018	Target 2019
Pinot Gris	4.12	4.88	13.76	18.7	18.53	11.92	2.64	25.1	20.60
		1.18	2.97	4.27	4.50	2.89	0.64	6.09	5.00
Chardonnay	4.05	6.77	13.87	17.01	22.67	11.36	0	18.1	18.2
		1.67	3.32	2.36	5.60	2.81	0	4.48	4.25
Merlot	2.74	5.75	6.97	10.74	8.4	9.58	1.91	10.74	8.20
Merlot*(2015)}	1.14	2.13	2.74	3.99	3.12	3.56	0.71	3.89	2.16
Malbec	4.90	7.87	8.1	13.26	16.34	17.1	5.75	18.95	17.15
		1.61	1.89	2.71	3.33	3.49	1.17	3.87	3.50
Total	16.91	26.84	45.14	60.73	69.35	49.96	10.3	72.89	64.15

* First crop in 2019



20.4
+/- ACRES

DRY LAKE VINEYARDS

Property Photos



20.4
+/- ACRES

DRY LAKE VINEYARDS

Disclaimer

ACREAGE FIGURES

All acreage figures and other measurement details are approximations (+/-).

AS-IS

This is an 'as-is' sale - there are no warranties, expressed or implied.

GENERAL DISCLAIMER

While information contained herein, as provided by the property owner and public records, is believed to be accurate, The Lakeland Agency, Inc. does not make any representation or warranty as to the accuracy or completeness of any information pertaining to this property or any contemplated transaction. Furthermore, The Lakeland Agency, Inc. has not independently verified nor does it guarantee the completeness or accuracy of the presented information. Any reliance upon this data is made at Buyer's own volition. Past performance and history of the property are no guarantee of future performance and can be subject to weather, market factors, operator's skill and macro economic conditions. Consequently, The Lakeland Agency, Inc. disclaims any responsibility for future performance of the property.

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All information and materials are presented as general information regarding the property and any transaction, and the recipient is encouraged to use due diligence in its own examination and investigation of the property.

This Offering is subject to prior sale, matters of title, change of price, rental or other conditions. The Offering may be withdrawn from the market without advance notice, and is subject to any listing conditions required by the Seller.

