

24730 SW Tile Flat Rd. Hillsboro, OR 97123

home FEATURES LIST

Property Highlights

- Multi-Income Agricultural Property
 - 25 acres of producing wine grapes
 - 9 acres of established hazelnuts
 - 7 acres of nursery stock
 - Excellent soils and sun exposure
- Winery & Production Facilities
 - 7,000 sq ft Quonset hut with operating winery
 - County-approved tasting room
 - Wine storage and production space
- Sustainable Farming Features
 - 7-acre pond with irrigation water rights
 - Gently rolling terrain ideal for crops
- Main Residence
 - 2,300 sq ft home
 - 3 bedrooms, 3 full bathrooms
 - Daylight basement with spacious great room
- Private Cabin Retreat
 - Set among mature timber
 - Solar-powered with cozy living quarters
 - Expansive deck overlooking the pond
- Prime Location
 - Near major wine routes
 - Close to top-rated schools and local amenities
 - Located in one of Oregon's most desirable agricultural regions



Property History & Development Timeline

- 1945: Property purchased by Jackson brothers.
- 1952: Jackson Reservoir dam constructed, securing water rights.
- Initial Crops: Potatoes and apples. A 6,000 sq. ft. Quonset Hut was built for processing.
- Later Use: The Quonset Hut was converted into a berry processing facility.
- 2005: Darrell Jackson takes over ownership. Apple orchard mostly removed; crop rotation began (wheat, peas, clover).
- 2016–2019:
 - Vineyard planted: 7 acres total of Pinot Noir and Pinot Gris
 - Full trellis and irrigation system installed by 2021
- 2021: First wine grape harvest, sold to Wine by Joe winery
- 2019: 820 McDonald hazelnut trees planted across 9 acres
- 2024: First hazelnut harvest; Winery facility approved and used by Adega Northwest



Current Agricultural Use

Vineyard (25 acres total)

- Planted Varieties: Pinot Noir, Pinot Gris, Chardonnay, Syrah, Viognier
- Fully leased to an established vineyard operator

Hazelnut Orchard (9 acres)

- Variety: McDonald – High-yield, high-value
- First harvest in 2024
- Long-term potential for increasing annual yields



Structures & Facilities

Quonset Hut Winery (6,000 sq. ft.)

- Renovated 2022–2024: new roof, floors, drains, drywall, exterior/interior paint
- Converted from berry facility to a fully functioning winery
- Two ADA-compliant bathrooms, one with shower
- Connected to dedicated Wine Storage building
- Currently leased by a local winemaker



Residential Home

- Currently leased; also ideal for short-term rental or B&B conversion
- Lower level features include a large family room, pellet stove, full bath, and outdoor access—suitable for owner/operator or guest accommodations

Utilities:

- Electrical: 120V & 240V
- Heat: Propane-only (2 tanks)
- Water Supply: 2" line from Quonset Hut



Cabin

- Year Built: 2013
- Power: 1600-watt solar panel system with 24V inverter
- Heat Source: Wood Stove

Shop

- Electrical Service: 120V & 240V

Additional Leases in Place

- Winery facility
- Vineyard (25 acres)
- East Field (7 acres)
- Residential home

Details available upon request



Improvements & Features

Quonset Hut / Winery

- 400-gallon wastewater system with alarmed pump, servicing bathrooms and winery operations
- Electrical Service: 120V, 240V, and 3-phase power

Main House

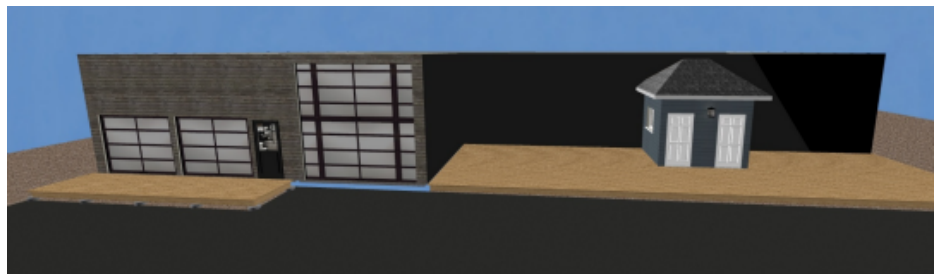
- Kitchen Remodel: Completed in 2013
- Windows & Siding: New in 2013
- Exterior Paint: 2013
- Front Deck: Built in 2013
- Master Bedroom Slider Door: Installed in 2023
- Back Deck: Completed in 2024
- New Flooring: 2024
- New Dishwasher: 2024
- Heating System: Upgraded to Propane Furnace in 2024



Expansion Opportunities

Approved Tasting Room Plans

- Option 1: 625 sq. ft. addition to existing Winery structure
- Option 2: New 1,000 sq. ft. building in hazelnut orchard with potential for multi-winery tasting space and a speakeasy-style lounge
- Both options approved by Washington County



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