

FACT SHEET

Company Hollow Fruit

HIGH-VALUE FRUIT GROUND IN THE COLUMBIA RIVER GORGE

Company Hollow Fruit provides ready-to-plant irrigated farm ground for high-value fruit production in The Dalles area of the Columbia River Gorge, Oregon.

The following characterize the land available through John L. Scott Realty, a professional realty/leasing group for Company Hollow Fruit:

Over 400 ready-to-plant acres with all slope aspects available in various packages for purchase or lease-to-buy options through John L. Scott Realty

Located in the prestigious Columbia Valley AVA

Available with water, irrigation mainlines, deer fencing, 3-phase power, graveled access roads, and potential for single-prop airstrip

Adjacent to existing vineyards, an 80-acre cherry orchard, and a 12 acre blueberry farm

Walla Walla silt loam soil classification; 60% silt, 30% sand, 10% clay

Well-drained and good water holding capacity

Soils range from 3 feet to 10+ feet deep

Elevation ranges from about 800 ft. at hill bottoms to 1150 ft. at top

Average last frost early April; average first frost in the last 10 days of October

Good air drainage

Average of 12" rain per year with majority in November – March

On average, very low risk of significant rain fall June 1st – October 31st

Depending on aspect and elevation, growing degree days range from approximately 2700 – 3300 with a 30 year average of just under 3100

Summers have hot days and very cool nights with some aspects offering early afternoon shading, while other full summer sun through the evening hours

Summer days are windy with very low humidity providing good mildew control

Located 90 miles east of Portland, Oregon and Portland International Airport, and only a 10-minute drive east of The Dalles and Interstate 84

Outdoor water sports, road cycling, and summer and Mt. Hood winter activities