FOR SALE

EATON HILL WINERY

14.27-Acre Landmark Yakima Valley Estate with Rich Agricultural Heritage

530 GURLEY RD, GRANGER, WA 98932

KIDDER.COM

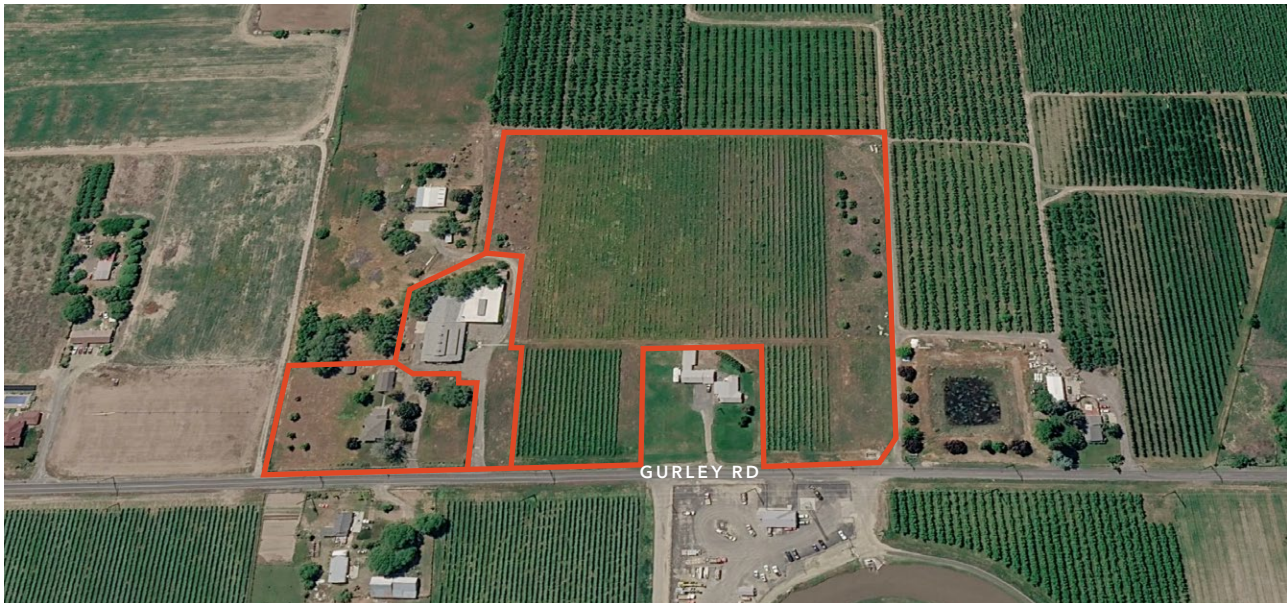
Kidder Mathews

Property Details

ADDRESS	530 Gurley Rd, Granger, WA 98932
SALE PRICE	$988,000
YEAR BUILT	1905 Vineyard 1950 Winery Building 1955 SFR
PARCEL(S)	21101021402, 21101021003, 21101021008
PARCEL SIZE	Vineyard 11.21 Acres Winery Building 1.61 Acres SFR 1.45 Acres Combined 14.27 Acres
BUILDING SF	Winery Building +/- 14,000 SF SFR +/- 3,469 SF
PARKING	Yes
SEPTIC & WELL	Yes
ZONING	AG - Agriculture

27 MIN
DRIVE TO YAKIMA

50 MIN
DRIVE TO TRI-CITIES



EATON HILL WINERY HISTORY

In 1983, Edwin and JoAnn Stear discovered the Rinehold Cannery Homestead (1905) in Granger, Washington, and began developing Eaton Hill Winery. Part of the Yakima Valley AVA and immediately adjacent to the new Rattlesnake Hills AVA, the Eaton Hill orchards and vineyards now provide exceptional organically grown fruit.

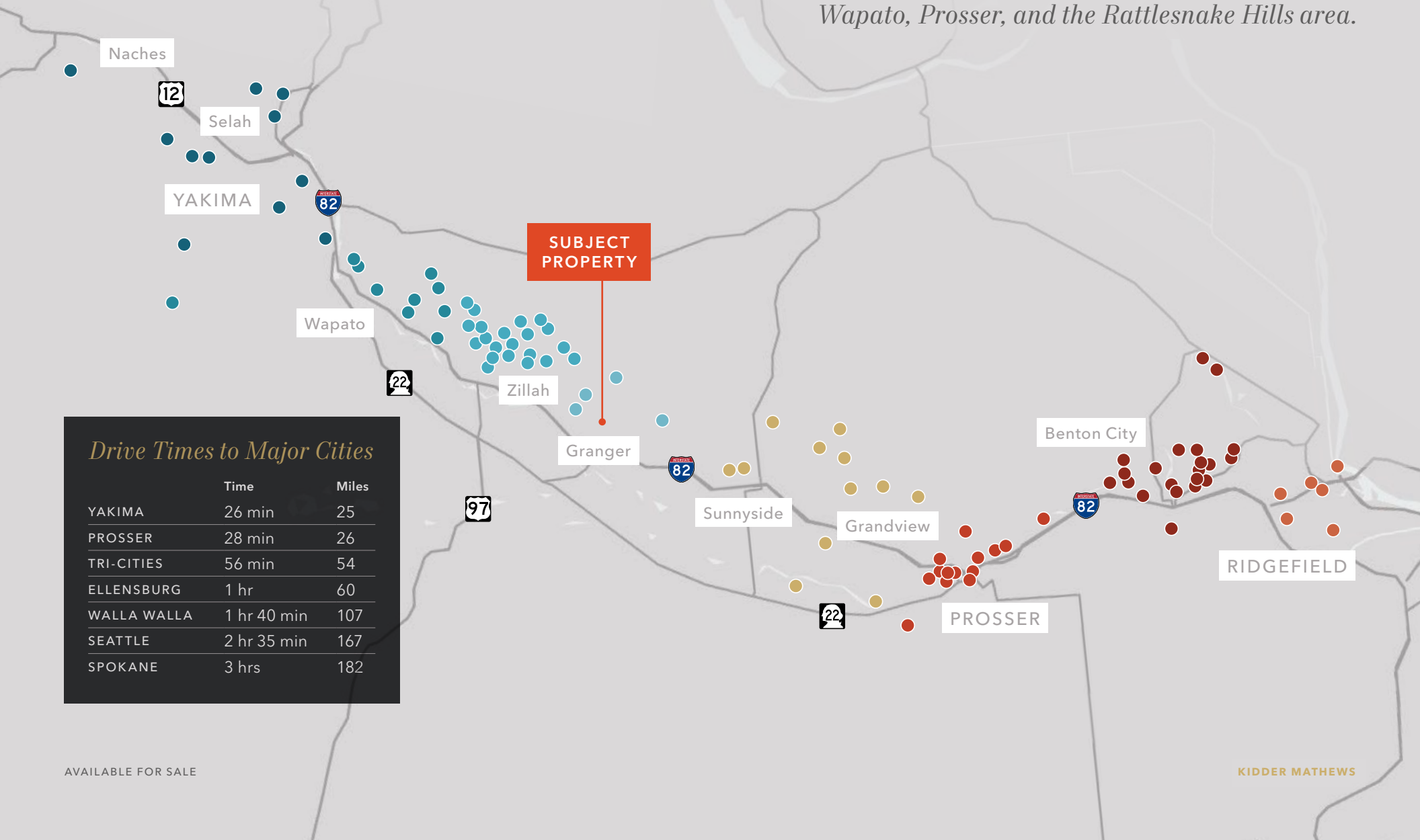
The Eaton Hill homestead is an historical focal point for the growth of the Yakima Valley. George Eaton played a prominent role in the development of the great natural resources of eastern Washington with the reclamation of previously arid lands. Floyd Rinehold, a German immigrant, constructed many of the limestone block houses in the Valley and built a family fruit and vegetable canning operation into a business mainstay that served US Forces during the First World War and later helped feed the nation during the Great Depression.

Following in these historical footsteps, Dr. Edwin Stear, a former chief scientist for the US Air Force, and his wife JoAnn, further developed Eaton Hill into a successful Bed and Breakfast (no longer in operation) and one of the first wineries in the Yakima Valley Ed and JoAnn use their own estate grapes to produce Cabernet Sauvignon, Cabernet Franc, Merlot, Syrah, Gamay and Sauvignon Blanc. In addition, they use grapes from Chuck Fiola's well-known Konnowac Vineyards (Rattlesnake Hills AVA) to produce some of the Valley's biggest and boldest Cabernet Sauvignons.

Eaton Hill Winery produces Orange Muscat, Riesling, Pinot Gris, Gewurztraminer, and their specialty wines Sun Glow, made with Riesling & nectarines.

SURROUNDING WINERIES & VINEYARDS

Yakima Valley is one of Washington's premier wine regions, with more than 90 wineries and tasting rooms spread across Yakima, Zillah, Wapato, Prosser, and the Rattlesnake Hills area.



Drive Times to Major Cities

	Time	Miles
YAKIMA	26 min	25
PROSSER	28 min	26
TRI-CITIES	56 min	54
ELLENSBURG	1 hr	60
WALLA WALLA	1 hr 40 min	107
SEATTLE	2 hr 35 min	167
SPOKANE	3 hrs	182

SURROUNDING WINERIES & VINEYARDS BY CITY

YAKIMA, NACHES, & SELAH

01 French Canyon Cellars
02 Naches Heights Vineyard
03 Wilridge Vineyard & Winery
04 Doodlevines Winery
05 Gilbert Cellars
06 Rider Cellars
07 Lookout Point Winery
08 Canyon Gates Vineyard
09 Yakima Valley
10 Kana Winery
11 Barragan Vinos

WAPATO

01 Owen Roe Estate
02 Treveri Cellars
03 Freehand Cellars
04 Red Willow Vineyard
05 Piety Flats Winery
06 Masset Winery
07 Elephant Mountain Vineyards
08 RKP Vineyard
09 Fortuity Cellars
10 Mas Chappell Winery

ZILLAH

01 Whitman Hill Winery
02 Silver Lake Winery
03 Sheridan Vineyard
04 Ruby Magdalena Vineyard
05 Knight Hill Winery
06 Portteus Winery
07 Paradiso del Sol Winery & Vineyard
08 VanArrnam Vineyards
09 LaPierre Winery
10 Hyatt Vineyards
11 Cultura Winery
12 Two Mountain Winery
13 Two Blondes Vineyard
14 Dineen Vineyard
15 Diamond Ridge Vineyard
16 Whiskey Canyon Vineyard

GRANGER

01 Velen Winery
02 Bosma Estate Winery
03 Dichotomy Vineyards
04 Horizon's Edge Maison de Padgett Winery

SUNNYSIDE & GRANDVIEW

01 Co Dinn Cellars
02 Cote Bonneville Estate
03 Airport Ranches Inc.
04 Yakima Valley
05 Tudor Hills Vineyard
06 Coventry Vale Winery
07 Barrel Springs Winery
08 StoneTree Vineyard
09 Bedker Vineyards

BENTON CITY

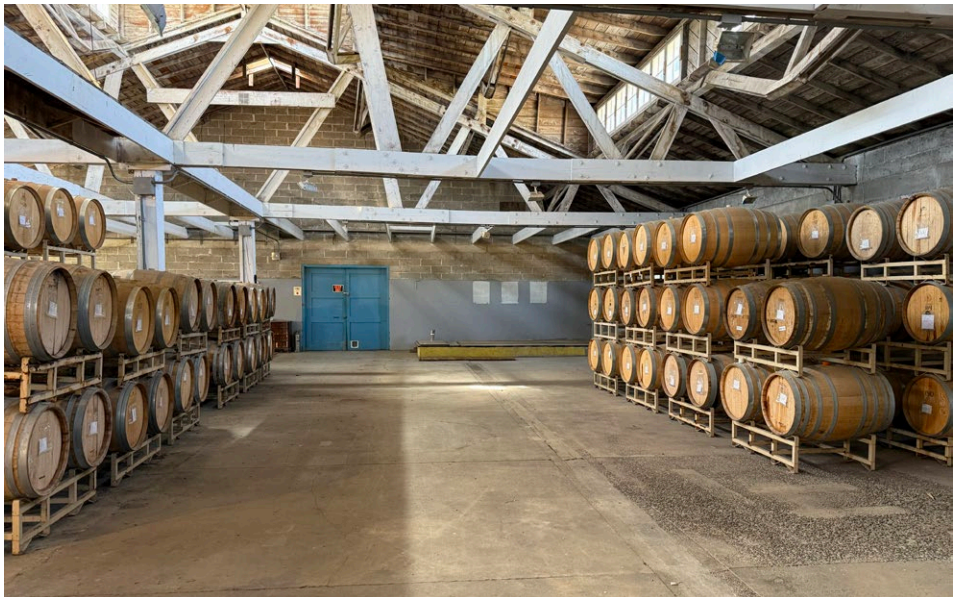
01 Purple Star Winery
02 Muret-Gaston Winery
03 Crowe Wines
05 Daalseth
04 Chandler Reach Estate Winery
06 Zeron Vineyard & Winery
07 Anelare Winery
08 Elk Haven Winery
09 Upchurch Vineyard
10 Terra Blanca Winery & Estate Vineyard
11 Cooper Winery
12 MTN/ART Wines
13 Gatekeeper Winery
14 Frichette Winery
15 MonteScarlatto Estate Winery
16 Tucannon Cellars
17 Sugar Pine Barn at Tucannon Cellars
18 Klipsun Vineyard
19 Kiona Vineyards & Winery
20 Heron Bluff Vineyard & Winery
21 Sleeping Dog Wines
22 Shaw Vineyards Estate Winery
23 Col Solare Winery
24 Fidélitas
25 Hedges Family Estate
26 Domaine Magdalena
27 Hightower Cellars
28 Avennia Estate Tasting Room
29 Palencia Winery
30 Ambassador Wines of Washington
31 Pacific Rim Winemakers
32 Double Canyon
33 Broken Antler Winery
34 Brainstorm Cellars
35 Aquilini Vineyards
36 Ciel du Cheval Vineyard

PROSSER

01 Daven Lore Winery
02 Airfield Estates Winery
03 Evergreen Family Wines
04 Wautoma Springs
05 Enodav Wine Co.
06 Thurston-Wolfe Winery
07 Smasne Cellars
08 County Line Tasting Room
09 Corks & Taps by Domanico Cellars
10 Coyote Canyon Winery
11 Bunnel Family Cellars
12 Wit Cellars
13 Desert Wind Winery
14 Domanico Cellars
15 Kestrel Nicole Cellars
16 Mercer Wine Estates
17 Chinook Wines
18 Hinzerling Winery
19 Gard Vitners
20 McKinley Springs Winery
21 Tirriddis Sparkling Wines
22 Martinez & Martinez Winery
23 Prosser Vineyard & Winery
24 Alexandria Nicole Cellars
25 Lone Birch Winery

RIDGEFIELD

01 Goose Ridge Estate Vineyard & Winery
02 Badger Mountain Organic Winery
03 Market Vineyards
04 Longship Cellars
05 Farmhand Winery



Eaton Hill Winery
Granger, Washington

Rattlesnake Hills
Tourist Trail
EATON HILL WINERY

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	519	5,867	10,966
2020 CENSUS	544	6,224	11,534
2025 ESTIMATED	582	6,219	11,227
2030 PROJECTED	569	6,106	10,966

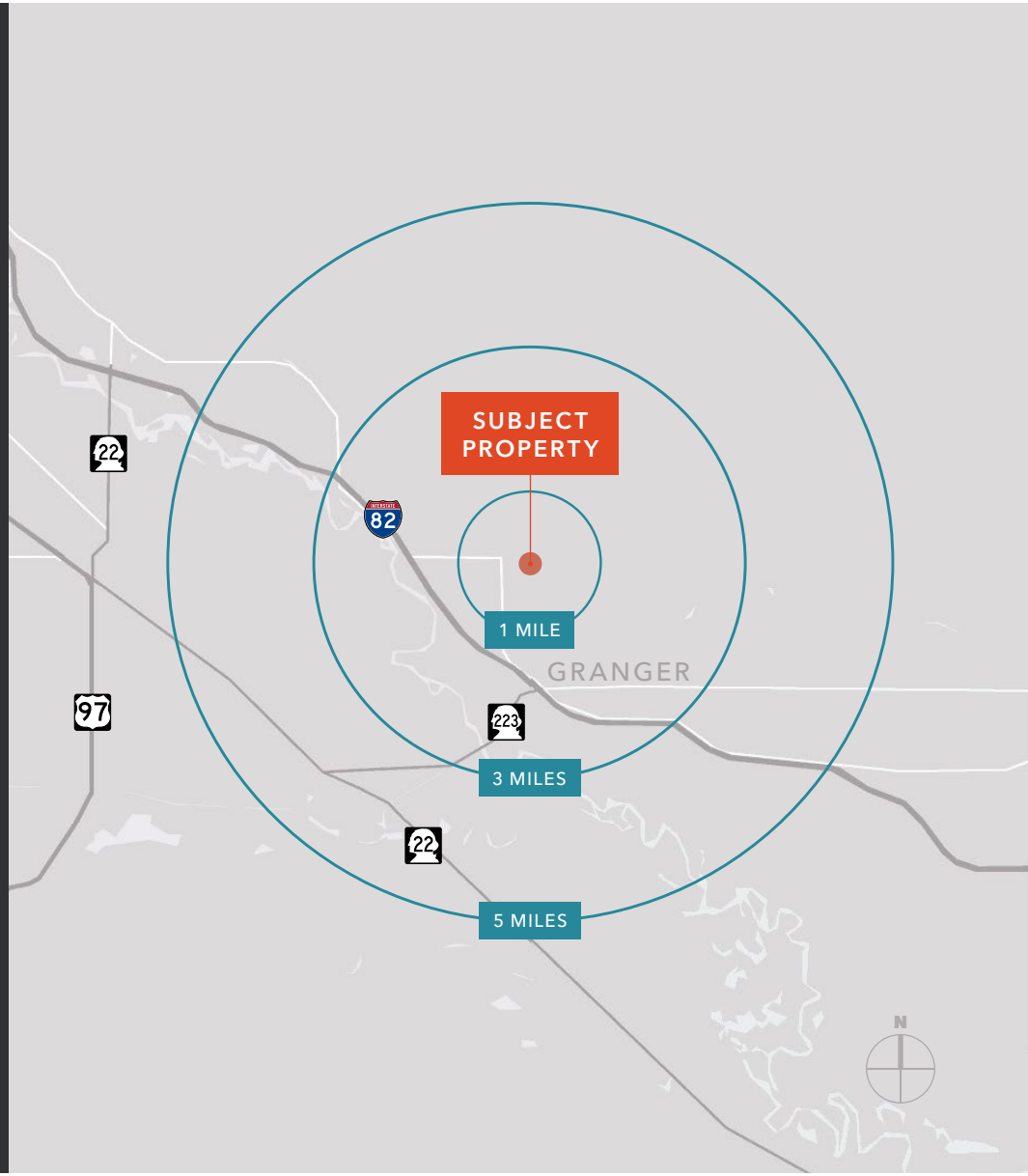
MEDIAN AGE & EMPLOYMENT

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	29.7	29.3	30.8
EMPLOYEES	46	945	2,211
BUSINESSES	8	105	276

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$115,041	$79,371	$80,866
2030 MEDIAN PROJECTED	$113,216	$78,572	$80,321
2025 AVERAGE	$216,154	$122,703	$112,956
2030 AVERAGE PROJECTED	$215,917	$122,456	$112,791

Data Source: ©2026, Sites USA



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