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THE PROPERTY

Located at 4280 & 4002 Red Hill Access Rd, Vallecito, CA

Two (2) Parcels, APNs 057-015-020 & 057-012-014, 120.11 acres in total

3,500± square feet of warehouse/temp controlled storage/tasting room, offices, bathrooms, small kitchens, mezzanine loft area and several storage rooms

8± Acres of vineyards (planted to Tempranilo, Grenache, and Touriga)

An approximate 6,000± square foot cave for barrel storage and an entertainment venue with two entrances

High quality improvements, finishes and equipment available at pricing significantly below replacement cost

Potable water and 3 holding tanks with separate pump house and pond for AG water

Extensive 8' high perimeter fencing

Irrigation throughout the property and meticulously installed within the vineyards with individual pump/control stations

Two (2) driveways/access points (one paved, one compacted gravel) into/out of the property along with extensive paved and well lighted guest parking

Ideal uses would be to continue on as a winery/wine production facility, special event facility (weddings, parties, corporate retreats, etc.), conversion to residential estate/compound, foothill/wine country weekend/vacation property, etc.)

Price: \$2,295,000.00 \$1,895,000.00



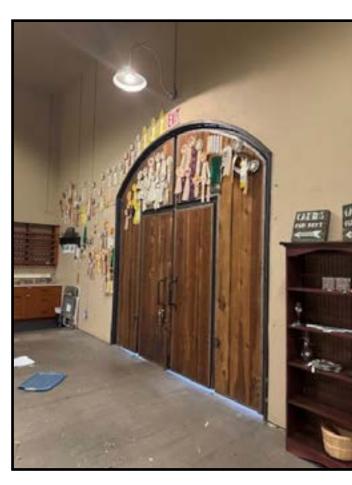
4280 and 4002 Red Hill Access Road, Vallecito, CA



THE MAIN BUILDING

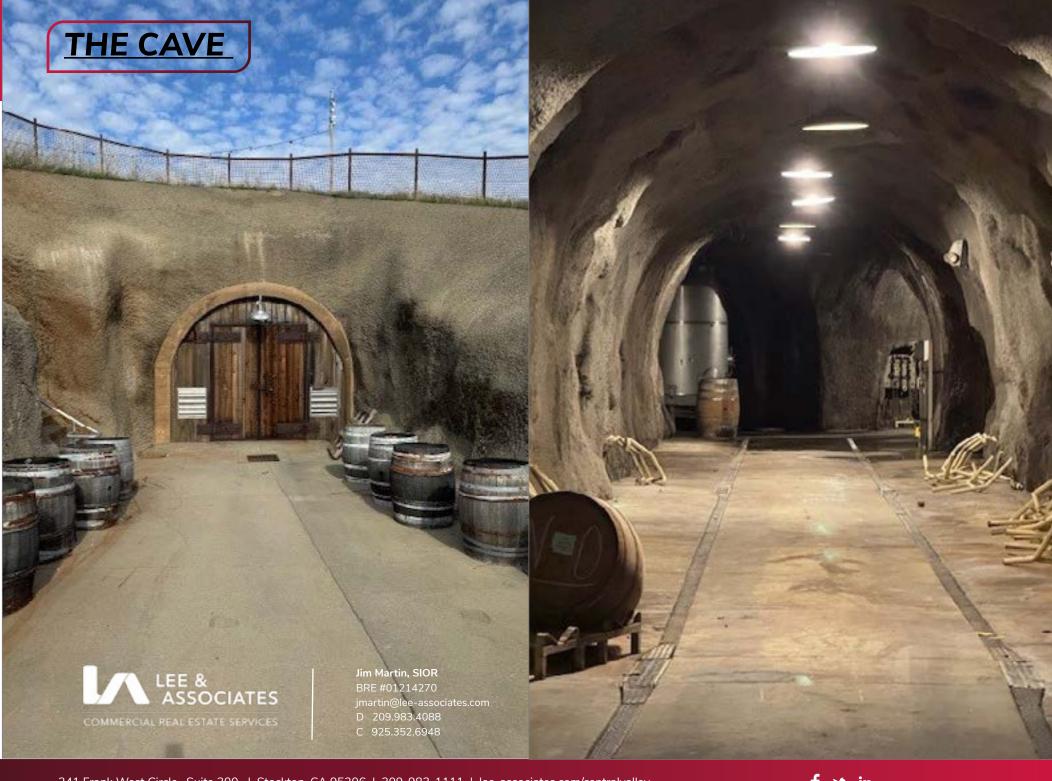






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