

PRISTINE WINERY FACILITY, TASTING ROOM & VINEYARD

FOR SALE | SIERRA FOOTHILLS

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Vintroux



Vineyards - Estates - Wineries

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SELECT REAL ESTATE, INC.

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Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate and Century 21 Select do not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.



Wine Releases
2022 Seven Denominations
2022 Native Red
2020 Estate Speltz

June Releases
2022 Grenache Blanc
2022 Rose
2020 Estate Grenache

Treat! Popcorn and Wine Pairing \$15
Check out our Case Specials *

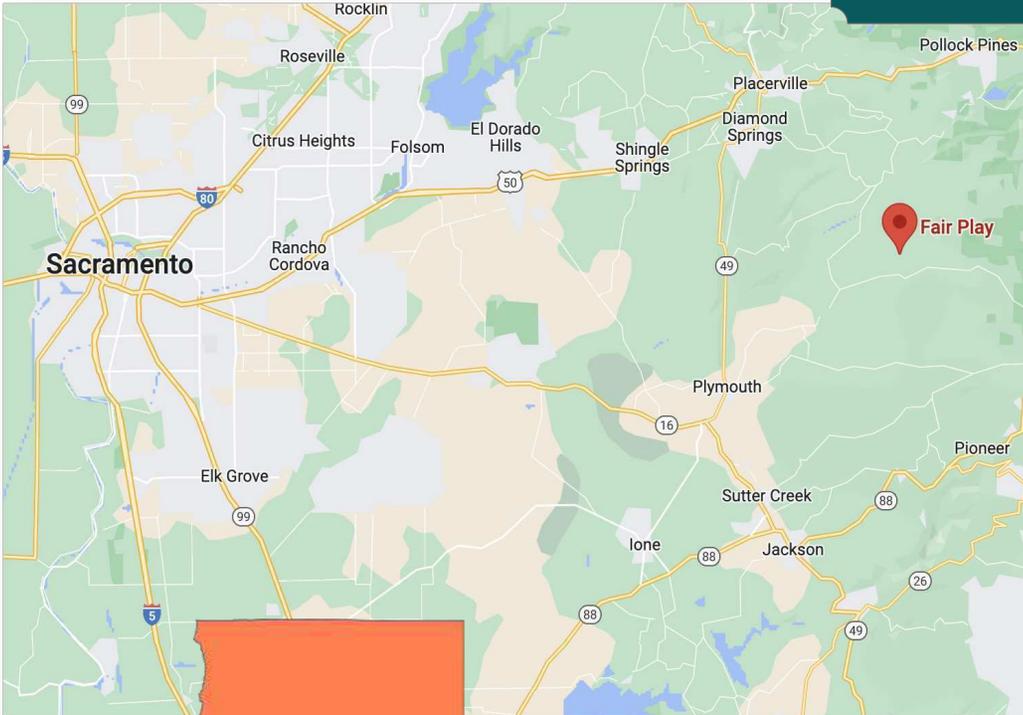
June 10th - Harvest Market
Local craft vendors

EL DORADO COUNTY - FAIR PLAY AVA

Fair Play attracts wine lovers from around the world. The region's focus on quality, friendliness and fabulous scenic beauty attract an increasing number of visitors each year. Fair Play is El Dorado's premier wine growing AVA, growing extraordinary, high quality grapes and producing world-class wines.

Source: FairPlayWine.com

LOCATION



Sierra Foothills

8054 Fairplay Road
Somerset, CA 95684

DISTANCES

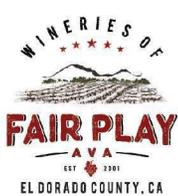
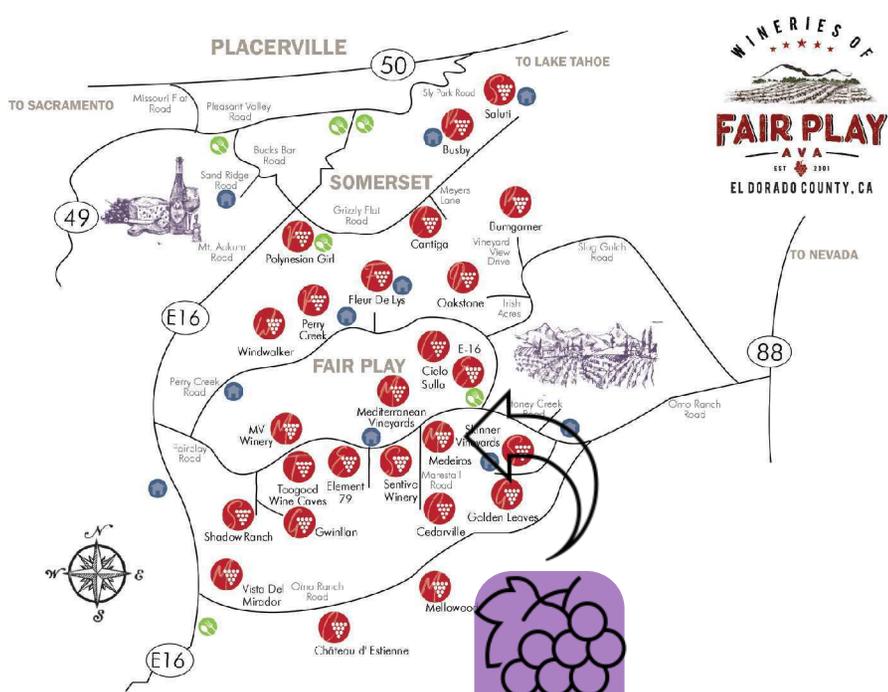
CITY	MILES
El Dorado Hills	34
Folsom / Granite Bay	39
Sacramento	58
South Lake Tahoe	66
San Francisco	143

ACCESS

- >> Approximately 1 hour to **Mather Airport**, which accommodates private jets.
- >> Easily Accessible via Interstate 5 and 50 in the Bay Area, Lake Tahoe and Sacramento Airport



PRISTINE WINERY, TASTING ROOM & VINEYARD



Wineries

A WINE LOVER'S DESTINATION

<p>Bungarner Winery & Vineyard 7380 Vineyard View Dr. 530.957.7495 bungarnerwinery.com Wed - Thurs 12 to 5, Fri 11 to 5, Sat 11 to 6 P, E, D, S</p>	<p>E16 Winery 8185 Perry Creek Rd. 530.620.6200 e16wines.com Fri - Sun 11 to 5 or by appt P, S, D, X</p>	<p>Cielo Sulla Terra Estate Vineyards and Winery 8101 Perry Creek Rd. 530.620.7474 cielosullaterra.com Fri - Sun 11 to 5 or by appt P, X</p>
<p>Busby Cellars 6375 Grizzly Flat Rd. 530.344.9119 busbycellars.com Sat - Sun 11 to 5 P, T, S, L, D, X</p>	<p>Element 79 Vineyards 7350 Fairplay Rd. 530.497.0750 element79vineyards.com Daily 11 to 5 P, S, T, X, L, T, D, F</p>	<p>Shadow Ranch Vineyard 7050 Fairplay Rd. 530.620.2785 shadowranch.com Fri - Sun 11 to 5 P, T, D, X, F</p>
<p>Cantiga Wineworks 5950 Meyers Ln. 530.621.6796 cantigawine.com Fri - Sun 11 to 5 or by appt P, U, X, F</p>	<p>Fleur de Lys Winery 7696 Perry Creek Rd. 530.623.2246 fleurdelyswinery.com Daily 11 to 5 P, L, D, X</p>	<p>Mediterranean Vineyards 7449 Fairplay Rd. 530.240.8386 medivineyards.com Mon, Thurs, Fri 11 - 5, Sat 11 - 6 P, S, D, X, F</p>
<p>Cedarville Vineyard 6370 Mirasol Road 530.620.7463 cedarvillevineyard.com Tasting welcome by appt.</p>	<p>Golden Leaves 3629 Onyx Ranch Rd. 530.620.1588 goldenleaveswines.com Daily 11 to 5 or by appt F, S, X, P, L, D</p>	<p>Mellowood Vineyard 2979 Mellowood Dr. 530.599.0313 mellowoodvineyard.com Sat - Sun 12 to 5 or by appt P, S, D, X, L</p>
<p>Chateau d'Estienne 2700 Onyx Ranch Rd. 530.723.2879 chateaudestienne.com Fri - Sun 11 to 5 or by appt E, F, S, X</p>	<p>Gwinllan Estate 7060 Fairplay Rd. 530.723.2879 gwinllanestate.com Fri - Sun 11 to 5 or by appt P, S, X, T, D (with appt)</p>	<p>Medeiros Family Wines 7480 Fairplay Road 408.427.7536 medeirosfamilywines.com Fri - Sun 11 to 5 or by appt P, D, X</p>

Eat FAIR PLAY

CREEKSIDE CORK & BREW
7915 Fairplay Rd. (530) 503-0044
creeksidecorkandbrew.com
FB @creeksidecorkandbrew

GOLD VINE BISTRO
6028 Grizzly Flat Rd.
530.626.4042

ROOSTERS
8171 Mt Aukum Road
530.620.7005

BONES ROAD HOUSE
4430 Pleasant Valley Road
530.644.4301

HOLIDAY MARKET
4653 Mt Aukum Road
530.644.3933

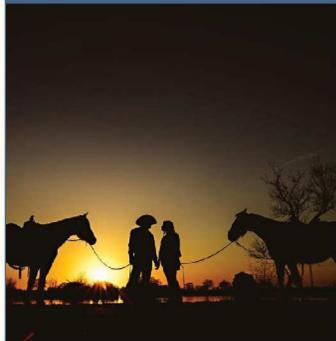
THE PLACE
1722 Pleasant Valley Rd.
530.621.1680

To Do FAIR PLAY

SALUTI EQUESTRIAN CENTER
7505 Grizzly Flat Road
916.250.7272 - SalutiRanch.com

About FAIR PLAY

Fair Play attracts wine lovers from around the world. The region's focus on quality, friendliness and fabulous scenic beauty attracts an increasing number of visitors every year. Fair Play is El Dorado's premier wine growing region, growing extraordinary, high-quality grapes and producing world-class wines. About an hour away from greater Sacramento, but a world apart. Just one visit will awaken your palate and make this region one of your favorite wine buying destinations.
www.fairplaywine.com



WORLD CLASS
WINES OF FAIR PLAY
FAIRPLAYWINE.COM

Stay FAIR PLAY

TRENTO FAMILY ZUP RANCH
8060 Fairplay Rd.
530.303.8281 - trentofamily7upranch.com

BUSBY VINEYARD COTTAGE
6375 Grizzly Flat Rd.
530.417.1789 - busbycellars.com

BED AND BERRIES by Shari Fitzpatrick
7200 Nutmeg Lane
530.957.3341 - BedandBerries.com

CRUSH PAD
7401 Fairplay Rd.
707.225.6439 - vrbo.com/581794

CHALET FLEUR DE LYS COTTAGE
6701 Gray's Court
916.202.7005 - fleurdelyswinery@gmail.com

ELEMENT HOUSE COTTAGE
6701 Gray's Court
530.497.0750 - element79vineyards.com

LUCINDA'S COUNTRY INN B&B
6701 Perry Creek Rd.
530.409.4169 - lucindacountryinn.com

MELLOWOOD WINERY PRIVATE FARM STAY
2979 Mellowood Dr.
530.717.7419 - mellowoodvineyard.com

SALUTI CELLARS
7505 Grizzly Flat Rd.
530.957.2528 - saluticellars.com

THE RANCH AT STONEY CREEK
8320 Stoney Creek Rd.
530.401.4940 - theranchatstoneycreek.com

V5 CABIN
7660 Perry Creek Rd.
408.948.0852 - v5vineyards.com

<p>MV Winery 7261 Fairplay Rd. 530.620.1067 mvwinery.com Fri - Sun 11 to 5 P, D, X</p>	<p>Skinner Vineyards 8054 Fairplay Rd. 530.620.2220 skinnervineyards.com Thurs - Mon 11 to 5 P, X, T, D, F</p>
<p>Oakstone Winery 6470 Irish Acres Rd. 530.620.5303 oakstone-winery.com Wed - Sun 11 - 5 P, K (Service animals only please)</p>	<p>Toogood Estate Winery 7280 Fairplay Rd. 530.620.1970 toogoodwinery.com Daily 11 to 6 P, T, S, D, X, F</p>
<p>Perry Creek Winery 7400 Perry Creek Rd. 530.620.5175 perrycreekwinery.com Daily 11 to 5, Winter, Thurs to Sun 11 P, X, T, D</p>	<p>Mirador Winery 2501 Onyx Ranch Rd. 530.620.7513 miradorwinery.com Fri - Sun 11 - 5 or by appt P, X, T, D</p>
<p>Polynesian Girl Winery 6020 Grizzly Flat Rd. 530.344.4783 polynesiangirlwinery.com Fri - Sun 11 to 5 P, T, S, D, X</p>	<p>Windwalker Vineyards & Winery 7360 Perry Creek Rd. 530.620.4054 windwalkerwinery.com Daily 11 to 5 P, S, D, X</p>
<p>Saluti Cellars 7505 Grizzly Flat Rd. 530.957.2528 saluticellars.com Fri - Sun 11:30 to 5:30 or by appt P, T, S, L, T, X, F</p>	<p>Windwalker Vineyards & Winery 7360 Perry Creek Rd. 530.620.4054 windwalkerwinery.com Daily 11 to 5 P, S, D, X</p>
<p>Sentivo Vineyards & Winery 7460 Fairplay Rd. 916.936.3306 sentivovineyards.com Thurs - Mon 11 - 5 P, T, S, D, X, F</p>	<p>Windwalker Vineyards & Winery 7360 Perry Creek Rd. 530.620.4054 windwalkerwinery.com Daily 11 to 5 P, S, D, X</p>

WINERY CODES

F ~ Food Offerings	P ~ Picnic Facilities
S ~ Weddings/ Special Events	T ~ Tours
E ~ Electric Car Charging	D ~ Dog Friendly
X ~ Limos ok with call	L ~ Lodging

PRISTINE WINERY FACILITY, TASTING ROOM & VINEYARD

PROPERTY OVERVIEW

This magnificent 67± acre estate winery property has spectacular views including Pyramid Peak. There is a gorgeous retail tasting room and events space with indoor / outdoor venues and a cellar. The pristine 17,000 ± SqFt wine production facility with a large solar array is a winemakers dream. The premium 20± acre vineyard, comfortable cottage and potential estate home site complete the package. This offering includes the real property, vineyards, farming, and winery equipment now used to operate the property, vineyards, and winery.

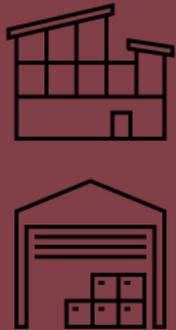
- >> 8054 Fairplay Road, Somerset CA
- >> AP# 094-230-002
- >> 67.58± Acres
- >> Gorgeous Retail Tasting Room
- >> Outdoor Tasting & Events Space
- >> Immaculate Wine Production Facility
- >> Cottage
- >> 20± Acre Vineyard
- >> Potential Estate Home Site

**The wine brand is not for sale. Skinner Vineyards (Owner / Developer) is interested in leasing back or producing wine under an AP.*

PROPERTY DETAILS



**TASTING ROOM
&
OUTDOOR
SPACES**



**WINE
PRODUCTION
FACILITY**



**VINEYARD

COTTAGE**



LAND

- >> **67.58± Acres Total**
- >> **20± Acres Planted to Vineyard**

IMPROVEMENTS

- >> **Tasting Room & Outdoor Spaces**
Patios, Cellar, Kitchen, Events Space
- >> **Winery Building**
Production, Offices, Storage, Crush Pad
Large Solar Array
- >> **Cottage**
Deck, Kitchen, Two Bathrooms
- >> **Additional Wine Storage**
- >> **Tractor Barn and Storage**
(1,000 SqFt)

PRODUCTION

- >> **20,000± Case Capacity**

ZONING

- >> **PA-20**

IRRIGATION

- >> **4 Wells**

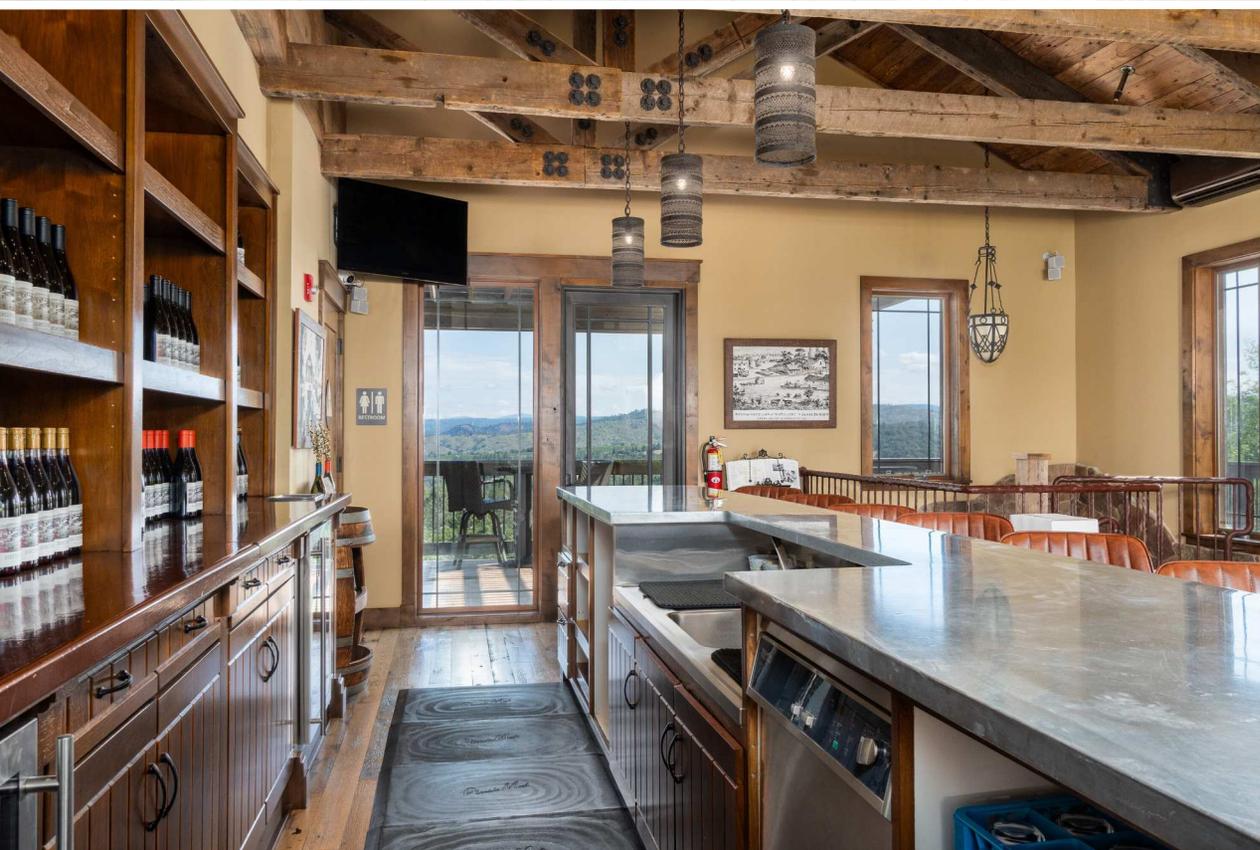
VINEYARD

- >> **Syrah, Petite Syrah, Zinfandel, Viognier,
Mourvèdre, Grenache Noir, etc...**

**PRESENTED AT
\$8,500,000**

TASTING ROOM





OUTDOOR SPACES

TASTING ROOM & OUTDOOR SPACES

- >> Upper Tasting Room & Storage - 784± SqFt
- >> Tasting Room Fireplace, Deck Fireplace & Cellar Fireplace
- >> Upper Patio - 1,000± SqFt
- >> Cellar Dining Room, Wine Cellar & Storage - 784± SqFt
- >> Commercial Kitchen - 300± SqFt
- >> Water Features
- >> Patio Tasting Bar - 300± SqFt
- >> Event Patio, Fireplace and Pizza Oven Area - 1,500± SqFt
- >> Commercial Misters on Both Decks for Summertime Heat
- >> Outdoor Bathrooms - 300± SqFt



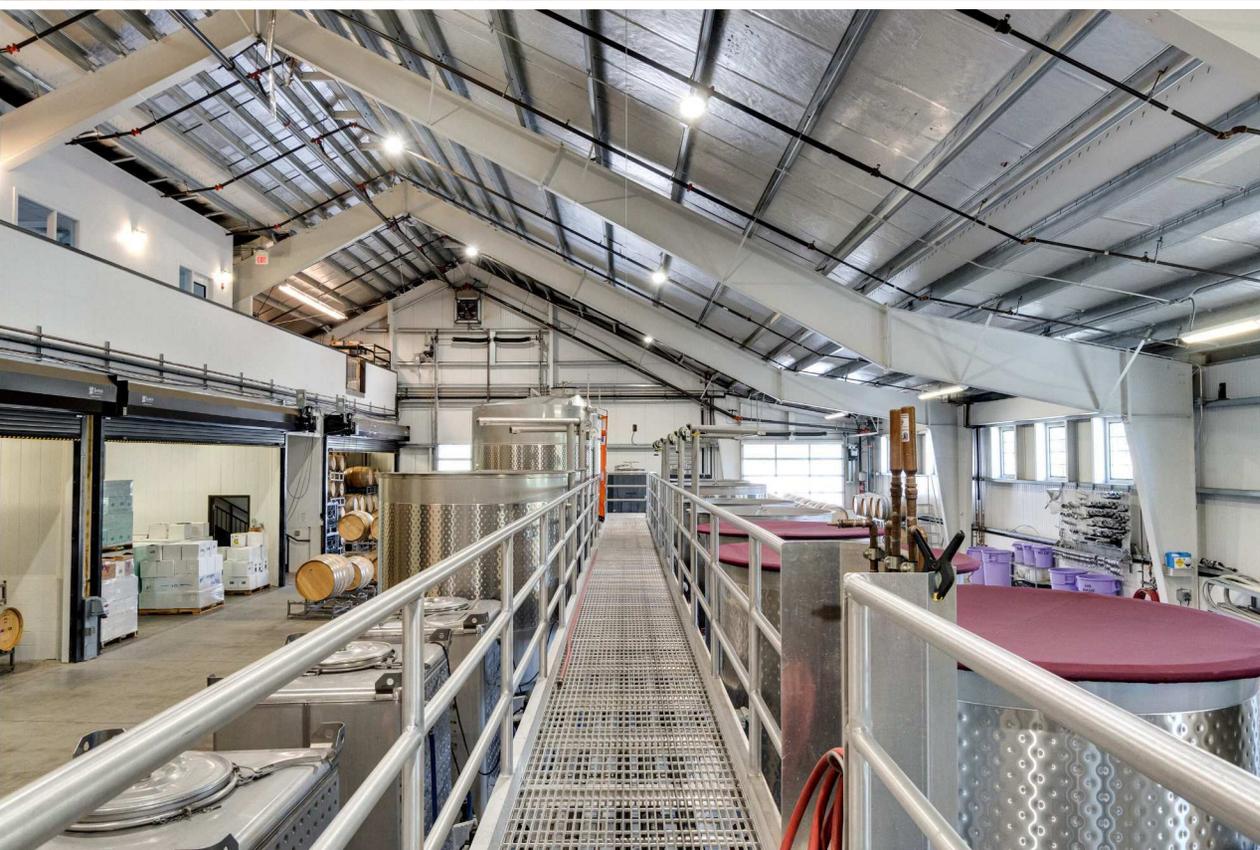
WINE PRODUCTION

WINERY BUILDING: PRODUCTION, MEZZANINE, OFFICES, STORAGE & CRUSH PAD

>> *Production Area - 11,504± SqFt*

>> *Mezzanine Offices, Lab, Break Room & Storage Areas - 3,000± SqFt*

>> *Crush Pad - 2,430± SqFt*





FURNITURE, FIXTURES & EQUIPMENT

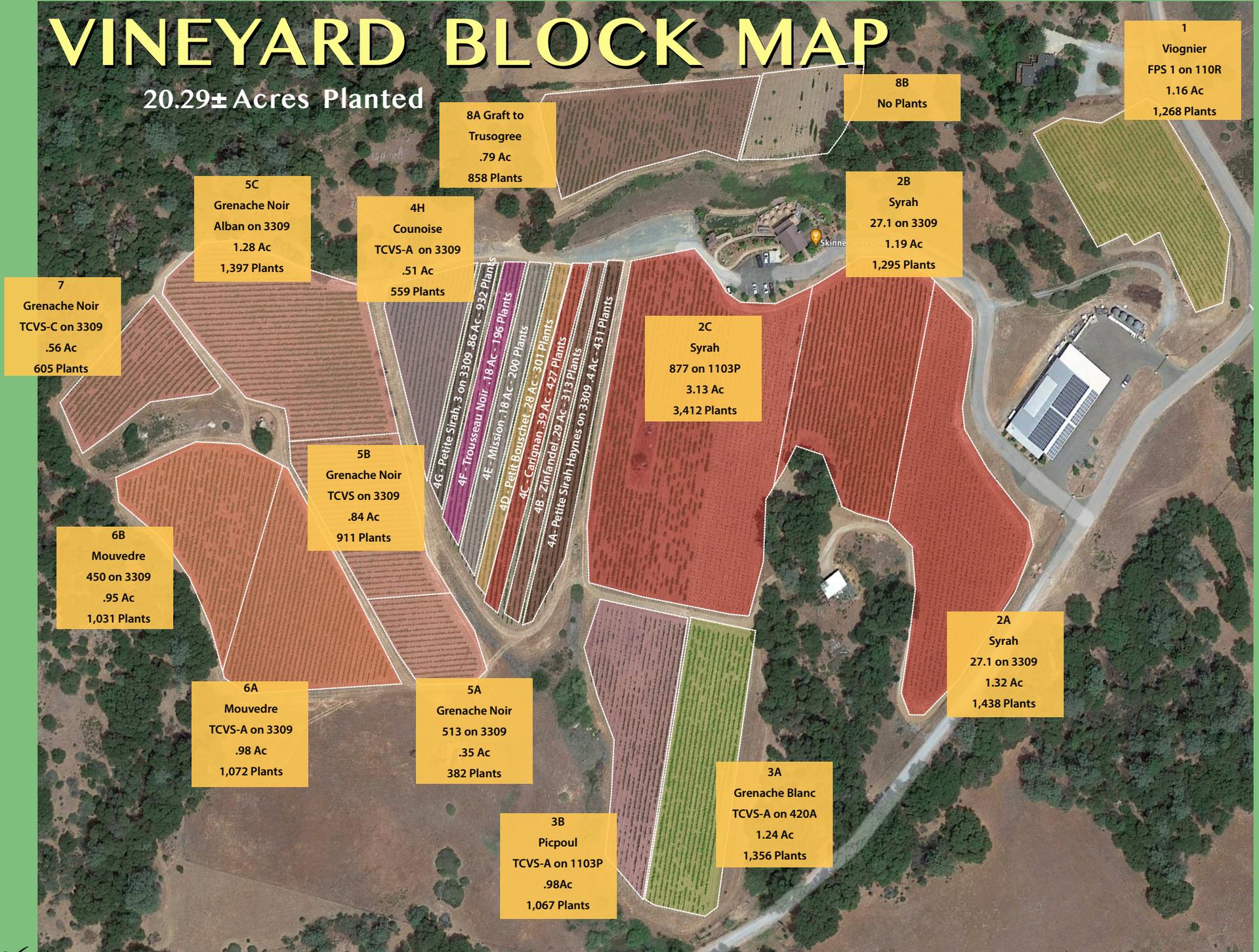


FURNITURE, FIXTURES & EQUIPMENT

WINERY EQUIPMENT LIST		
ITEM	QUANTITY	DESCRIPTION
TANKS		
	2	2 TON OPEN TOP FERMENTORS
	2	2.5 TON OPEN TOP FERMENTORS
	2	3 TON OPEN TOP VARIABLE CAPACITY - 850 GALLON
	1	4 TON OPEN TOP VARIABLE CAPACITY - 1091 GALLON
	1	4.4 TON OPEN TOP VARIABLE CAPACITY - 1100 GALLON
	2	3000 GALLON BLENDING / WHITE WINE TANKS
	1	6 TON OPEN TOP VARIABLE CAPACITY - 1800 GALLON
	1	5 TON OPEN TOP VARIABLE CAPACITY - 1500 GALLON
	1	350 GALLON CLOSED TOP TANK
	1	450 GALLON CLOSED TOP TANK
	3	550 GALLON CLOSED TOP TANK
	4	300 GALLON POLY TANK
	3	2.5 TON CEMENT CLOSED TOP TANK - 800 GALLONS
	12	1.5 TON PLASTIC FERMENTOR
	9	1 TON PLASTIC FERMENTOR
EQUIPMENT		
	1	SHAKER TABLE - SCHARFENBERGER
	1	CRUSHER/DESTEMMER - SCHARFENBERGER AS10
	1	DESTEMMER PELLENC - SELECTIVE PROCESS L
	1	2.5 TON EUROPRESS
	1	SCALE FOR BINS
	72	1/2 TON BINS
	1	NISSAN FORKLIFT PROPANE
	1	TOYOTA FORKLIFT ELECTRIC
	1	PORTABLE GLYCOL UNIT - FIRE AND ICE
	1	HOT CART 3 AQUATOOLS
	1	FLOOR CLEANER - TWISTER
	1	STEAMER - AQUATOOLS
	1	OZONE MACHINE - PACIFIC
	2	DIAPHRAM PUMPS - YAMADA
	1	ELECTRIC PUMP - WAUKESHAW 40
	1	HOT WATER BURNER - RAYPAK HIGH DELTA
	1	AIR COMPRESSOR - ATLAS COPCO GA18+FF
	1	GENERATOR - V10 PROPANE - EATON / GENERAC
COLD STORAGE		
	1	24 X 48 COLD STORAGE SEPARATE FROM WINERY

VINEYARD BLOCK MAP

20.29± Acres Planted



VINEYARD BLOCK DETAILS

GRAPES - VARIETALS

BLOCK	VARIETAL	ROWS	POST	CLONE	ROOTSTOCK	ACRES±	SPACING	PLANTS±	PRUNED	#OF WIRES	TRELLIS
1	Viognier	25	wood	FPS 1	110R	1.16	8 X 5	1,268	Spur	3	3 Crossarms
2A	Syrah	27	steel	29.1	3309	1.32	8 X 5	1,438	Spur	3	3 Crossarms
2B	Syrah	25	wood	27.1	3309	1.19	8 X 5	1,295	Spur	3	3 Crossarms
2C	Syrah	13	steel	877	1103	3.13	8 X 5	3,412	Spur	3	3 Crossarms
2D	Syrah	22	wood	N/A	N/A	1.8	8 X 5	1,960	Spur	3	3 Crossarms
3A	Grenache Blanc	13	wood	TCVS-A	420	1.24	8 X 5	1,356	Spur	3	3 Crossarms
3B	Picpoul	20	wood	TCVS-A	1103	0.98	8 X 5	1,067	Spur	3	3 Crossarms
4A	Petite Sirah	4	steel	Haynes	3309	0.4	8 X 5	431	Spur	3	3 Crossarms
4B	Zinfandel	4	steel	N/A	N/A	0.29	8 X 5	313	Spur	3	3 Crossarms
4C	Carignan	4	steel	N/A	N/A	0.39	8 X 5	427	Spur	3	3 Crossarms
4D	Petit Bouschet	3	steel	N/A	N/A	0.28	8 X 5	301	Spur	3	3 Crossarms
4E	Mission	2	steel	N/A	N/A	0.18	8 X 5	200	Spur	3	3 Crossarms
4F	Trousseau Noir	2	steel	N/A	N/A	0.18	8 X 5	196	Spur	3	3 Crossarms
4G	Petite Sirah	11	steel	3	3309	0.86	8 X 5	932	Spur	3	3 Crossarms
4H	Counoise	16	steel	TCVS-A	3309	0.51	8 X 5	559	Spur	3	3 Crossarms
5A	Grenache Noir	18	steel	513	3309	0.35	8 X 5	382	Spur	3	3 Crossarms
5B	Grenache Noir	26	steel	TCVS-D	3309	0.84	8 X 5	911	Spur	3	3 Crossarms
5C	Grenache Noir	37	steel	Alban 2	3309	1.28	8 X 5	1,397	Spur	3	3 Crossarms
6A	Mourvedre	30	steel	TCVS-A	3309	0.98	8 X 5	1,072	Spur	3	3 Crossarms
6B	Mourvedre	30	steel	450	3309	0.95	8 X 5	1,031	Spur	3	3 Crossarms
7	Grenache Noir	20	steel	TCVS-C	3309	0.56	8 X 5	605	Spur	3	3 Crossarms
8A	Trousseau Gris	36	steel	N/A	N/A	0.79	8 X 5	858	Spur	3	3 Crossarms
8B	No Plants	27	steel			0.63	8 X 5	682	Spur	3	3 Crossarms
						20.29	22,093				

COTTAGE

COTTAGE, DECKS, WATER FEATURES & POND

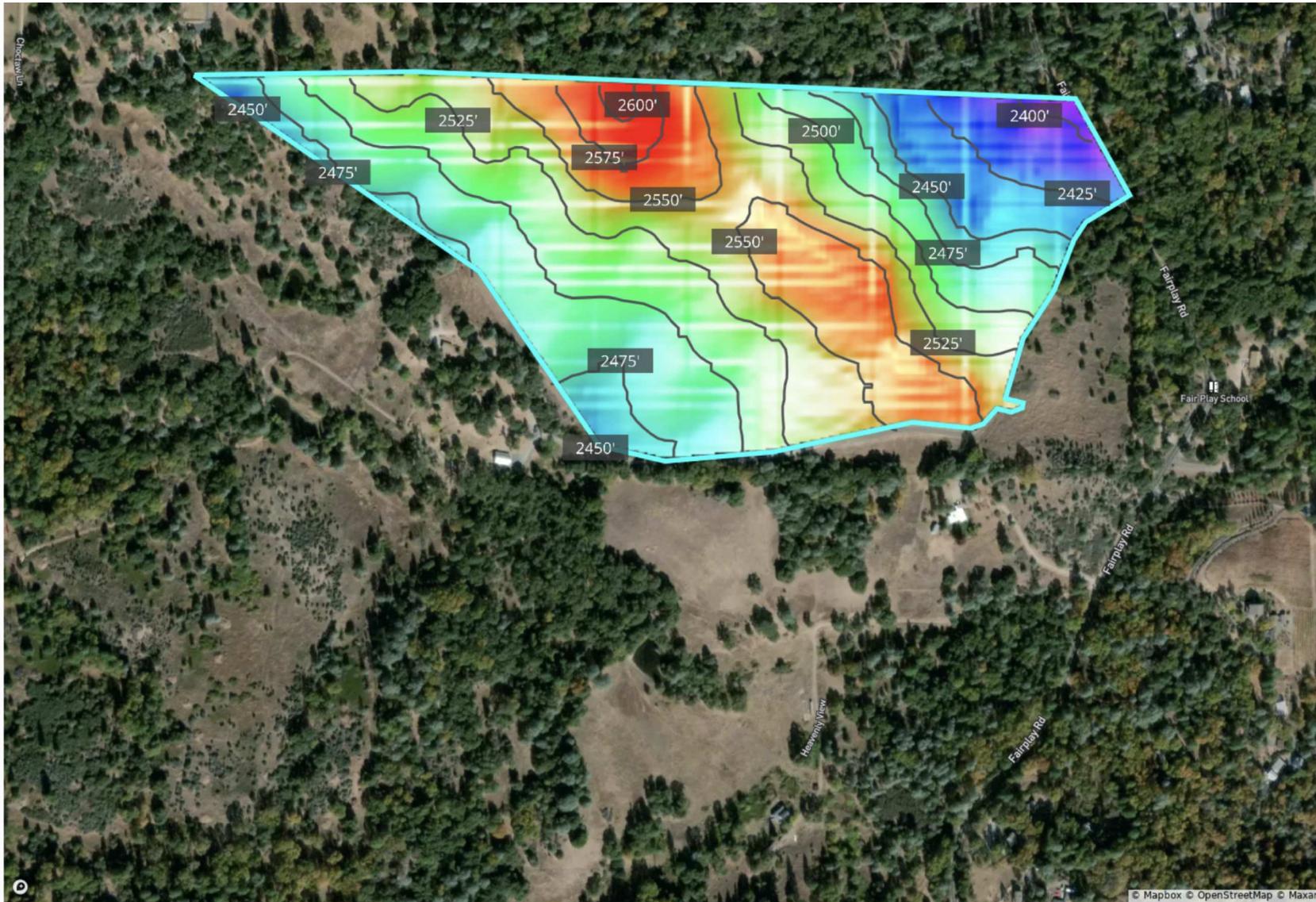
- >> Cottage including kitchen, storage and two bathrooms - 650± SqFt
- >> Indoor fireplace and outdoor fireplace on the deck
- >> Two water features: a long stream and a waterfall into a pond
- >> Decks - 1,000 SqFt with commercial mister for summertime heat
- >> Additional Wine Storage





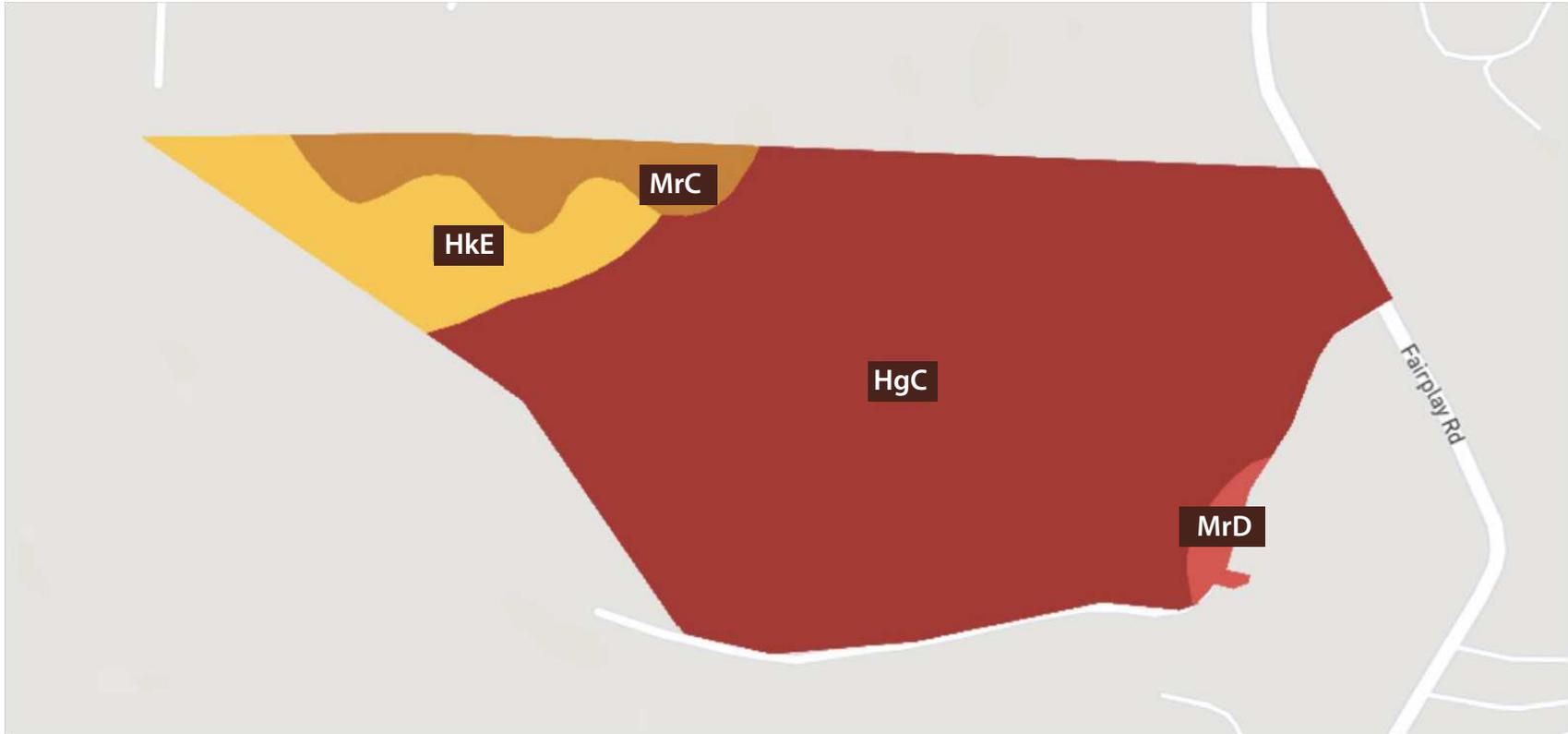


ELEVATION



Source: USGS 3 Meter Dem Interval: 25.0 ft Range: 217.5 ft Min: 2392.4 Max: 2609.8

SOILS



Code	Soil Description	% of Selection	Acres
HgC	Holland coarse sandy loam, 9 to 15 percent slopes	81.7%	55.1
HkE	Holland very rocky coarse sandy loam, 15 to 50 percent slopes	10.6%	7.2
MrC	Musick sandy loam, 9 to 15 percent slopes	6.5%	4.4
MrD	Musick sandy loam, 15 to 30 percent slopes	1.2%	0.8

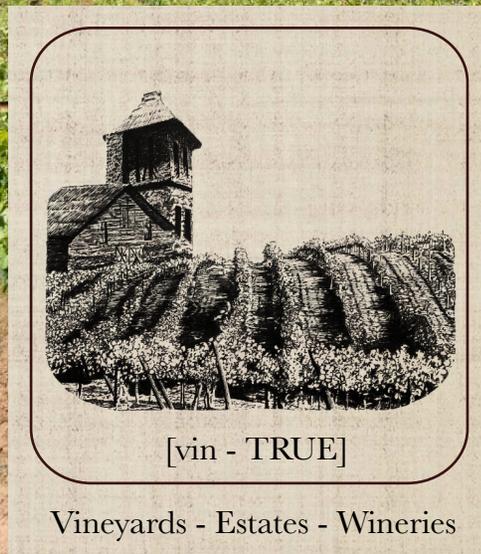
Vintroux

Vintroux Real Estate is a boutique firm located in the heart of wine country with an immediate focus on Sonoma and Napa Counties, and broader reach throughout California. Our expertise covers homes, luxury estates, vineyards and wineries.

Contact

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Vintroux.com

VineyardAndWinerySales.com



David Bolster is a life long El Dorado county resident and Realtor. David works with a variety of property types including residential, agricultural, and commercial properties. Raised on the family farm in Apple Hill, David continues the legacy of the family farm today, and has unique knowledge of various types of agricultural properties.

Contact

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