

# RANCHO VICTORIA

FOR SALE

TASTING ROOM | EVENT AREA

WINERY POTENTIAL | VINEYARD

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Vineyards - Estates - Wineries

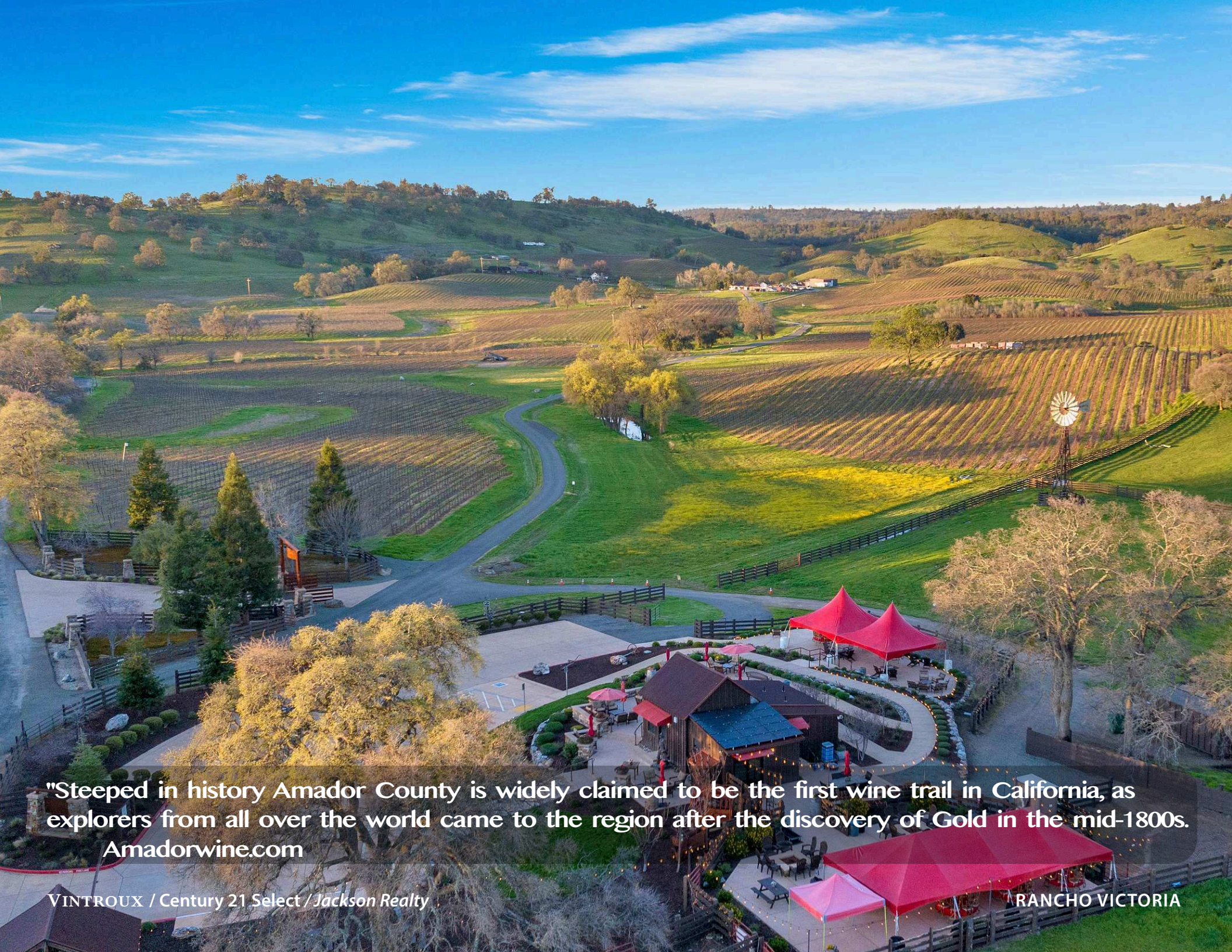




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**Note:** It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate, Century 21 Select, Jackson Realty do not warrant said information. It is advised that any prospective Buyer take the time to perform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



"Steeped in history Amador County is widely claimed to be the first wine trail in California, as explorers from all over the world came to the region after the discovery of Gold in the mid-1800s. Amadorwine.com

# RANCHO VICTORIA

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WINERY POTENTIAL | VINEYARD

## PROPERTY OVERVIEW

This 212± acre ranch is set in the scenic rolling hills of Amador County and presents an ideal setting for retail wine sales and events, quality wine growing and estate residence potential. The Rancho Victoria retail tasting room has a history of wine sales and special events. The expansive patios and event spaces are surrounded by rolling hills and vineyard that provide a stunning setting for visitors. The 102± acre vineyard has a record of producing quality wine grapes. There is a 4,000± sqft cold storage building that has winery potential and a 1,200± Farmhouse that can be used for a weekend getaway or a ranch managers house. The 128± Acre Foot reservoir is used to irrigate the vineyard and there are various estate home sites to choose from. Rancho Victoria presents spectacular turn-key opportunity in the heart of gold country.

- |                                     |   |                                     |                     |
|-------------------------------------|---|-------------------------------------|---------------------|
| >> 16920 Greulich Road, Plymouth    | >> Retail Tasting Room                                | >> 16868 Greulich Road, Plymouth    | >> Winery Potential |
| >> AP#008-090-039                   | >> Multiple Outdoor Terraces                          | >> AP#008-090-038                   | >> Cold Storage     |
| >> 52.50± Acres Total               | >> Event Areas<br><small>(excluding weddings)</small> | >> 161.27± Acres Total              | >> Farm House       |
| >> 12.2 ± Acres Planted to Vineyard | >> Breathtaking Views                                 | >> 90.1 ± Acres Planted to Vineyard | >> Large Reservoir  |

# PROPERTY DETAILS



## TASTING ROOM & EVENTS AREA

(excluding weddings)

EXPANSIVE  
OUTDOOR  
TERRACES

DRAMATIC VIEWS



## LARGE COLD STORAGE BUILDING

POTENTIAL FOR

WINERY & WINE  
PRODUCTION



## FARM HOUSE

ESTATE  
POTENTIAL

LARGE  
RESERVOIR

PREMIUM  
VINEYARD



## LAND

- >> 213.77± Acres Total
- >> 102.3± Acres of Vineyard

## IMPROVEMENTS

- >> 1,000± SqFt Retail Tasting Room
- >> Expansive Outdoor Terraces
- >> Events Area
- >> 4,000± SqFt Cold Storage Building
- >> 1,200± SqFt Farm House

## IRRIGATION & WATER

- >> 128± Acre Foot Reservoir
- >> 5 Wells

## AVA

- >> Sierra Foothills AVA

## VINEYARD

- >> 102.3± Acres Planted
- >> Cabernet Sauvignon, Sauvignon Blanc, Barbera, Petite Sirah, Zinfandel

## PRESENTED AT

**\$5,550,000**

(Includes Wine Brand & Inventory)

# Retail Tasting Room, Outdoor Terraces & Events Space

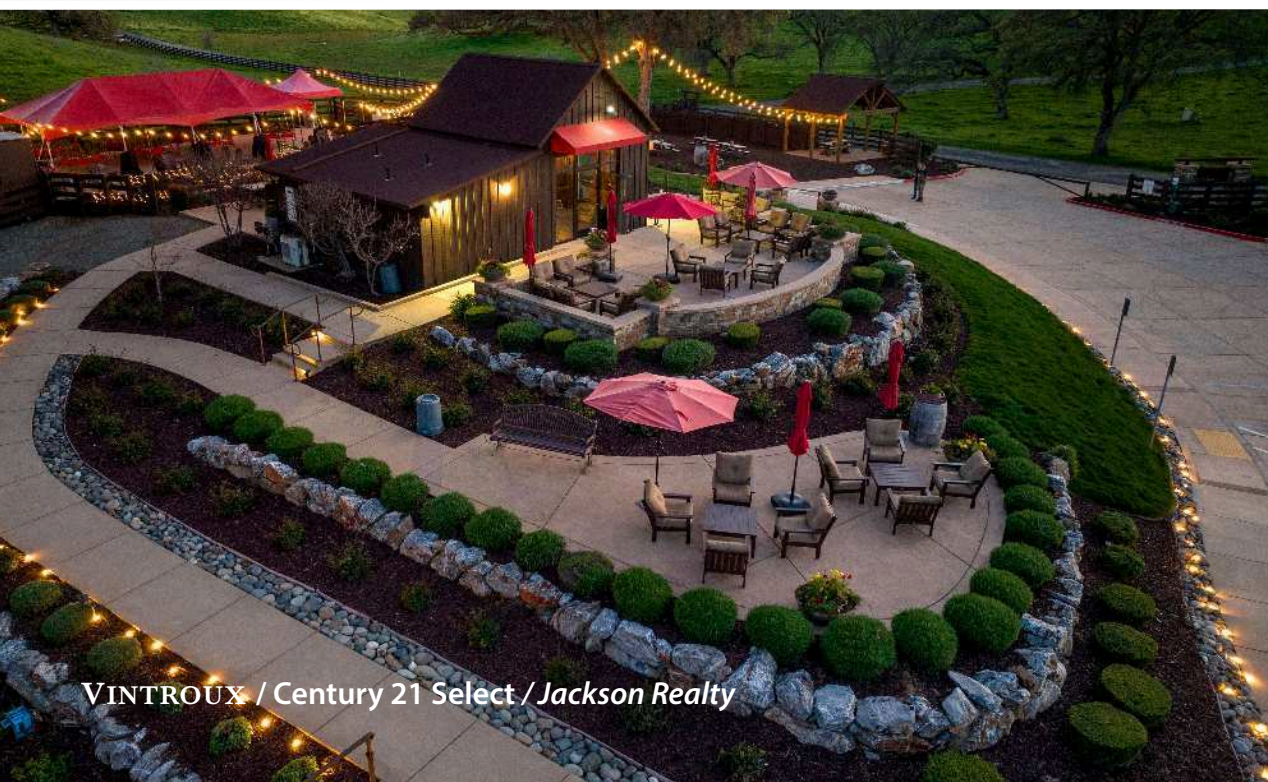
1,000± SqFt Retail Tasting Room

Expansive Patios and Events Spaces  
(weddings excluded)

Large Parking Area

Grand Entrance

Spectacular Views & Setting



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RANCHO VICTORIA





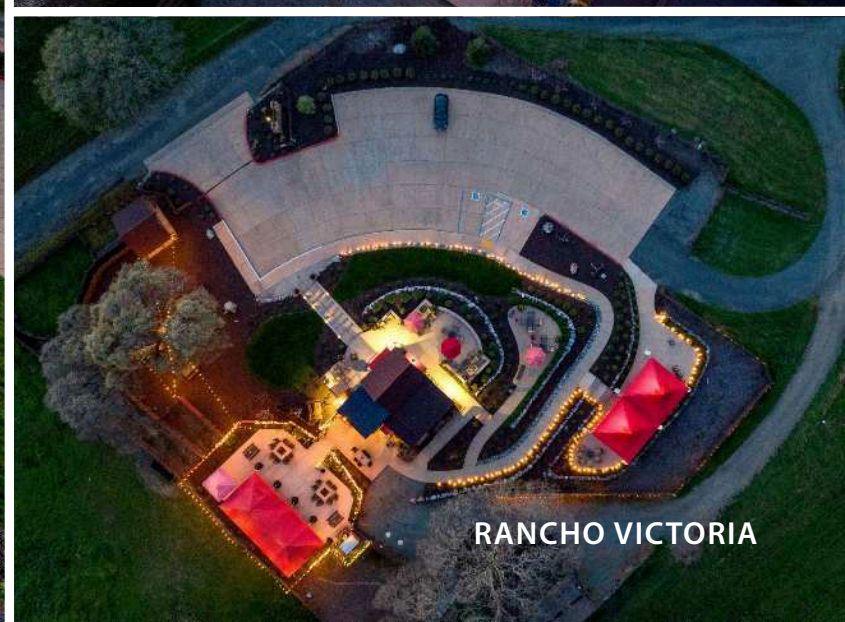
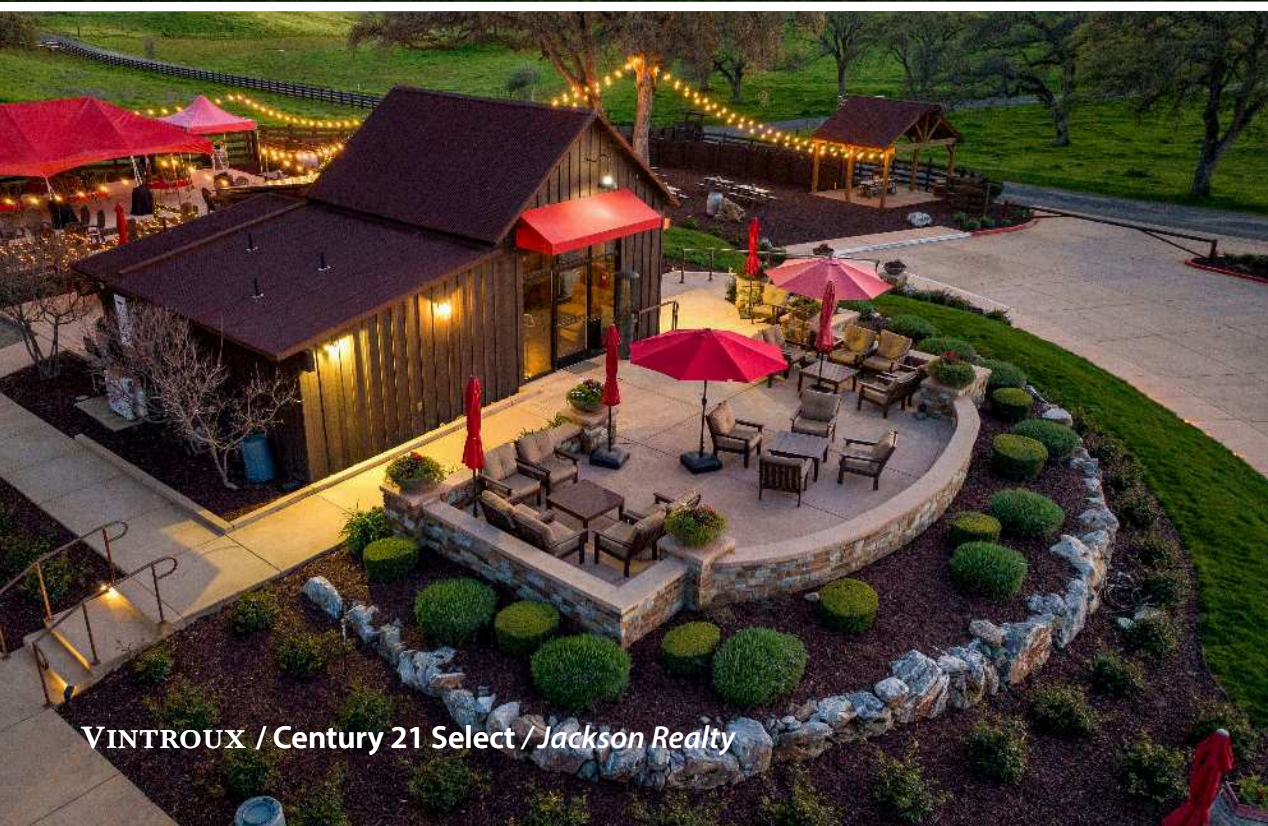




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RANCHO VICTORIA



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# Estate Vineyard



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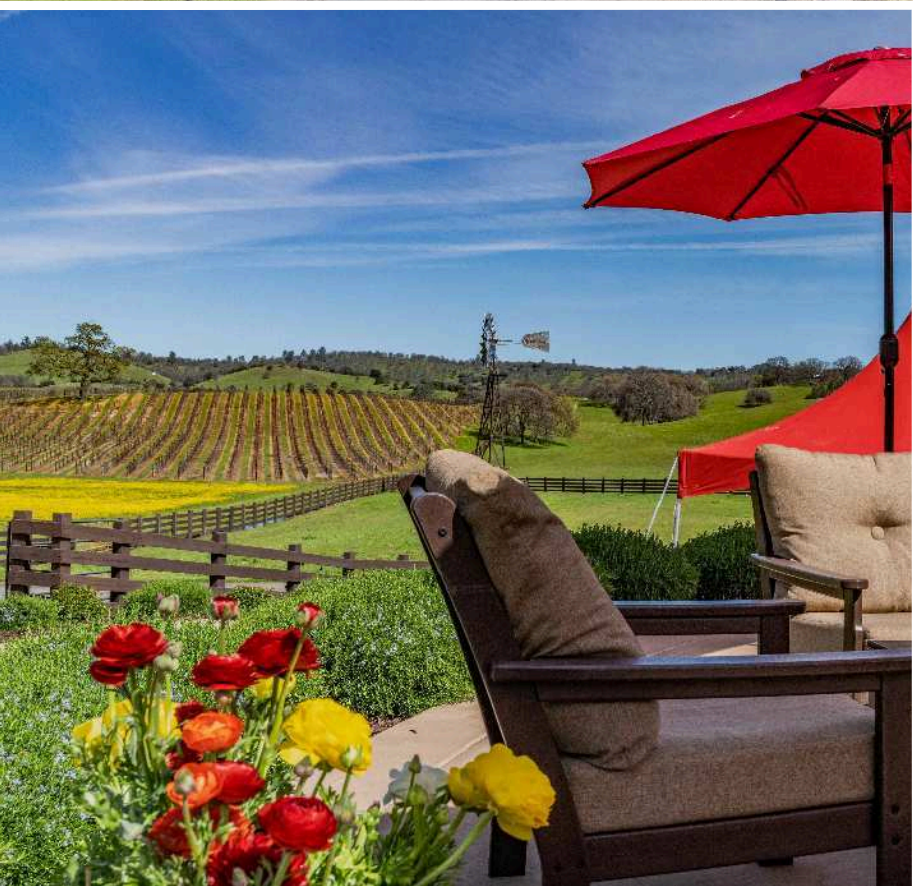


RANCHO VICTORIA

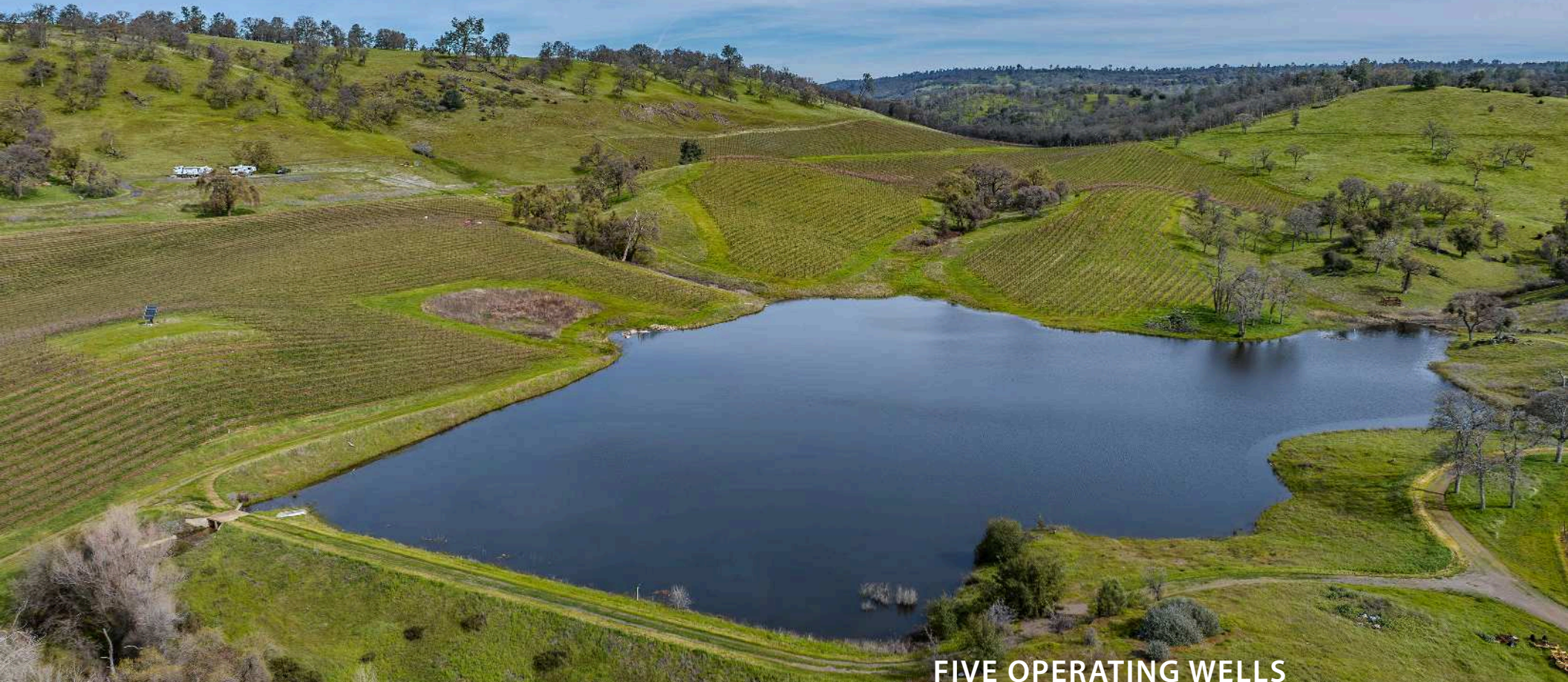
# Vineyard Block Details



Block	Varietal	Rootstock	Clone	Approx/ Acres
3	Petite Sirah	110R	Durif 03	13.1
4	Petite Sirah	1103P	Durif 03	4.3
5	Zinfandel	1103P	Primitivo 03	4.7
6	Zinfandel	110R	Primitivo 03	7.5
7	Sauvignon Blanc	110R		16.4
8	Cabernet Sauvignon	110R	CS07	26.7
9	Barbera	110R	Barbera02	9.7
10	Cabernet Sauvignon	110R	CS07	14.7
11	Cabernet Sauvignon	110R	CS07	5.2
<b>Total</b>				<b>102.3±</b>



# Reservoir, Wells & Water



**128± Acre Foot Reservoir**  
**Reservoir is Used To Irrigate Vineyard**  
**Filled by Rain Water (Pond has filled each year the current owners have owned the property, more than a decade.)**  
**Property Owner Maintains Water Ditch that Directs Rainfall From the Hills to the Reservoir**  
**Water Sharing Agreement with Neighbor**  
**Water Rights Documents to be Reviewed by Buyer**

## FIVE OPERATING WELLS

	NAME	DEPTH	GPM±
A	WELL	480' DEEP	25 GPM
B	WELL	420' DEEP	20 GPM
C	WELL	380' DEEP	15 GPM
E	SOLAR WELL	460' DEEP	25 GPM
H	TASTINGROOMWELL	300' DEEP	3 GPM

\* See well location map in disclosure package.

\*\*Well production is approximate. Buyer is advised to verify with new tests





# Cold Storage



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# Cold Storage & Expansion Pad

4,000± SqFt Cold Storage Building

Winery Potential

Large Pad for Expansion



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# Farm House



1,200± SqFt Farmhouse

Two Bedroom / 1 Bathroom

Landscaped Yard

Perfect for Weekend Getaways or a Ranch Managers House



# Property Boundary

Retail Tasting Room  
& Event Area

Homesite  
Pad

Cold Storage, Expansion  
Pad & House

Reservoir

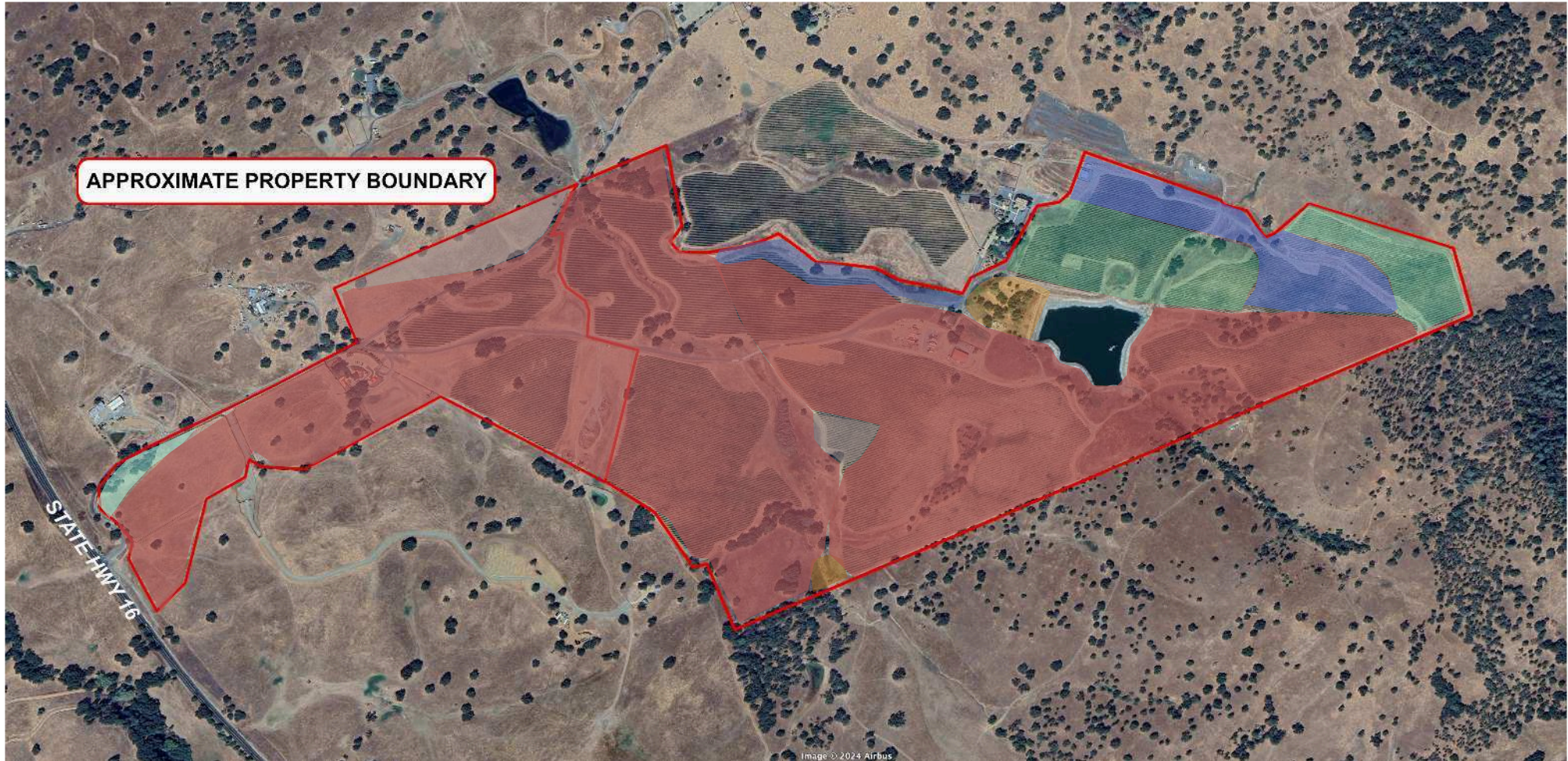
APPROXIMATE PROPERTY BOUNDARY

APN 008-090-039  
16920 Greilich Road  
52.50± Acres

APN 008-090-038  
16868 Greilich Road  
161.27± Acres

STATE HWY 16

# SOIL



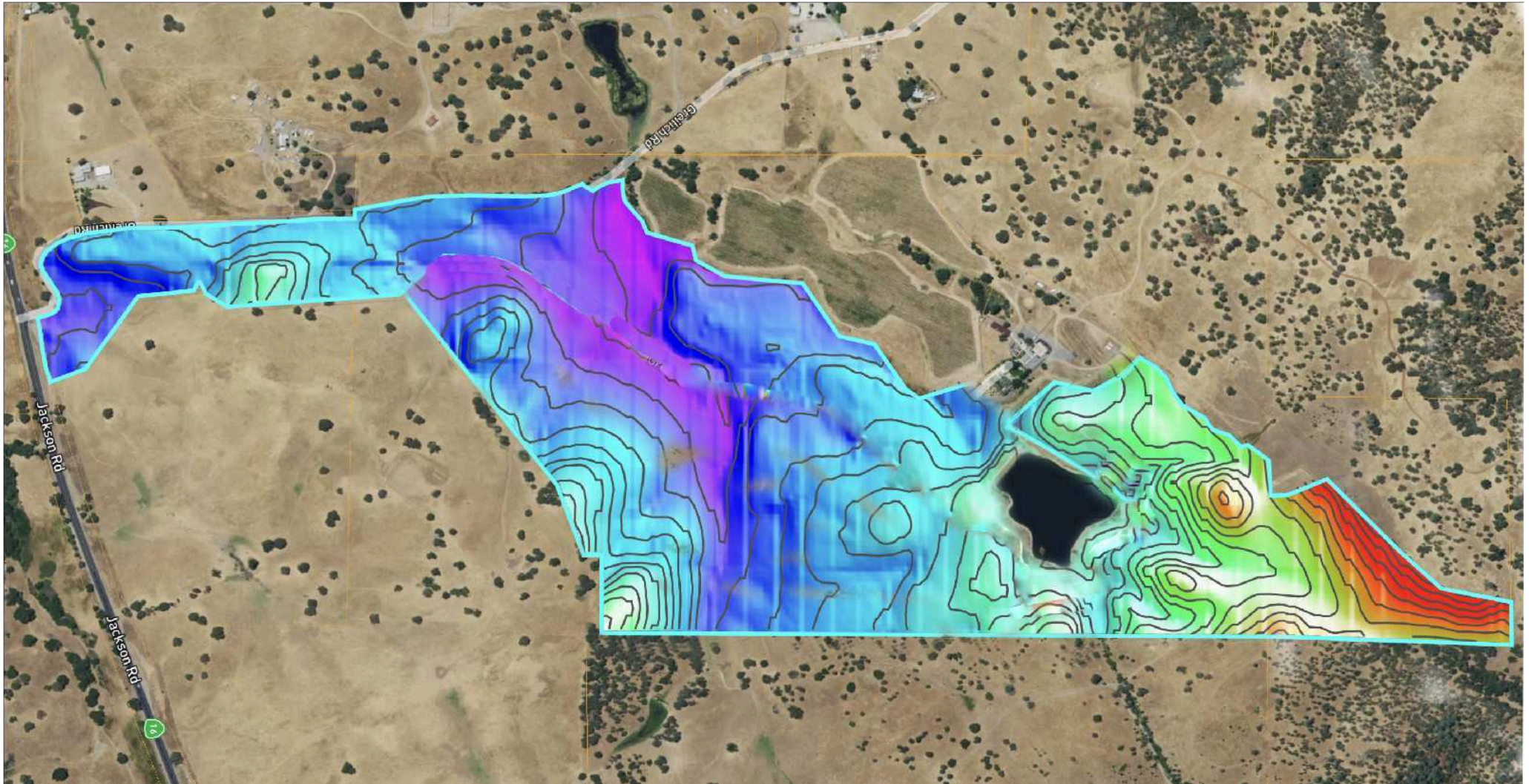
● Exchequer & Auburn Loams  
● Auburn Very Rocky Silt Loam

● Exchequer & Auburn Very Rocky  
● Auburn Silt Loam

● Honcut Clay Loam, Over Clay  
● Rock Land



# ELEVATION



721 ft

943 ft

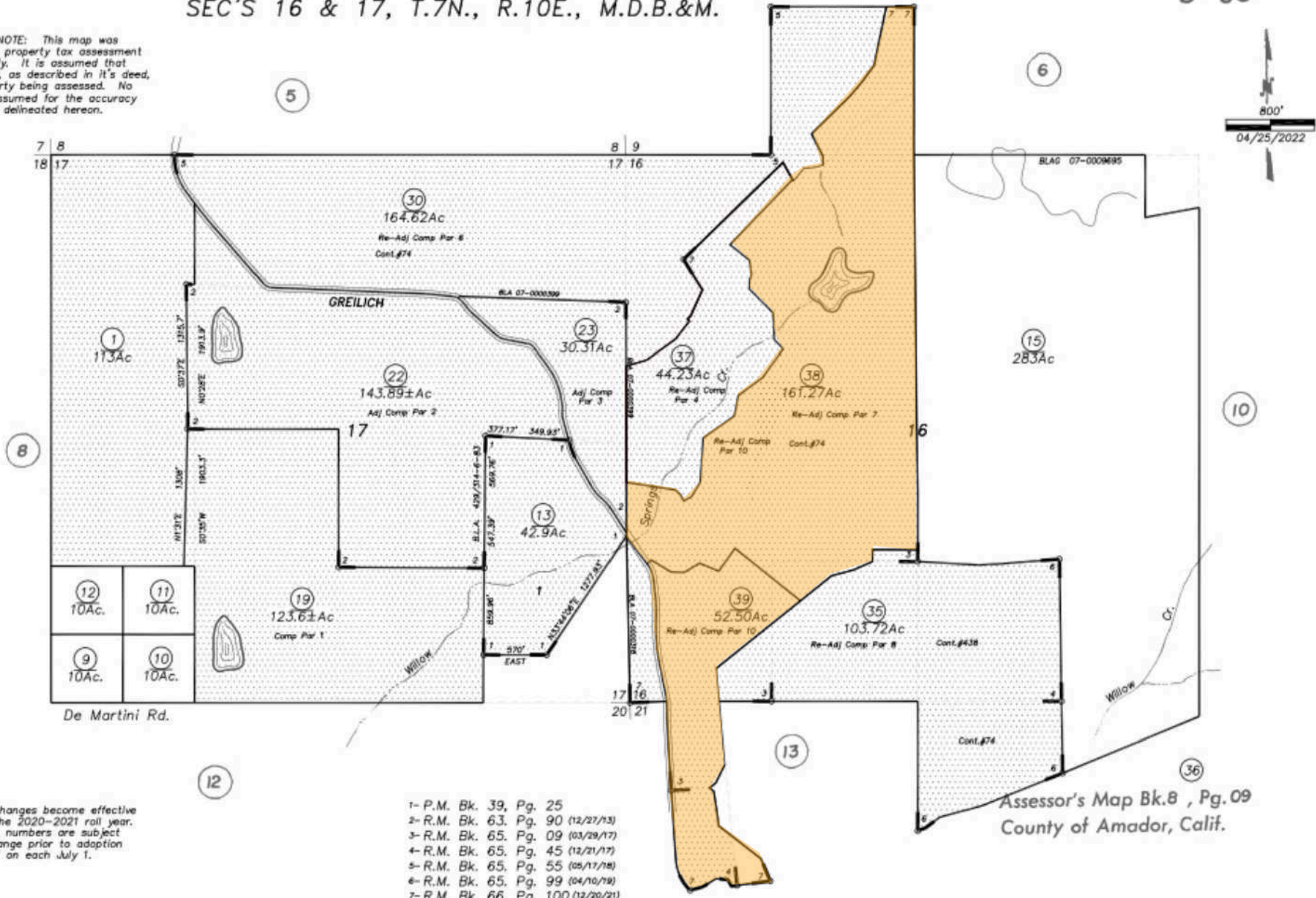


# Assessor's Map

SEC'S 16 & 17, T.7N., R.10E., M.D.B.&M.

8-09

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

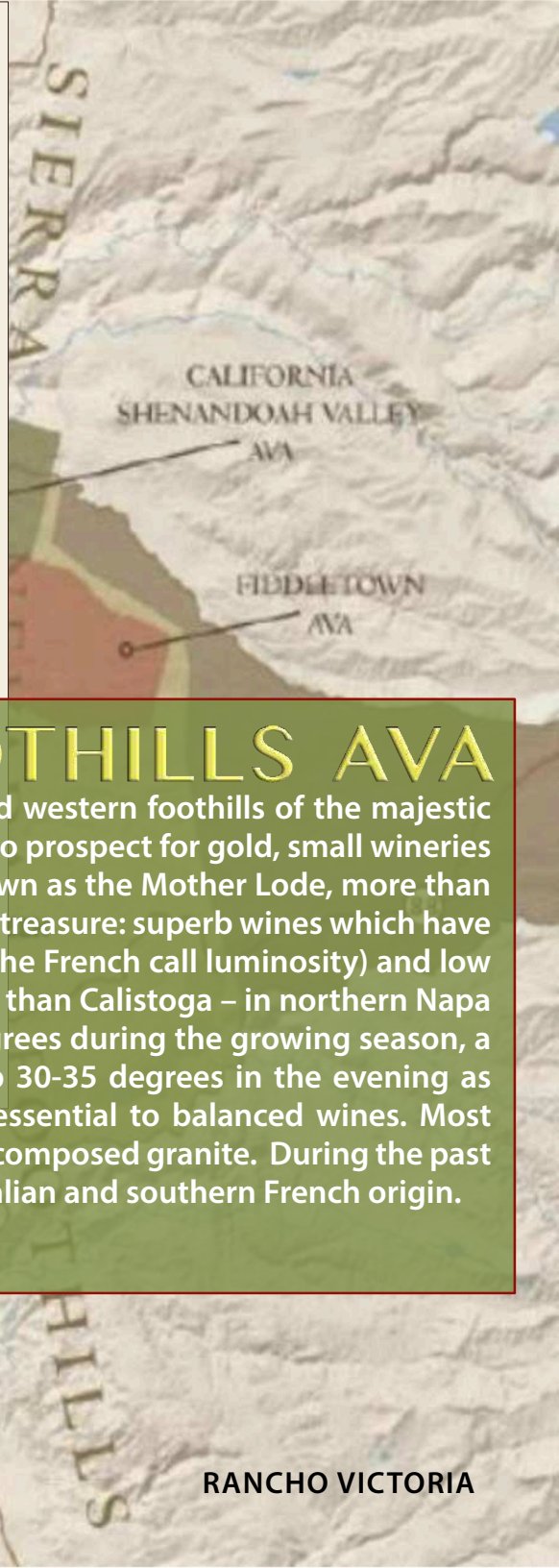
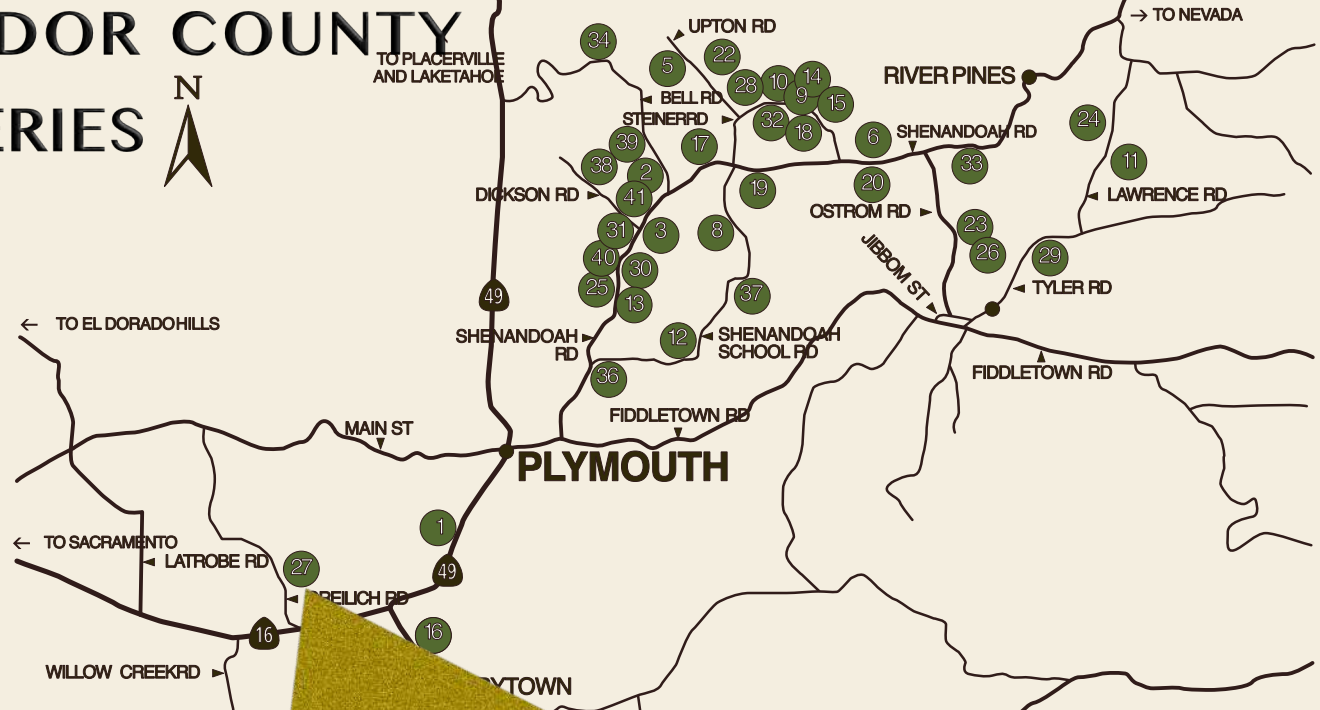


Map changes become effective with the 2020-2021 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

- 1- P.M. Bk. 39, Pg. 25
- 2- R.M. Bk. 63, Pg. 90 (12/27/13)
- 3- R.M. Bk. 65, Pg. 09 (03/29/17)
- 4- R.M. Bk. 65, Pg. 45 (12/21/17)
- 5- R.M. Bk. 65, Pg. 55 (05/17/18)
- 6- R.M. Bk. 65, Pg. 99 (04/10/19)
- 7- R.M. Bk. 66, Pg. 100 (12/20/21)

Assessor's Map Bk.8 , Pg.09  
County of Amador, Calif.

# AMADOR COUNTY WINERIES



## AMADOR COUNTY - SIERRA FOOTHILLS AVA

California's nascent wine industry took flight during the Gold Rush of the 1850s, amid the rugged western foothills of the majestic Sierra Nevada mountain range. As fortune seekers, many of them European, flocked to the Sierras to prospect for gold, small wineries arose to help slake their thirst. Within a few decades, there were over 100 wineries in the area known as the Mother Lode, more than any other region of California. Today, where gold once reigned, some forty wineries produce a new treasure: superb wines which have earned Amador County international acclaim. Amador's warm climate, high solar radiance (what the French call luminosity) and low humidity promote the full ripening of our grapes. Amador is comparable to St. Helena – but cooler than Calistoga – in northern Napa Valley. While Amador heats up earlier in the day than those appellations, it rarely exceeds 100 degrees during the growing season, a frequent occurrence in St. Helena and Calistoga. Equally important, temperatures typically drop 30-35 degrees in the evening as breezes cascade down from the Sierras. This rapid cooling helps the grapes retain the acidity essential to balanced wines. Most Amador vines are planted in volcanic Sierra Series soils – primarily sandy clay loam derived from decomposed granite. During the past 20 years, Amador Vintners have begun producing a diverse array of varieties, especially those of Italian and southern French origin.

- |  |                               |                             |  |
|--|-------------------------------|-----------------------------|--|
| 1 24 Brix                                | 12 Di Arie Vineyards & Winery | 4 Morse Wines & Il Gioiello | 36 Teneral Cellars at Wilderotter Vineyard |
| 2 Source: Amadorwine.com                 | 13 Stasio Vineyards           | 5 Paul J. Wines             | 37 Terrad' Oro Winery                      |
| 3 Andie Wines                            | 14 Dobra Zemlja Winery        | 6 Plain Air Vineyards       | 38 Terre Rouge and Easton                  |
| 4 Avio Vineyards & Winery                | 15 Driven Cellars             | 7 Rancho Victoria Vineyard  | 39 TKC Vineyards                           |
| 5 Bella Grace Vineyards & Wine Cave      | 16 Drytown Cellars            | 8 Rombauer Vineyards        | 40 Turley Wine Cellars                     |
| 5a Bella Grace Sutter Creek Tasting Room | 17 Helwig Winery              | 9 Rubidoux Ridge Vineyard   | 41 Vino Noceto                             |
|  | 18 Iron Hub Winery            | 10 Jeff Runquist Wines      |  |
|  | 19 Karmère Vineyards          | 11 Scott Harvey Wines       |  |



# LOCATION



16920 Greulich Road  
Plymouth, CA 95669

## DISTANCES

CITY	MILES
El Dorado Hills	22
Folsom / Granite Bay	27
Sacramento	38
South Lake Tahoe	84
San Francisco	122

## ACCESS

- >> Approximately 35 minutes to **Mather Airport**, which accommodates private jets.
- >> Accessible via Interstate 5 and 50 in the Bay Area, Lake Tahoe and Sacramento Airport



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RANCHO VICTORIA  
CALIFORNIA

# Contact

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