

PERRY CREEK WINERY

FOR SALE | FAIR PLAY AVA

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Vintroux
Vineyards • Estates • Wineries

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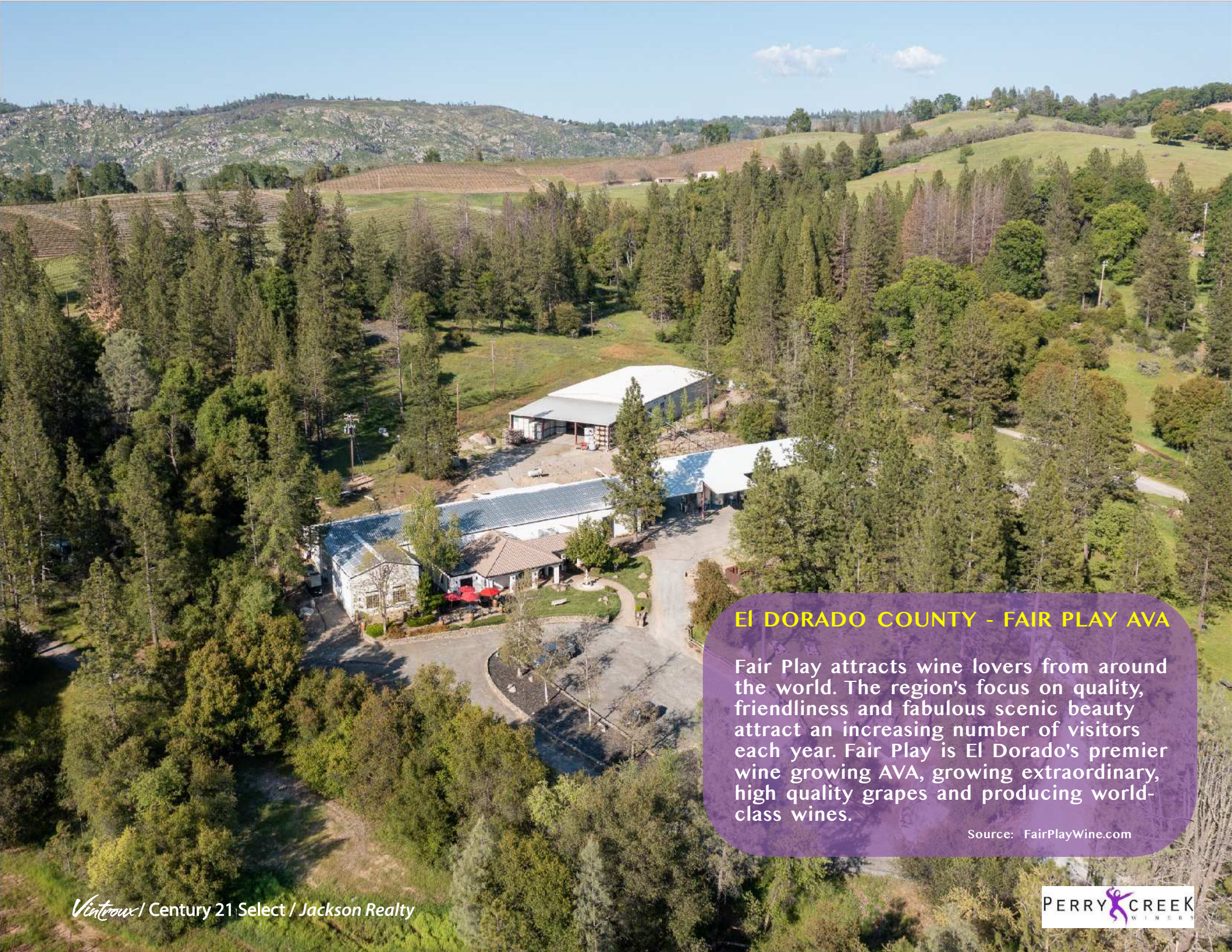
SELECT REAL ESTATE, INC.



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Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate, Jackson Real Estate & 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.

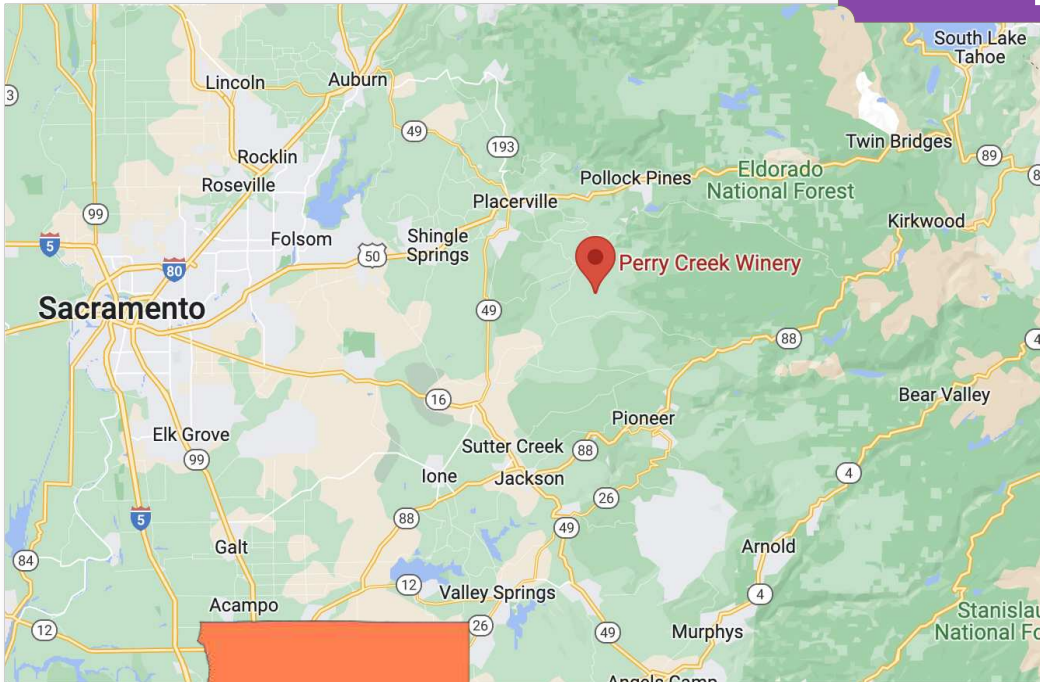


EL DORADO COUNTY - FAIR PLAY AVA

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



7400 Perry Creek Road
Fair Play, CA 95684

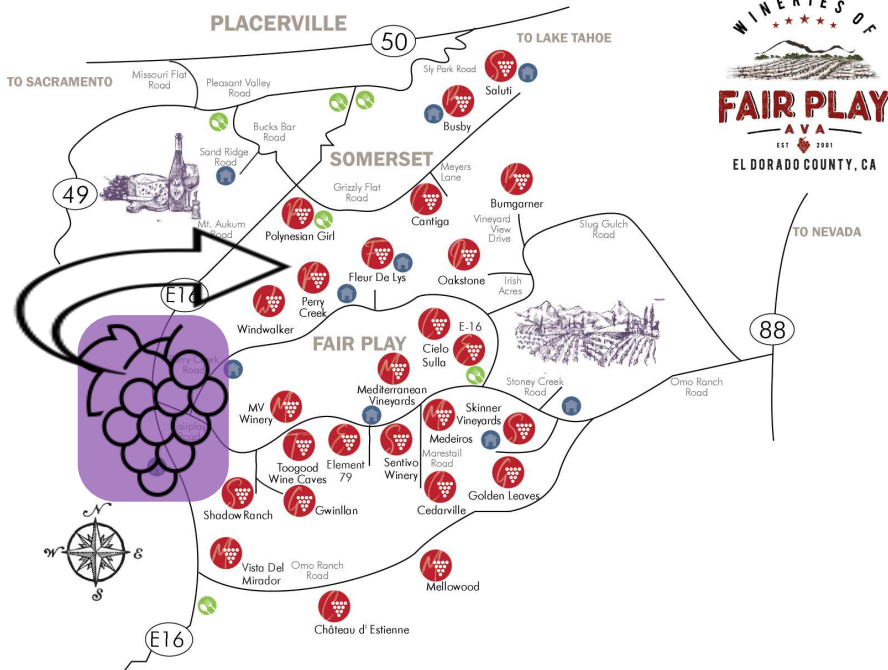
DISTANCES

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





Wineries

A WINE LOVER'S DESTINATION

<p>BUMGARNER WINERY & VINEYARD 7380 Vineyard View Dr. 530.957.7495 bumpartnerwinery.com Wed - Thurs 12 to 5, Fri 11 A.M. - 5, Sat 11 - 6 P, E, D, S</p>	<p>E16 WINERY 8085 Perry Creek Rd. 530.620.6200 e16winery.com Fri - Sun 11 to 5 or by appt P, S, D, X</p>	<p>CIELO SULLA TERRA ESTATE VINEYARDS AND WINERY 8041 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, E, 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 5980 Meyers Ln. 530.621.1696 cantigawine.com Fri - Sun 11 to 5 or by appt P, D, X, F</p>	<p>FLEUR DE LYS WINERY 7696 Perry Creek Rd. 530.620.8386 fleurdelyswinery.com Daily 11 to 5 P, L, D, X</p>	<p>MEDITERRANEAN VINEYARDS 7449 Fairplay Rd. 530.240.8386 mediterraneanvineyards.com Mon, Thurs, Fri 11 - 5, Sat 11 - 6 P, S, D, X, F</p>
<p>CEDARVILLE VINEYARD 6320 Mareschal Road 530.620.9463 cedarvillevineyard.com Tasting welcome by appt.</p>	<p>GOLDEN LEAVES 3625 Omo Ranch Rd. 530.620.1888 goldenleaveswinery.com Daily 11 to 5 or by appt F, S, X, P, T, 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 Omo Ranch Rd. 530.620.7960 or 916.622.9908 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

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

To Do FAIR PLAY

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



- MV WINERY**
7261 Fairplay Rd.
530.620.1067
mvwinery.com
Fri - Sun 11 to 5
P, D, X
- OAKSTONE WINERY**
6470 Irish Acres Rd.
530.620.5303
oakstone-winery.com
Wed - Sun 11 - 5
P, X (Service animals only please)
- PERRY CREEK WINERY**
7400 Perry Creek Rd.
530.620.5175
perrycreek.com
Daily 11 to 5, Winter, Thurs to Sun 11 - 5
P, X, T, D
- POLYNESIAN GIRL WINERY**
6020 Grizzly Flat Rd.
530.344.4788
polynesiangirlwine.com
Fri - Sun 11 to 5
P, T, S, D, X
- 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, E, X, F
- SENTIVO VINEYARDS & WINERY**
7460 Fairplay Rd.
916.936.3206
sentivovineyards.com
Thurs - Mon 11 - 5
P, T, S, D, X, F

- SKINNER VINEYARDS**
8054 Fairplay Rd.
530.620.2220
skinnervineyards.com
Thurs - Mon 11 to 5
P, X, T, D, F
- TOOGOOD ESTATE WINERY**
7280 Fairplay Rd.
530.620.1910
toogoodwinery.com
Daily 11 to 6
P, T, S, D, X, F
- MIRADOR WINERY**
2501 Omo Ranch Rd.
530.620.7913
miradorwinery.com
Fri - Sun 11 - 5 or by appt
P, X, T, D
- WINDWALKER VINEYARDS & WINERY**
7360 Perry Creek Rd.
530.620.4054
windwalkerwinery.com
Daily 11 to 5
P, S, D, X

Stay FAIR PLAY

- TRENTO FAMILY 7UP RANCH**
8060 Fairplay Rd.
530.303.8281 - trentofamily7-upranch.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
530.497.0750 - element79vineyards.com
- LUCINDA'S COUNTRY INN B&B**
6701 Perry Creek Rd.
530.409.4169 - lucindascountryinn.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.
408.348.0852 - v5vineyards.com

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

PERRY CREEK WINERY

PROPERTY OVERVIEW

Located along the Fair Play AVA wine trail in El Dorado County. Perry Creek Winery is the largest production facility in the region. Current production capacity allows for 37,500 cases / 600-ton crush, expandable to more than 60,000 case production / 1,000-ton crush. There is an attractive tasting room, inviting grounds and banquet hall for events. An eight-acre vineyard sits above the winery with views and a potential home site. Currently producing the Perry Creek Wine Brand and multiple custom crush clientele.

>> 7400 Perry Creek Road, Somerset CA

>> AP# 094-240-003

>> 44.15± Acres

>> Tasting Room

>> Large Wine Production Facility

>> Barrel Storage

>> Attractive Setting

>> 8± Acre Vineyard

>> Potential Home Site

PROPERTY DETAILS



TASTING ROOM

&

EVENTS SPACE



WINE
PRODUCTION
FACILITY



VINEYARD



LAND

- >> 44.15± Acres Total
- >> 8± Acres Planted to Vineyard

IMPROVEMENTS

- >> Tasting Room & Warehouse
9,000± SF
- >> Crush Pad
6,000± SF
- >> Barrel Storage
9,000± SF
- >> Expandable (Under Roof)
3,000± SF

PRODUCTION

- >> 37,500 Case Capacity / 600 Tons
- >> Expandable to 62k+ Case / 1,000+ Tons

ZONING

- >> PA-20

IRRIGATION

- >> Private Well (3 Storage Tanks / 6,000 gallons)

VINEYARD

- >> Syrah, Barbera, Merlot, Sauvignon
Blanc, Marsanne & Roussanne

PRESENTED AT

Price Reduced

\$1,325,000

TASTING ROOM





FURNITURE, FIXTURES & EQUIPMENT



WINERY EQUIPMENT LIST

Large Equipment Items

ITEM	QUANTITY	DESCRIPTION	SERIAL NUMBER
Zembali Pump #1	1	Impeller pump, low grade (Carlson and Associates)	
Zembali Pump #2	1	Impeller pump, low grade (Carlson and Associates)	
Waukesha Pump #1	1	3" high volume must pump (Carlson and Associates)	331742 03
Waukesha Pump #2	1	3" high volume must pump (Carlson and Associates)	1000003018325
Waukesha Pump #3	1	3" high volume must pump (Carlson and Associates)	2495716NL
Air Pump #2	1	Low flow diaphragm pump	
Sweet Spotter	1	Ultra filtration machine + de VA columns (VA filtrations)	
Ozone Machine	1	barrel / winery sanitizer (McClain Ozone)	
Hot Cart #1	1	Pressure washer + heater (newer) (Aqua Tools)	KM CA - 150069
Hot Cart #2	1	Pressure washer + heater (older) (Aqua Tools)	
Barrel Washer	1	dual head gamma jet barrel washing maching (Gama Jet)	
Gama Jet	1	Tank Blaster, for cleaning large tanks (Gama Jet)	
Destemmer	1	Grape destemmer (Diemme)	C221 050
Floor Sump	1	Must sump (Carlson and Associates)	
Wine Sump	1	One 200 gallon wine sump (Carlson and Associates)	
Hopper	1	Grape receiving feed (Carlson and Associates)	
Press	1	80hl Blatter Press (Dieme)	C218048
Tank Heater	1	Heater for connecting to tanks, refrigeration technology	
Secondary Chiller	1	Aqua Snap Compressor Chiller (Carrier)	
Barrel Room Chiller	1	Two 7.5 Ton Compressors (Copeland)	
Barrell Room Fans	3	Three Barrell Room Fan Coils	
Warehouse Fans	1	Two Fan Coils	
Filter Big	1	60 sheet plate and frame filter for wine (Velo)	V01737
Filter Small	1	40 sheet plate and frame filter for wine (Velo)	
Forklift #3	1	5,000 lbs forklift (Clark)	P2321-0069-9645kF
Bin Dumper	1	Grape bin dumper (Moravec)	
48S Macro Bins	12	Grape fermentation bins	
24S Macro Bins	44	Grape transport bins	
Compressor	1	Large Compressor Upstairs	BD683394
Forklift	2	Caterpillar 4,500 lbs Forklift (<i>Leased</i>)	
Sulfur Dioxide	1	Hanna H184500 Sulfur Dioxide	
pH / ORP Meter	1	Hanna H12222 pH / ORP Meter	
Boiler	1	Cash Still Boiler Volitile Acid Still	

OFFICE EQUIPMENT

ITEM	QUANTITY	DESCRIPTION	SERIAL NUMBER
POS#1	1	I-PAD	
POS#2	1	I-PAD	
POS#3	1	I-PAD	
Tasting Room Computer	1	HP	
Lab Computer	1	HP	
Back Office Computer	1	HP	
Lab Room	1	1Printer	
Fax Room	1	1 printer	
Office Station	1	1 printer	

OTHER

ITEM	QUANTITY	DESCRIPTION	SERIAL NUMBER
Stove / Oven / BBQ	2	2 Commercial stove	
Lawn Mower	1	1 Riding Lawn Mower	
Generator	1	Gillette Generator	3005129098
Slicer	1		
Accessories	1	2 tables Stainless	
Low boy	1		
Event Tables	7	Event tables	
Freezer and Fridge	2	one low freezer and fridge	
Washing Machine	1	LG	



TANK INVENTORY

Vessel	Barrel count	Capacity (gal)	Vessel owner
1		1050	Perry Creek Winery
2		1079	Perry Creek Winery
3		1325	Perry Creek Winery
4		1510	Perry Creek Winery
5		3100	Perry Creek Winery
6		2850	Perry Creek Winery
7		2170	Perry Creek Winery
8		2170	Perry Creek Winery
9		2170	Perry Creek Winery
10		2170	Perry Creek Winery
11		3840	Perry Creek Winery
12		3840	Perry Creek Winery
13		3840	Perry Creek Winery
14		3840	Perry Creek Winery
15		2500	Perry Creek Winery
16		2500	Perry Creek Winery
17		6125	Perry Creek Winery
18		6125	Perry Creek Winery
19		6125	Perry Creek Winery
20		6125	Perry Creek Winery
21		6125	Perry Creek Winery
22		6125	Perry Creek Winery
24		1295	Perry Creek Winery
25		530	Perry Creek Winery
26		325	Perry Creek Winery
27		325	Perry Creek Winery

Vessel	Barrel count	Capacity (gal)	Vessel owner
35		13294	Perry Creek Winery
222		1050	Perry Creek Winery
BinFerm 1		1000	Perry Creek Winery
BinFerm 2		1000	Perry Creek Winery
BinFerm 3		1000	Perry Creek Winery
BinFerm 4		1000	Perry Creek Winery
BinFerm 5		1000	Perry Creek Winery
Bin Ferm 6		1000	Perry Creek Winery
Bin Ferm 7		1000	Perry Creek Winery
Bin Ferm 8		1000	Perry Creek Winery
Bin Ferm 9		1000	Perry Creek Winery
Bin Ferm 10		1000	Perry Creek Winery
MSJ KEG 2 (PC VESSEL)	1	15.5	Perry Creek Winery
MSJ KEG 3(PC Vessel)	1	15.5	Perry Creek Winery
NCP360	1	60	Perry Creek Winery
NJPC620	1	60	Perry Creek Winery
NPC038	1	60	Perry Creek Winery
NPC066	1	60	Perry Creek Winery
NPC067	1	60	Perry Creek Winery
NPC068	1	60	Perry Creek Winery
NPC069	1	60	Perry Creek Winery
NPC070	1	60	Perry Creek Winery
NPC071	1	60	Perry Creek Winery
NPC074	1	60	Perry Creek Winery
NPC075	1	60	Perry Creek Winery
NPC086	1	60	Perry Creek Winery



TANK INVENTORY

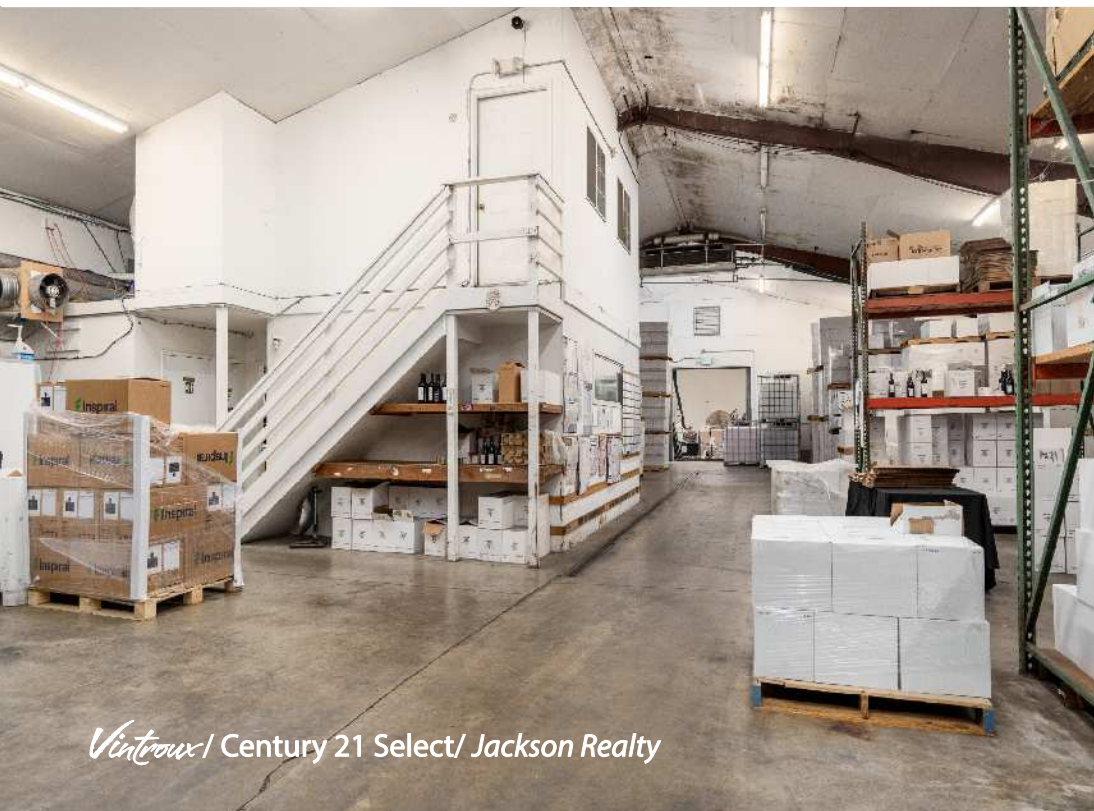
<u>Vessel</u>	<u>Barrel count</u>	<u>Capacity (gal)</u>	<u>Vessel owner</u>	<u>Vessel</u>	<u>Barrel count</u>	<u>Capacity (gal)</u>	<u>Vessel owner</u>
28		1459	Perry Creek Winery	NPC087	1	60	Perry Creek Winery
29		1459	Perry Creek Winery	NPC094	1	60	Perry Creek Winery
30		10487	Perry Creek Winery	NPC095	1	60	Perry Creek Winery
31		10487	Perry Creek Winery	NPC098	1	60	Perry Creek Winery
34		13294	Perry Creek Winery	SS03		2194	Perry Creek Winery
NPC099	1	60	Perry Creek Winery	ST50		350	Perry Creek Winery
NPC102	1	60	Perry Creek Winery	ST51		550	Perry Creek Winery
NPC103	1	60	Perry Creek Winery	ST52		550	Perry Creek Winery
NPC104	1	60	Perry Creek Winery	ST53		550	Perry Creek Winery
NPC105	1	60	Perry Creek Winery	VCT 002		528	Perry Creek Winery
NPC110	1	60	Perry Creek Winery				
NPC111	1	60	Perry Creek Winery				
NPC114	1	60	Perry Creek Winery				
NPC116	1	60	Perry Creek Winery				
NPC117	1	60	Perry Creek Winery				
NPC118	1	60	Perry Creek Winery				
NPC119	1	60	Perry Creek Winery				
NPC126	1	60	Perry Creek Winery				
NPC127	1	60	Perry Creek Winery				
NPC128	1	60	Perry Creek Winery				

WINE PRODUCTION

TONS CRUSHED ANNUALLY

>> 2016 - 2019 (annually) Approx 350 Ton	>> 2021 645 Ton
>> 2020 (Four Tanks Added) 450 Ton	>> 2022 450 Ton







OUTDOOR SPACES





Vintoux / Century 21 Select / Jackson Realty

PERRY CREEK
WINERY

VINEYARD BLOCK DETAILS

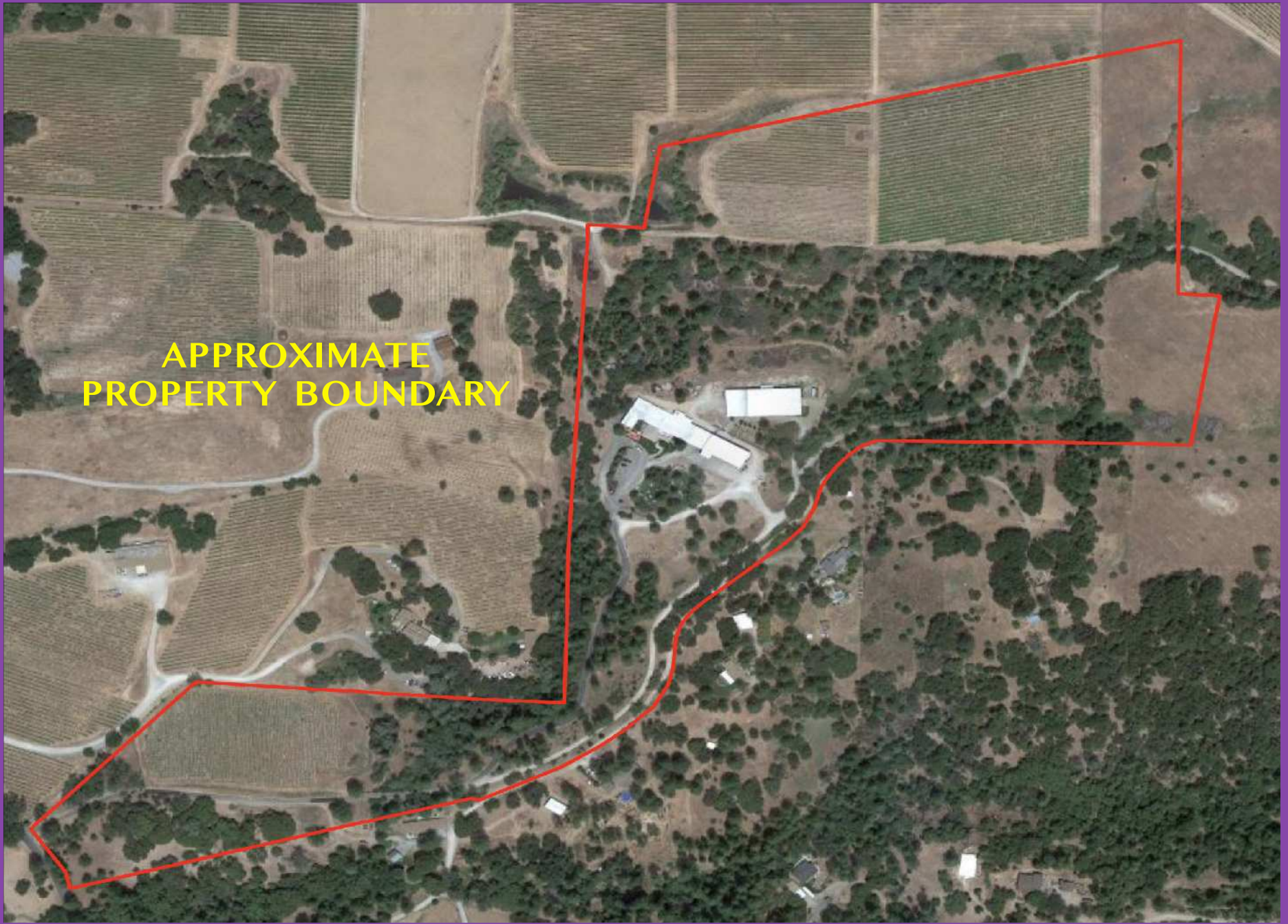
GRAPES - VARIETALS

VARIETALS	SPACING	YEAR PLANTED / GRAFTED	ACRES
Syrah	9 x 6	1995 Approx	
Barbera	9 x 6	1995 Approx	
Merlot	9 x 6	1995 Approx	
Sauvignon Blanc	9 x 6	1995 Approx	
Marsanne	9 x 6	1995 Approx	
Rousanne	9 x 6	1995 Approx	
		Total	8±



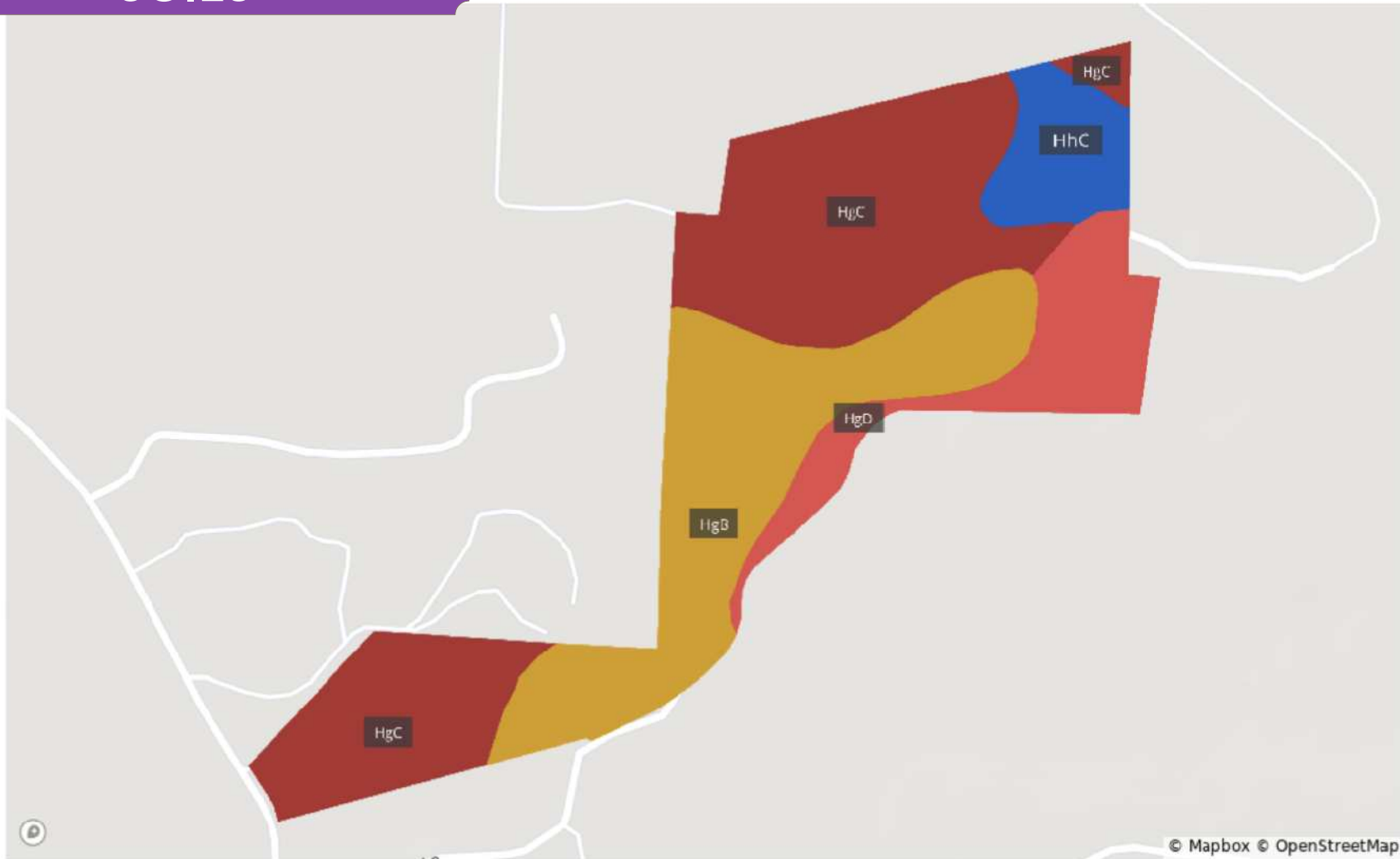
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PERRY CREEK
WINERY



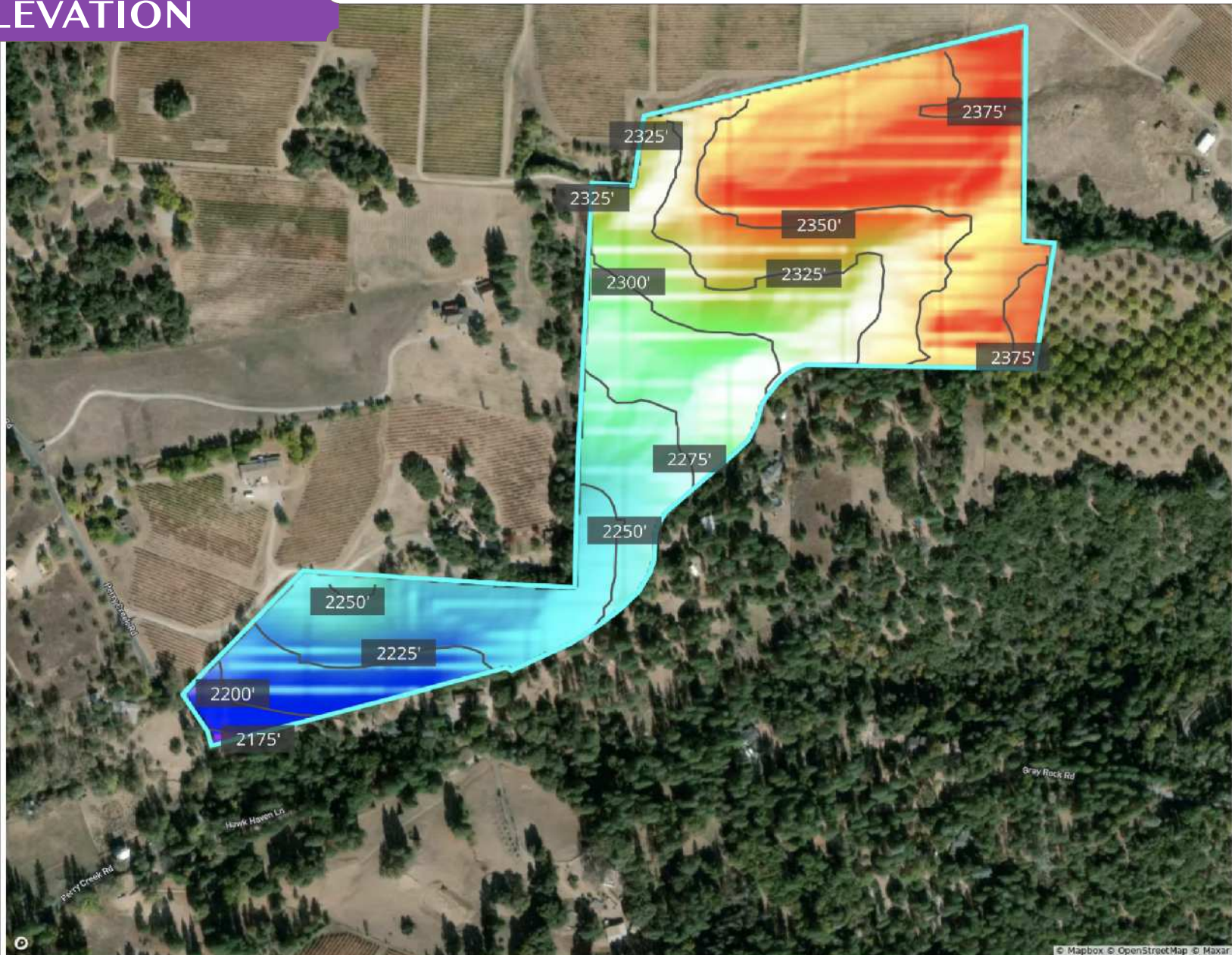
**APPROXIMATE
PROPERTY BOUNDARY**

SOILS



Code	Soil Description	% of Selection	Acres
● HgC	Holland coarse sandy loam, 9 to 15 percent slopes	45.8%	21.7
● HgB	Holland coarse sandy loam, 5 to 9 percent slopes	32.4%	15.4
● HgD	Holland coarse sandy loam, 15 to 30 percent slopes	13.9%	6.6
● HhC	Holland rocky coarse sandy loam, 5 to 15 percent slopes	7.9%	3.7

ELEVATION



Source: USGS 3 Meter Dem

Interval: 25.0 ft

Range: 234.1 ft

Min: 2164.9

Max: 2399.0



Contact



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VineyardAndWinerySales.com



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