



5566 Highway 128
Geyserville, CA 95441



The Winery Estate

1765 Sqft House | 2500 Sqft Winery | 8.16+/- Acres |

Welcome to your Wine Country Estate in the heart of Alexander Valley. This unique opportunity allows wine enthusiasts & entrepreneurs to live, work and play in the Wine Country! This established winery makes its own award-winning wine from its own 6 acre vineyard. A beautifully preserved 1912 farmhouse with 3 bedrooms, sits steps away from the 2,500 sqft tasting room and wine making facility. The winery is permitted to produce 5,000 cases of wine annually and allows for daily tasting room visitors and industry events. You can also build your dream home on the property where an approved 4-bedroom septic system has been designed for a new homesite.

Offered at:
\$5,995,000





Other Amenities include:

- Active tasting room
- 5000 case winery permit
- 6 +/- Acres of Income Producing Vineyards
 - Cabernet, Zinfandel
 - Viognier, Tempranillo
- Agricultural and Commercial Well
- ADA-compliant winery building
- Two separate septic systems for residence and tasting room/winery
- Approved 4-bedroom septic system for new homesite.
- 3 bedroom farmhouse



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