



14792 Wabash Ave. Grass Valley, CA 95945

\$1,999,000

Unlock Potential: Room to add income in multiple ways!



Jeffery Deter

916-749-2181

CA#01996552

Listing Added:

Listing Updated:

kw
KELLERWILLIAMS

Property Details:

SHOP

- 1) 50-amp power, water and sewer hookup that will accommodate a 40' RV.
- 2) 2" NID raw water plumbed to it.
- 3) Well water from house plumbed to it
- 4) New septic system designed by Lincoln & Long for two-bedroom house.
- 5) Half of the shop is insulated. It was originally a cold storage unit for apples.
- 6) Shop has a state-of-the-art camera / remote viewing system.
- 7) Portable self-enclosed shower, toilet, sink unit.

POND

- 1) Hose bibs located around the pond.
- 2) Engineered Dam and recorded with county
- 3) Recently drilled capped well. Drilled by Peter's Drilling, Grass Valley. They have all drill logs. High water output.
- 4) Very nice future house site.

HOUSE

- 1) New well put in about 8 years ago by Peter's drilling of Grass Valley. They have all drill logs.
- 2) Small insulated cold storage out building.
- 3) The yard is plumbed with NID raw water, and the house is plumbed with well water.
- 4) New roof on house and garage this spring by Gold Country Roofing.

PROPERTY

- 1) 2 wells
- 2) 3 PG&E services, two of which are 3 phase power
- 3) 5 MINERS inches of NID raw water (55 GPM). This is plenty for the vineyard, house, grow and to keep the pond full.
- 4) Property has 2 easements. One on Wabash, and another from the private road at the pond.
- 5) Property location (Chicago Park) right off HWY 80, between the Bay area and Lake Tahoe.
- 6) Property comes with the following equipment. Kubota L series tractor, three point forklift, flail mower, bush hog rotary mower, three-point venturi spray rig, three point PTO strip spray rig, Mitsubishi forklift (currently not running, needs head job and timing belt), box scraper, JD yard lawn mower (tenant is using it to mow the lawn at the house), Honda Quad 250cc., MIG welder and welding table, oxygen/acetylene cutting torch/welding tip. There is a bin trailer, but Mark at the winery asked to buy it. I have shovels, small hand sprayers, some tools and farm supplies as well.



Details

Asking Price	\$1,999,000	Property Type	AG/ RESIDENTIAL INCOME
Subtype	AG/RESIDENTIAL INCOME	Investment Type	Value Add
Class	C	Tenancy	MULTIPE TENANTS
Square Footage	1700	Occupancy	75%
Year Built	1962	Buildings	2
Stories	1	Lot Size (acres)	16.97
Ownership	Fee Simple		

Marketing Description

PLEASE SCHEDULE ALL TOURS WITH THE AGENT CONTACT

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The property sits on 16.97 sprawling acres with multiple avenues of revenue. The vineyard which is currently leased uses approximately 3.2 acres for 6 different varieties of grapes. The grow which is currently permitted and leased is expanding and pushing the limits of production. There is a home that is currently leased. There is a shop with RV parking and dumping that can be leased as well. The property has more areas to be developed for more vineyards or other income producing activities.

Red Grapes: Variety-Root Stock

Nero D'avola - 101-14

Teroldego - 5BB

Dolcetto - 5BB

Aglianico - 5BB

White Grapes: Variety-Root Stock

Falanghina - 3309C

Vermentino - 3309C

Investment Highlights

Vineyard:



Property Photos (14 photos)

