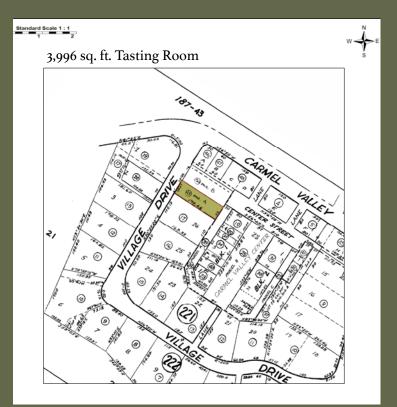
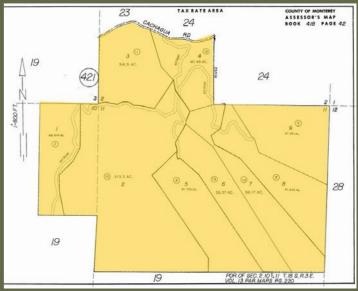


# PROPERTY OVERVIEW

655.47 acres with 9 parcels
II,476 sq. ft. Winery and 60 vineyard acres (planted and plantable)
2,300 sq. ft. home at vineyard
3,996 sq. ft. Tasting Room building in Carmel Valley Village
List Price \$11,750,000







SITE PLAN & ASSESSORS PARCEL MAP

## **SUMMARY**

An established estate vineyard and winery in the prestigious Carmel Valley Viticultural Area, this expansive property features hundreds of acres and numerous buildable parcels. The 60 acre vineyard contains a portion currently under vine and plantable acres—plus a remarkable offsite turnkey Tasting Room in a high-traffic Carmel Valley Village location. The updated winery production building totals approximately 11,476 sq. ft. and includes both a canopy and crush pad. A Tractor Barn offers storage for all the industrial agriculture equipment, which is included in the sale. There is also a shop that provides ample space for a functional office. Beyond the wine inventory and full business framework, the property includes a 2,000+ sq. ft. home on-site with potential to develop 8 homes on separate lots. Ideal for the investor motivated to make their mark with a signature wine label, this array of valuable property and assets offers the opportunity of a lifetime.

#### ASSESSOR'S PARCEL NUMBERS

189-221-043	Tasting Room
418-421-001	43.314 Acres
418-421-005	61.725 Acres
418-421-008	61.633 Acres
418-421-009	61.591 Acres
418-421-010	213.3 Acres
418-42I-0I I	58.9 Acres
418-421-012	40.48 Acres
418-421-013	55.3 7 Acres
418-421-014	59.17 Acres

#### VINEYARD & WINERY HIGHLIGHTS

- 30 acres plus a 10-acre fallow block and an additional 18-20 acres plantable. Property could be expanded to ~60 vineyard acres total.
- Wells with historic production of 96 GPM, 18 GPM, 42 GPM, and 36 GPM.
- Winery II,776 sq ft
   Fire protected with alarm system
   Tank Gals: 39,500
   Barrel Capacity: 800
   Crush Capacity: 30 tons/day

- Storage: 30,000 gals. domestic/irrigation. 30,000 gals. domestic/winery/parcels
- Parcel water and fire protection
   4 & 6" supply, except Parcel I
- Buildings:
  2300 sq ft 4 bedroom, 3 bathroom home at vineyard
  6400 sq ft barn, shop, and office
  2400 sq ft tractor barn
- Equipment List available upon request

## VILLAGE TASTING ROOM HIGHLIGHTS

- Total building footprint: 3996 sq ft Wine tasting and storage/office: 976 sq ft Wine club lounge: 218 sq ft Wine event center: 830 sq ft
  - Wine storage and shipping warehouse: 1457 sq ft 2 bathrooms, kitchennete, and hallways: 515 sq ft
- Exterior front patio: 573 sq ft
- Numerous parking spaces







# **WATER & IRRIGATION**

The vineyard is improved with three on-site wells, two 15,000 gallon water storage tanks, three 10,000 gallon water storage tanks, and a reservoir.

Currently, the 3 wells are running a combined ~55 GPM.









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