

SPECTACULAR VINEYARD PROPERTY

Carmel Valley



PROPERTY OVERVIEW

655.47 acres with 9 parcels

11,476 sq. ft. Winery and 60 vineyard acres (planted and plantable)

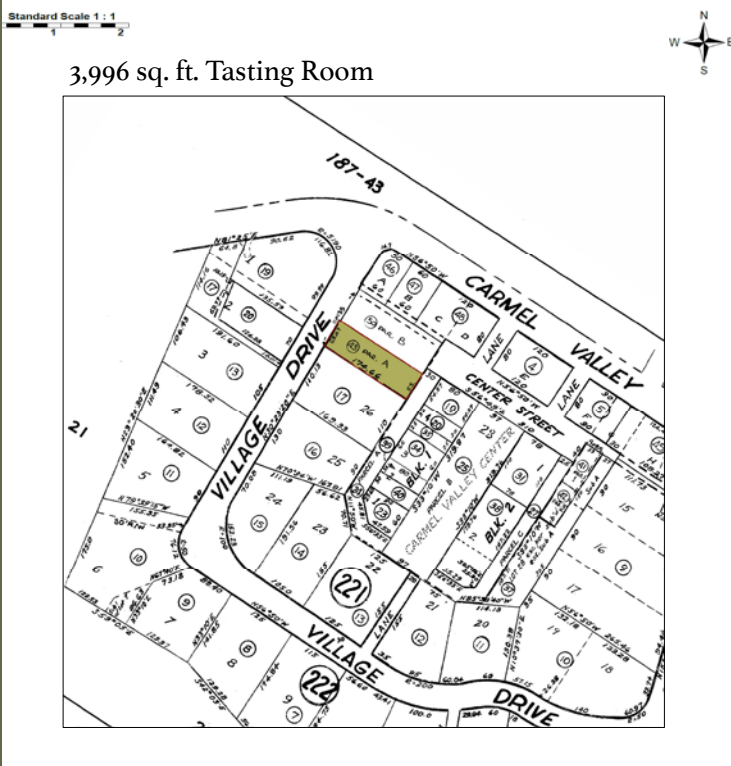
2,300 sq. ft. home at vineyard

3,996 sq. ft. Tasting Room building in Carmel Valley Village

List Price \$11,750,000



CARMEL VALLEY REALTY COMPANY



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 11,776 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 1
- 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, kitchenette, 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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