

# BURKE RANCH VINEYARD

FOR SALE | SIERRA FOOTHILLS AVA



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

# BURKE RANCH VINEYARD



## EXECUTIVE SUMMARY

Burke Ranch Vineyard is located at the gateway of the Shenandoah Valley wine trail in Amador County. Situated within Plymouth city limits, the property has Planned Development zoning and access to the Amador Water Agency which creates any number of future potential opportunities: winery, homes, estates, commercial development etc. Currently Burke Ranch Vineyard consists of 5 parcels totaling  $219\pm$  acres with  $138\pm$  acres of producing vineyard. This gorgeous setting combined with a prime location and future development potential presents an exciting opportunity.

>> Shenandoah Road, Plymouth CA >>  $138\pm$  Acres Planted to Vineyard >> Winery, Homes / Estates etc Potential

>>  $219.27\pm$  Acres Total >> Entrance to Shenandoah Valley >> Zoned PD - Planned Development

>> 5 Parcels >> Extensive Road Frontage >> Within City Boundaries

## PROPERTY DETAILS



WINERY  
TASTING ROOM  
ESTATES / HOMES  
OTHER  
POTENTIAL



5 PARCELS  
PICTURESQUE  
SETTING  
SUBSTANTIAL  
VINEYARD



GATEWAY TO  
SHENANDOAH  
VALLEY  
EXTENSIVE ROAD  
FRONTAGE



### LAND

>> **219.27± Acres Total**  
>> **138 ± Acres Planted to Vineyard**

### 5 PARCELS

>> **APN 008-070-037 - 62.38± Acres**  
>> **APN 008-070-040 - 52.36± Acres**  
>> **APN 008-070-039 - 42.96± Acres**  
>> **APN 008-070-036 - 38.58± Acres**  
>> **APN 008-070-038 - 23± Acres**

### ZONING

>> **PD - Planned Development**  
>> **Within City Boundaries**

### AVA

>> **Shenandoah Valley AVA**  
>> **Sierra Foothills AVA**

### VINEYARD

>> **Zinfandel, Syrah, Petite Sirah, Terodego, Barbera, Grenache, Tempranillo, Graciano**  
>> **Certified Sustainable**

### IRRIGATION

>> **Private Well (300+ GPM as of May 23)**  
>> **Amador Water Agency - Public**

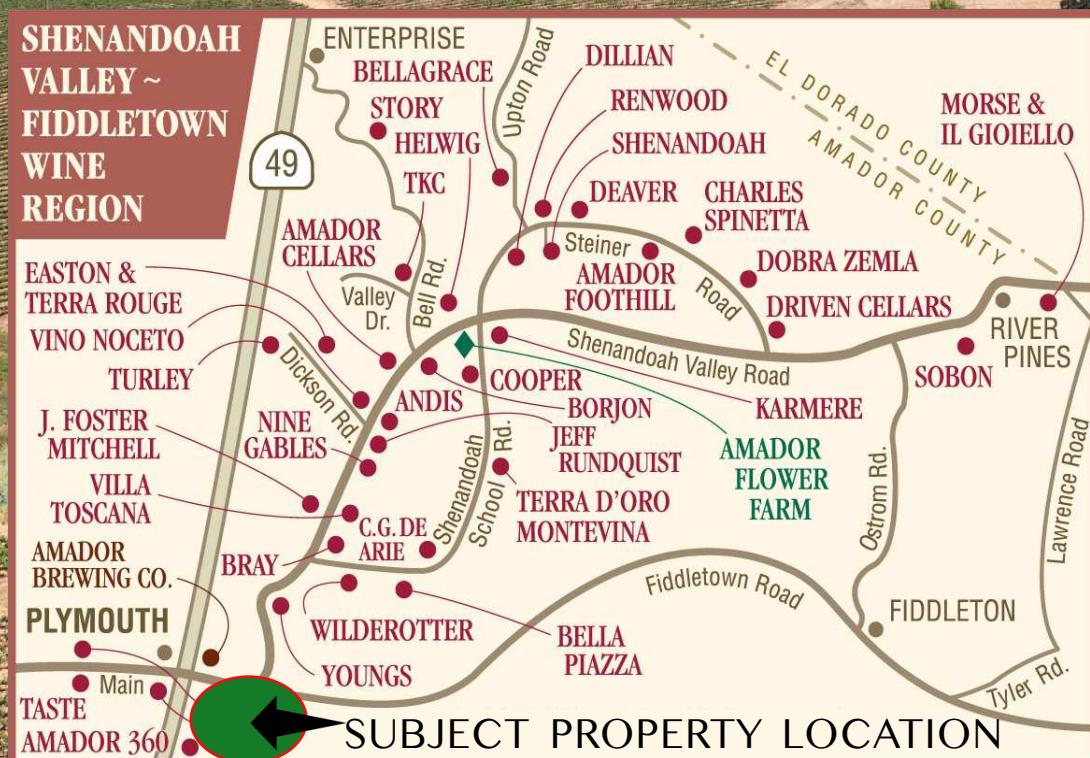
### FROST PROTECTION

>> **Multiple Wind Machines**

**PRESENTED AT  
\$6,700,000**

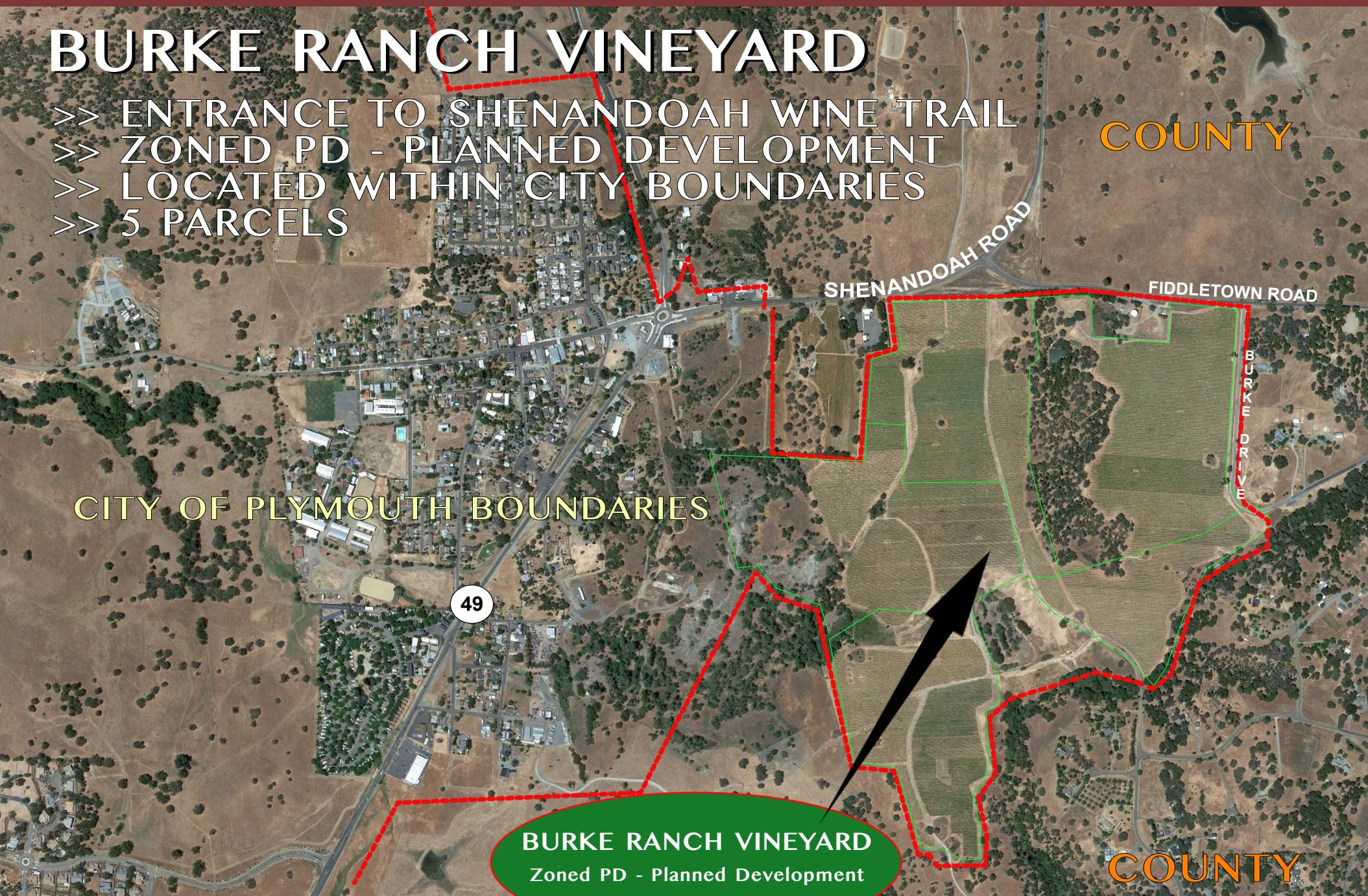
# BURKE RANCH VINEYARD

## GATEWAY TO THE SHENANDOAH VALLEY WINE TRAIL



# BURKE RANCH VINEYARD

- >> ENTRANCE TO SHENANDOAH WINE TRAIL
- >> ZONED PD - PLANNED DEVELOPMENT
- >> LOCATED WITHIN CITY BOUNDARIES
- >> 5 PARCELS



# VINEYARD DETAILS

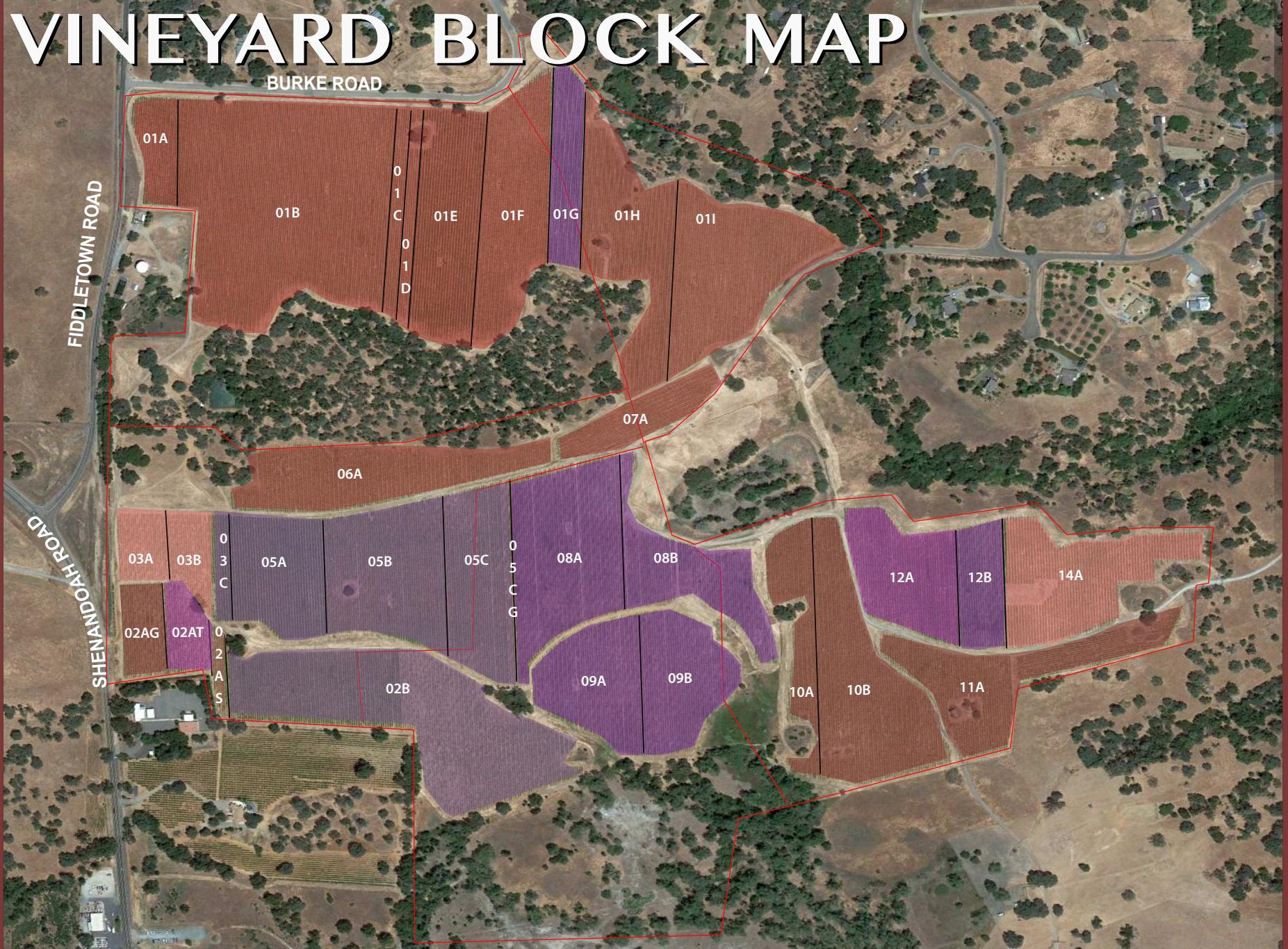
## GRAPES - VARIETALS

| VARIETALS    | ACRES         | BLOCK COUNT | AVG YEAR PLANTED | AVG VINES / ACRE | 2020 TONS / ACRE | 2021 TONS / ACRE | AVG TONS / ACRE |
|--------------|---------------|-------------|------------------|------------------|------------------|------------------|-----------------|
| Barbera      | 5.05          | 1           | 2009             | 792              | 4.77             | 5.93             | 5.35            |
| Graciano     | 1.54          | 1           | 2009             | 806              | 2.18             | 1.48             | 1.83            |
| Grenache     | 3.01          | 3           | 1999             | 691              | 3.01             | 1.81             | 2.41            |
| Petite Sirah | 22.40         | 5           | 2016             | 936              | 4.62             | 1.97             | 3.30            |
| Syrah        | 28.82         | 6           | 1999             | 746              | 3.17             | 1.35             | 2.26            |
| Tempranillo  | 1.54          | 1           | 2009             | 806              | 1.99             | 1.82             | 1.90            |
| Teroldego    | 6.28          | 2           | 2009             | 806              | 2.44             | 1.08             | 1.76            |
| Zinfandel    | 70.05         | 13          | 1998             | 811              | 3.66             | 2.38             | 3.02            |
| <b>TOTAL</b> | <b>138.69</b> |             |                  |                  |                  |                  |                 |

# VINEYARD BLOCK DETAILS

| BLOCK | VARIETALS    | CLONE                  | ROOTSTOCK                 | ACREAGE | TOTAL VINES | SPACING | YEAR PLANTED | YEAR GRAFTED | ROW DIRECTION | VINES / ACRE | TRAINING  |
|-------|--------------|------------------------|---------------------------|---------|-------------|---------|--------------|--------------|---------------|--------------|-----------|
| 01A   | Zinfandel    | Grand Pere             | St. George                | 2.04    | 1,971       | 9x5     | 1998         | 2002         | E x W         | 968          | HEAD      |
| 01B   | Zinfandel    | Heritage               | St. George                | 17.15   | 16,497      | 9x5     | 1998         | 2002         | E x W         | 968          | BI/CORDON |
| 01C   | Zinfandel    | Heritage               | 1103P                     | 1.49    | 1,445       | 9x5     | 1998         | 2002         | E x W         | 968          | BI/CORDON |
| 01D   | Zinfandel    | Heritage               | St. George                | 1.01    | 981         | 9x5     | 1998         | 2002         | E x W         | 968          | BI/CORDON |
| 01E   | Zinfandel    | Heritage               | 140R                      | 5.90    | 4,658       | 9x6     | 1998         | 2001         | E x W         | 792          | QUAD/GDC  |
| 01F   | Zinfandel    | Geyserville            | 140R                      | 6.82    | 5,368       | 9x6     | 1998         | 2001         | E x W         | 806          | HEAD      |
| 01G   | Teroldego    | FPS 02                 | 1103P                     | 2.05    | 1,652       | 9x6     | 2018         | 0            | E x W         | 806          |           |
| 01H   | Zinfandel    | Grand Pere             | 110R                      | 5.53    | 4,404       | 9x6     | 1998         | 2001         | E x W         | 806          | CANE      |
| 01I   | Zinfandel    | Dupratt                | 110R                      | 6.75    | 5,413       | 9x6     | 1998         | 2001         | E x W         | 806          | HEAD      |
| 02AG  | Graciano     | Bokisch                | 110R                      | 1.54    | 1,245       | 9x6     | 2009         | 2015         | E x W         | 806          | Bi/Cordon |
| 02AS  | Syrah        | 99                     | 110R                      | 0.28    | 228         | 9x6     | 1999         | 0            | E x W         | 806          | BI/CORDON |
| 02AT  | Tempranillo  | 3                      | 110R                      | 1.54    | 1,245       | 9x6     | 2009         | 2015         | E x W         | 806          | BI/CORDON |
| 02B   | Syrah        | 99/Noir/Durrel/877/174 | 140R                      | 12.23   | 9,866       | 9x6     | 1999         | 0            | E x W         | 806          | BI/CORDON |
| 03A   | Grenache     | 513                    | 101-14                    | 1.41    | 971         | 9x7     | 1999         | 2015         | E x W         | 691          | Bi-Cordon |
| 03B   | Grenache     | Alban 1                | 101-14                    | 1.37    | 947         | 9x7     | 1999         | 2015         | E x W         | 691          | Bi-Cordon |
| 03C   | Syrah        | Noir                   | 420A                      | 0.39    | 327         | 9x7     | 1999         | 0            | E x W         | 691          | BI/CORDON |
| 05A   | Syrah        | Noir                   | 420A                      | 5.09    | 3,927       | 11x5    | 1999         | 0            | E x W         | 792          | QCORDON   |
| 05B   | Syrah        | FPMS 01                | 101-14                    | 5.45    | 3,765       | 9x7     | 1999         | 0            | E x W         | 691          | BI/CORDON |
| 05C   | Syrah        | Noir                   | 420A                      | 5.38    | 3,760       | 9x7     | 1999         | 0            | E x W         | 691          | BI/CORDON |
| 05CG  | Grenache     | 362                    | 420A                      | 0.23    | 160         | 9x7     | 1999         | 0            | E x W         | 691          | BI/CORDON |
| 06A   | Zinfandel    | Dupratt/Deaver         | St. George                | 5.90    | 4,065       | 9x7     | 1999         | 0            | E x W         | 691          | HEAD      |
| 07A   | Zinfandel    | Deaver                 | St. George                | 2.28    | 1,516       | 9x7     | 1999         | 0            | E x W         | 691          | HEAD      |
| 08A   | Petite Sirah | 6                      | 1103P                     | 7.70    | 7,533       | 9x5     | 2018         | 0            | E x W         | 968          | BILATERAL |
| 08B   | Petite Sirah | 3                      | 1103P                     | 4.08    | 3,945       | 9x5     | 2018         | 0            | E x W         | 968          | BILATERAL |
| 09A   | Petite Sirah | 3                      | 1103P                     | 4.27    | 4,133       | 9x5     | 2015         | 0            | E x W         | 968          | BILATERAL |
| 09B   | Petite Sirah | 6                      | 1103P                     | 4.23    | 4,094       | 9x5     | 2015         | 0            | E x W         | 968          | BILATERAL |
| 10A   | Zinfandel    | Geyserville            | St. George                | 3.17    | 1,991       | 9x7     | 1999         | 0            | E x W         | 691          | HEAD      |
| 10B   | Zinfandel    | Deaver                 | St. George                | 7.12    | 4,765       | 9x7     | 1999         | 0            | E x W         | 691          | HEAD      |
| 11A   | Zinfandel    | Deaver                 | St. George                | 4.89    | 3,107       | 9x7     | 1999         | 0            | E x W         | 691          | HEAD      |
| 12A   | Teroldego    | 997/Clendenon          | St. George                | 4.23    | 3,416       | 9x6     | 1999         | 0            | E x W         | 806          | BI/CORDON |
| 12B   | Petite Sirah | Ridge PS               | St. George/1103P/Gravesec | 2.12    | 1,708       | 9x6     | 2012         | 0            | E x W         | 806          | BI/CORDON |
| 14A   | Barbera      | Monteviña              | 1103P                     | 5.05    | 4,004       | 11x5    | 2009         | 0            | E x W         | 792          | QCordon   |

138.70



## APPROXIMATE PROPERTY BOUNDARY



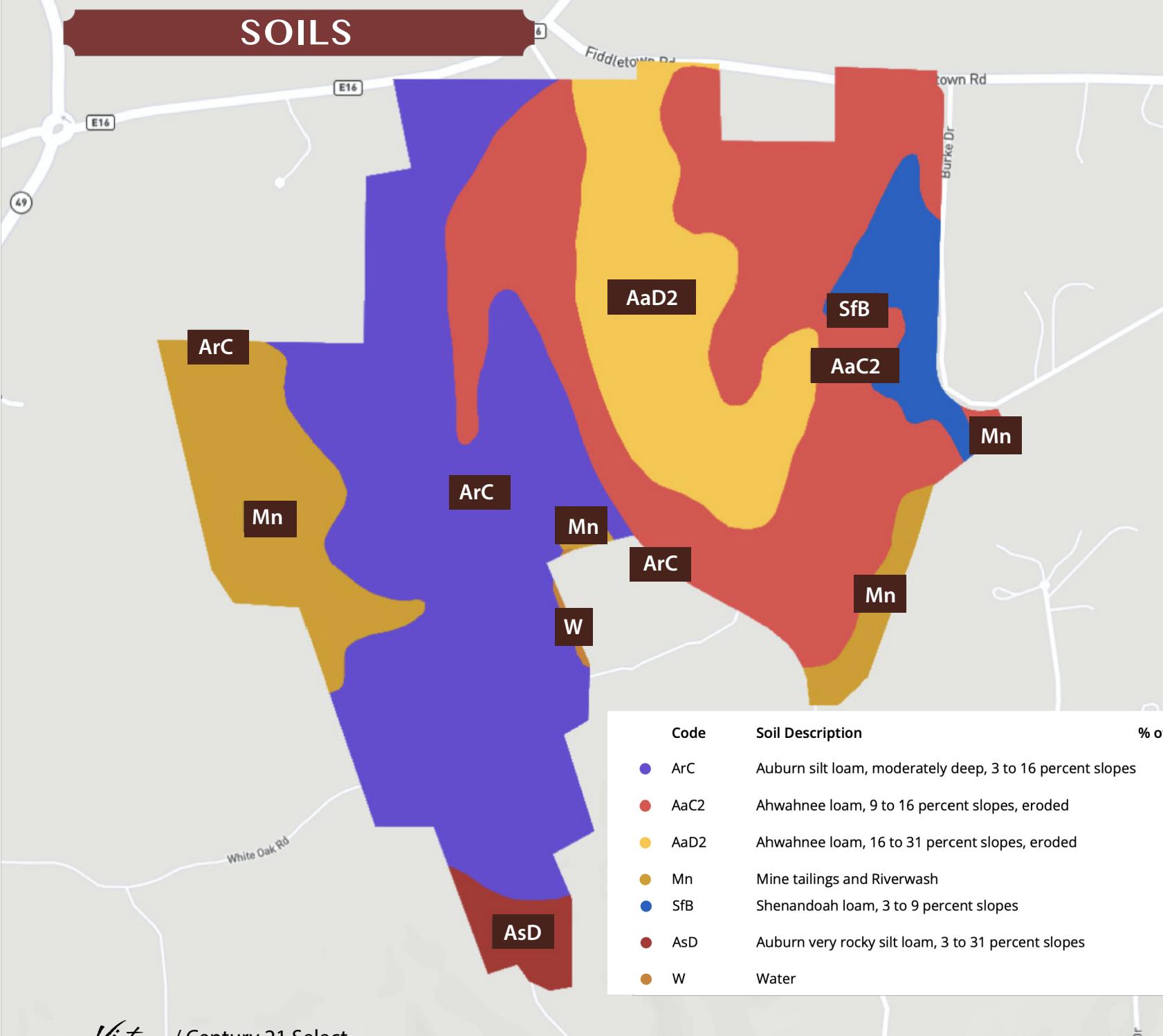




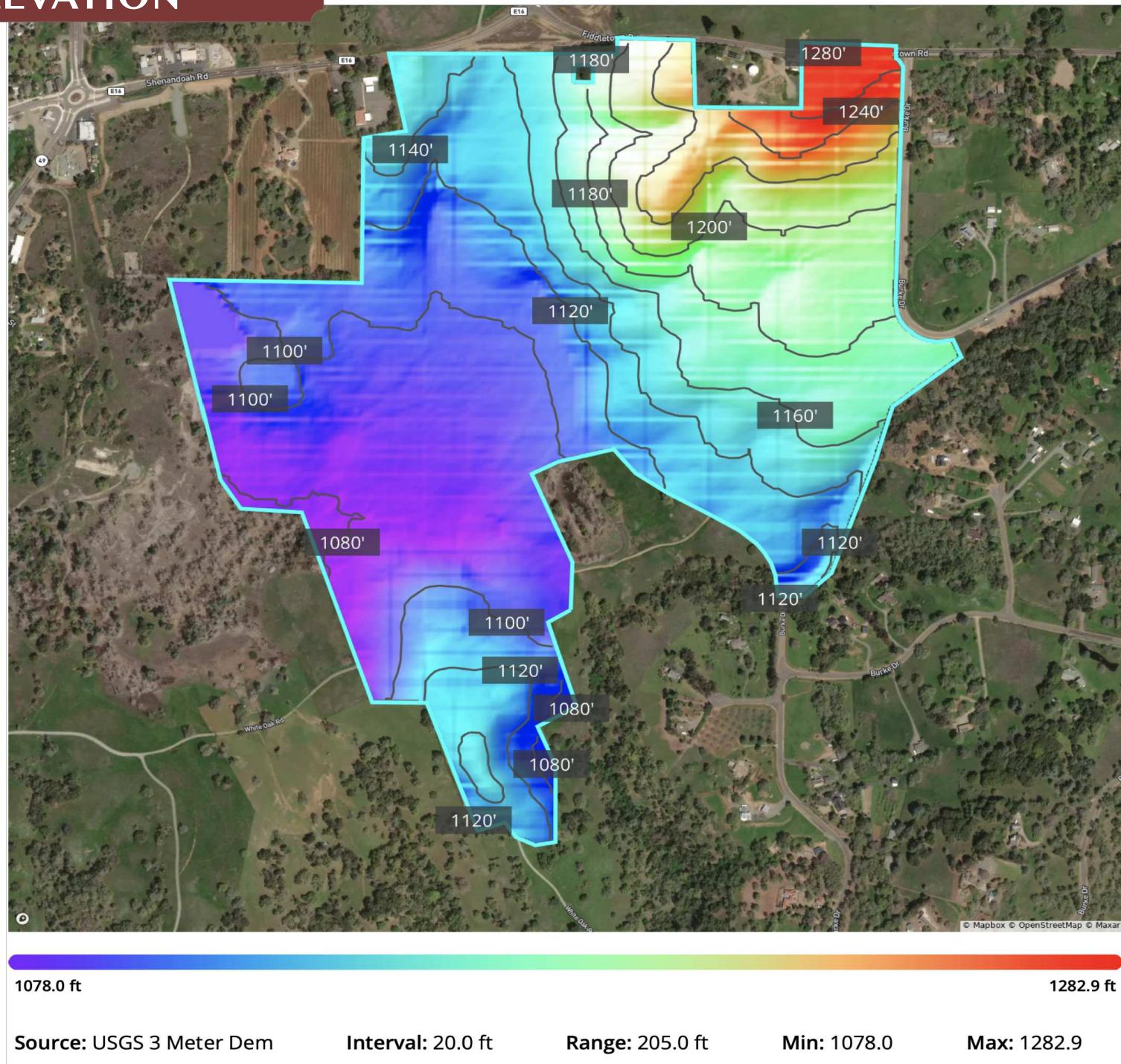




# SOILS



# ELEVATION



# LOCATION



**Shenandoah Road**  
**Plymouth, CA 95669**

## DISTANCES

| CITY                 | MILES |
|----------------------|-------|
| El Dorado Hills      | 25    |
| Folsom / Granite Bay | 34    |
| Sacramento           | 56    |
| South Lake Tahoe     | 81    |
| San Francisco        | 127   |

## ACCESS

- >> Approximately 30 minutes to **Mather Airport**, which accommodates private jets.
- >> Easily Accessible via Interstate 5 and 50 in the Bay Area, Lake Tahoe and Sacramento Airport

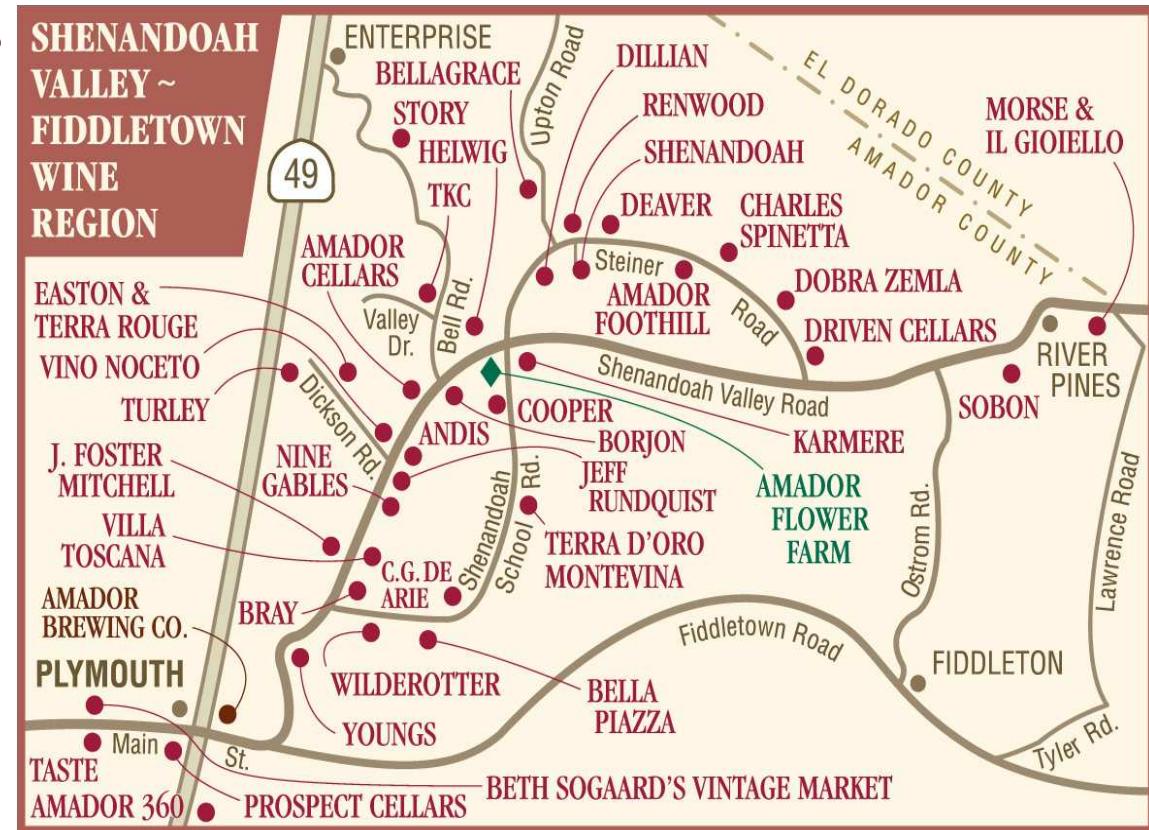


# WHY SHENANDOAH VALLEY?

## ADVANTAGES IN SHENANDOAH VALLEY

>> **HISTORY:** Started during the gold rush and is home to the D'Agostini Winery, which was started in 1856 and is one of the oldest in California. Also home to the Grandpère Vineyard which was planted around 1869 and is claimed to be the oldest documented Zinfandel vineyard in America and is still in production today.

>> **HIGH-CALIBER NEIGHBORS:** Includes well-known Napa Valley Producers with high-quality winemaking and vineyard standards, such as Rombauer Vineyards, Turley and Trinchero.



>> **QUALITY GRAPE GROWING REGION\*:** Classified as a high Region 3 in the UC Davis heat summation scale, Amador micro climate is comparable to St. Helena in Napa Valley. It rarely exceeds 100 degrees during the growing season and has a strong history of growing high quality zinfandel and Italian varietals.

>> **ATTRACTIVE WEEKEND GETAWAY:** A resounding theme of having a historic feel and being "Napa 30+ years ago". Attractive for a quiet and convenient wine weekend - 40 miles east of Sacramento Metro Area, 80 miles from Lake Tahoe and 100 miles east of both San Francisco and Napa Valley.

>> **IDEAL FOR DRY - FARMING\*:** Planted in volcanic Sierra Series soils - primarily sandy clay loam derived from decomposed granite. These friable, moderately dense soils effectively retain annual rainfall, enabling most growers to dry-farm their vineyards.

\*Amadorwine.com

# Vintroux

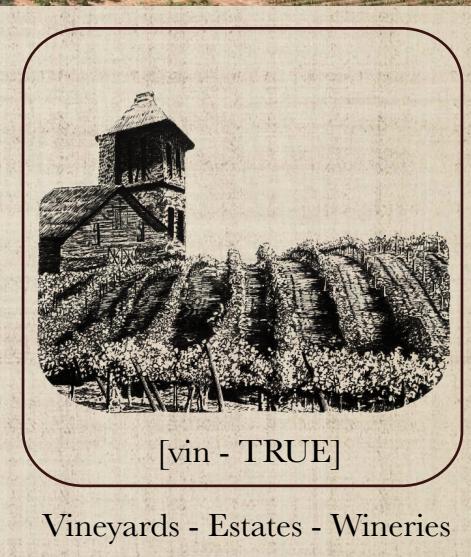
Vintroux Real Estate is a boutique firm located in the heart of wine country with an immediate focus on Sonoma and Napa Counties, and broader reach throughout California. Our expertise covers homes, luxury estates, vineyards and wineries.

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Vineyards - Estates - Wineries

# Century 21

SELECT REAL ESTATE, INC.

David Bolster is a life long El Dorado county resident and Realtor. David works with a variety of property types including residential, agricultural, and commercial properties. Raised on the family farm in Apple Hill, David continues the legacy of the family farm today, and has unique knowledge of various types of agricultural properties.

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