

BURKE RANCH VINEYARD

FOR SALE | SIERRA FOOTHILLS AVA

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Vineyards - Estates - Wineries



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Note: It is believed that the information contained herein came from reliable sources. However, Vintoux 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± acres with 138± 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± Acres Planted to Vineyard
- >> Winery, Homes / Estates etc Potential
- >> 219.27± 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

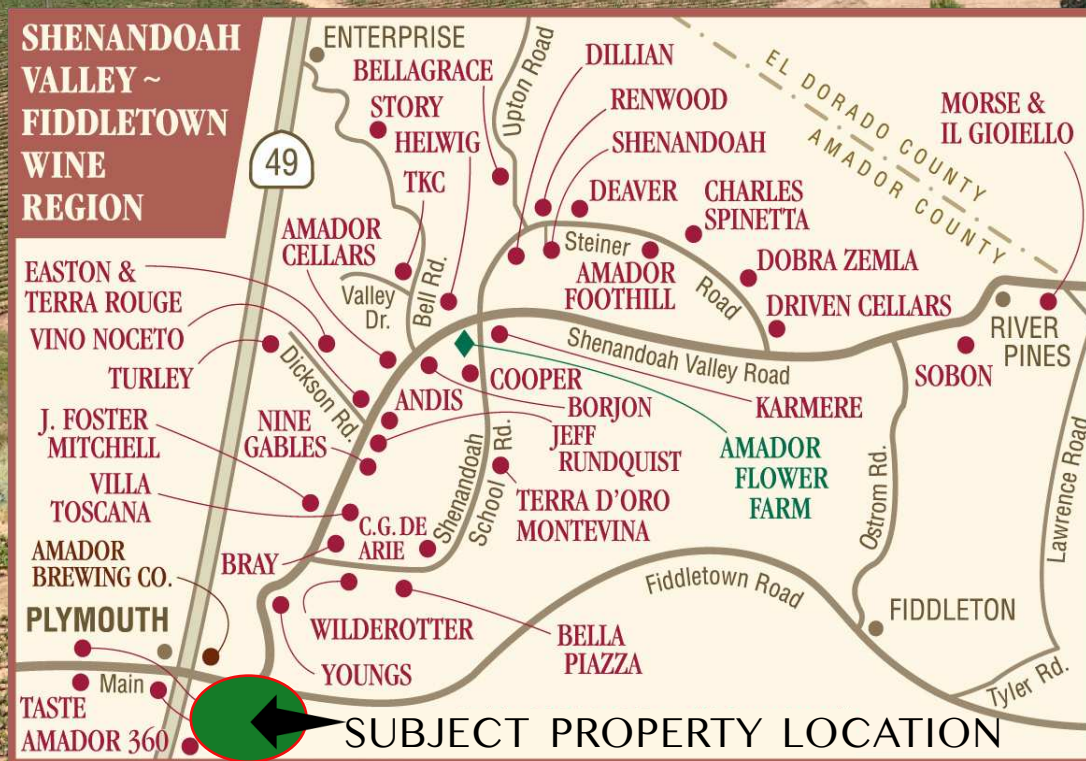
FROST PROTECTION

- >> 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

COUNTY

SHENANDOAH ROAD

FIDDELTOWN ROAD

BURKE DRIVE

CITY OF PLYMOUTH BOUNDARIES

49

BURKE RANCH VINEYARD

Zoned PD - Planned Development

COUNTY

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
TOTAL	138.69						

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

VINEYARD BLOCK MAP



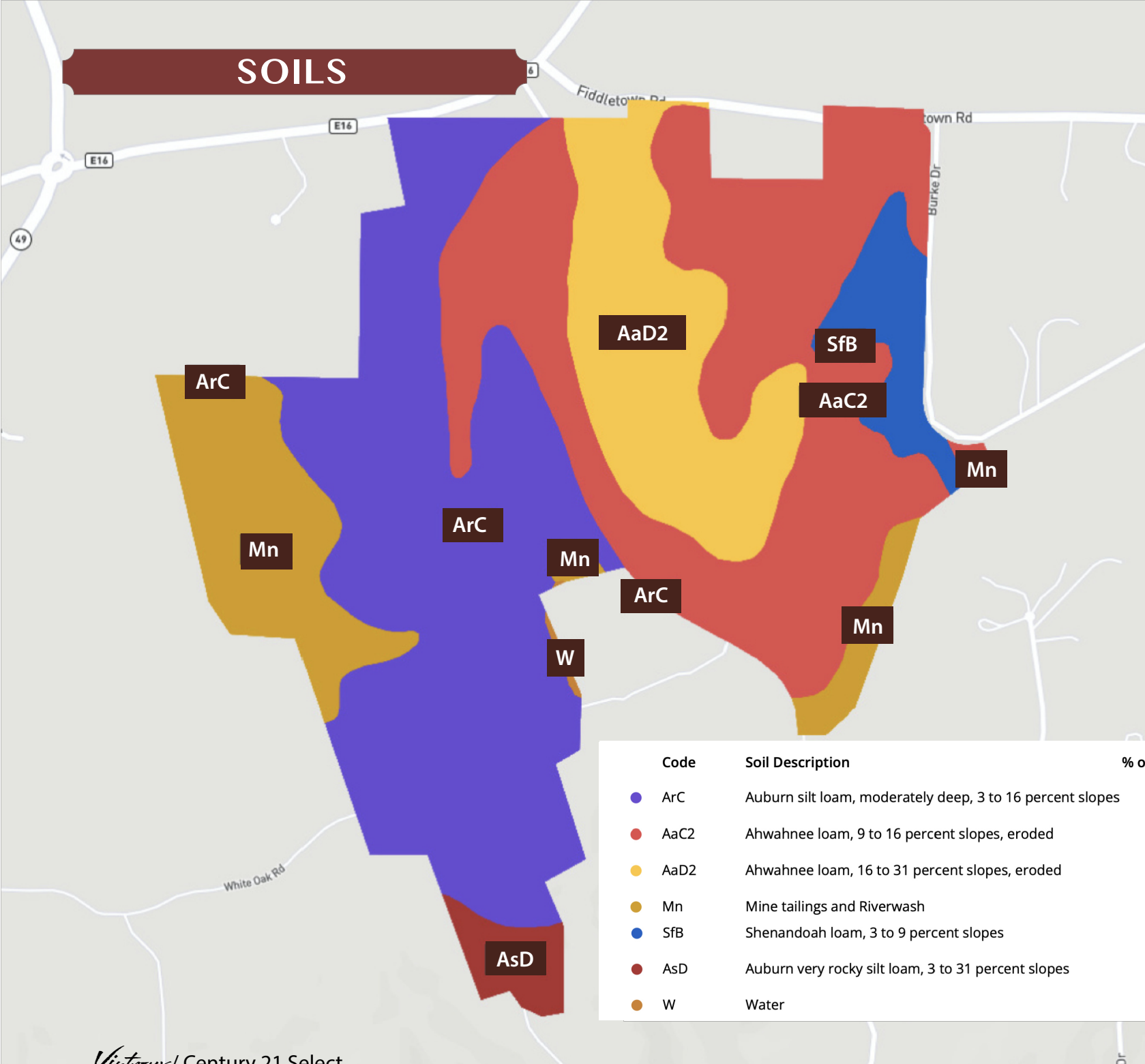




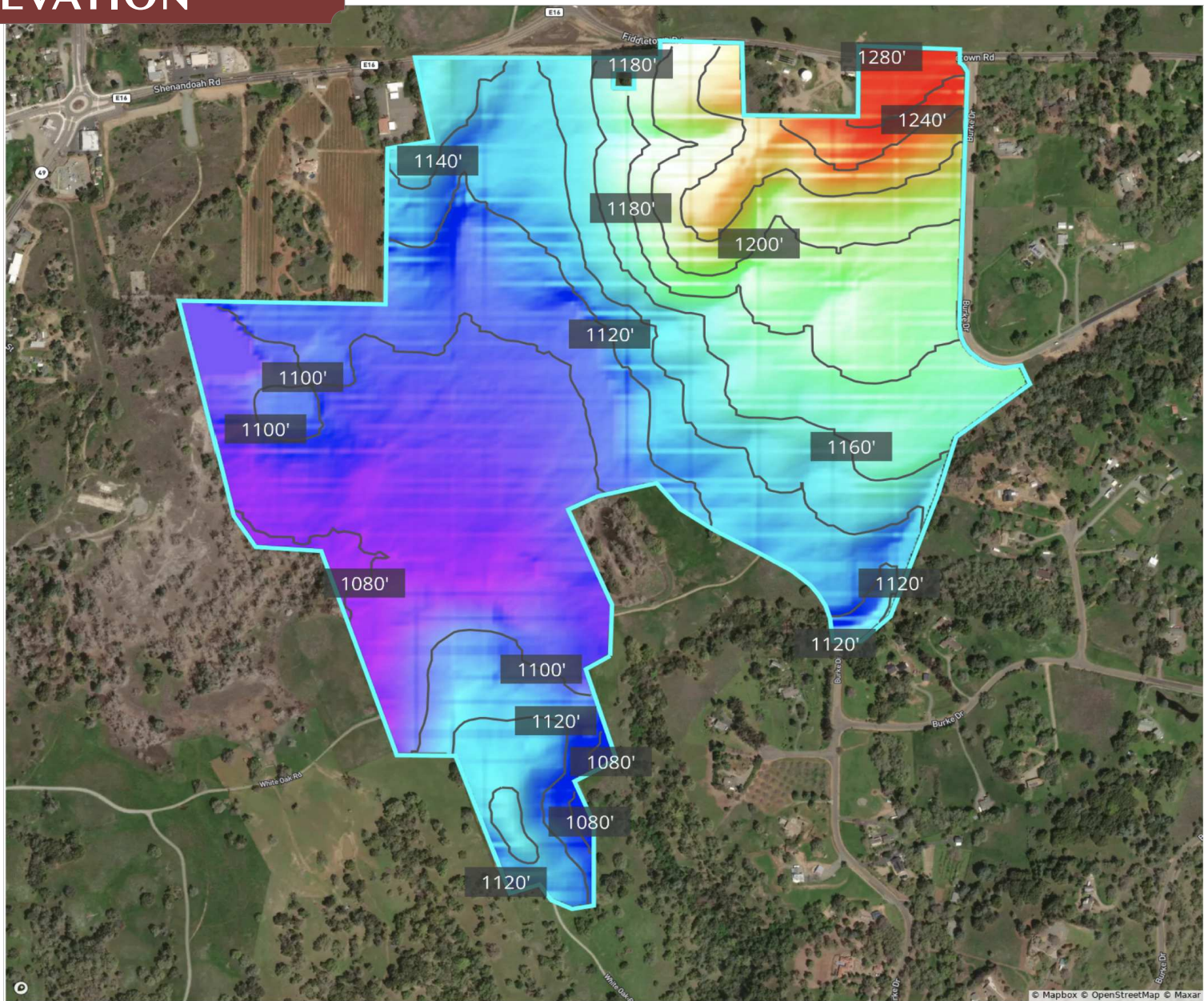








ELEVATION



Source: USGS 3 Meter Dem

Interval: 20.0 ft

Range: 205.0 ft

Min: 1078.0

Max: 1282.9

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



BURKE RANCH VINEYARD

WHY SHENANDOAH VALLEY?

ADVANTAGES IN SHENANDOAH VALLEY

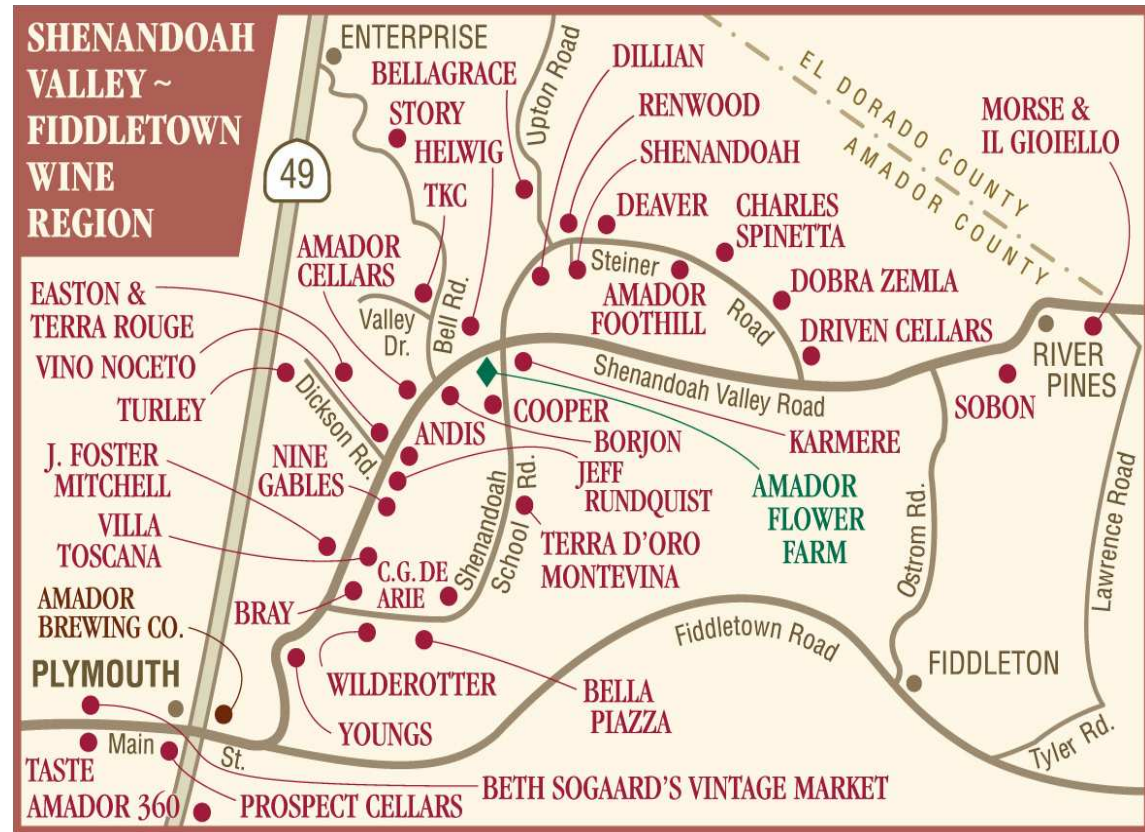
>> **HISTORY:** Started during the gold rush and is home to the D'Agostini Winery, which was started in 1856 and is one of the oldest in California. Also home to the Grandpère Vineyard which was planted around 1869 and is claimed to be the oldest documented Zinfandel vineyard in America and is still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

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SELECT REAL ESTATE, INC.

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

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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