

# Tesoro Vineyard

4683 Abernathy Rd, Fairfield, CA 94534



Green Fields  
Real Estate of California

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## Price: \$8,750,000

90 +/- level acres of prime vineyard ag land (zoned ASV-20) comprised of three contiguous parcels and optimally situated at the gateway of the renowned Suisun Valley American Viticulture Area in Solano County, California--highly regarded as a source of vine fruit to many prominent and internationally distributed Napa Valley and Sonoma vintners. This one of kind Northern California/ Solano County vineyard property boasts unrestricted picturesque views of the nearby Gordon Valley Hills and is flanked by the seasonal LedgeWood Creek on its southern boundary and Abernathy/ Mankas Corner Roads on its eastern and northern boundaries. Its recently cleared, deep, Class I soil and abundant SID/ Lake Berryessa ag water are sure to enhance your premier vineyard and/ or winery development plans. The property includes two 3 bedroom/ 2 bath 940 +/- square foot manufactured homes permitted as farmworker housing and one 1950s era 1,070 +/- square foot 3 bedroom/ 1 bath conventional home--all situated on the smallest of the three parcels. A proven domestic well and two standard septic systems support the three homes. A generous size 1,575+/- square foot metal-sided ag barn provides for farming equipment storage.

The information provided is deemed reliable but not guaranteed.

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Prime "buy and hold" investment or immediate vineyard/ winery/ ag land development opportunity located at the gateway to one of the nations most renowned wine production regions.

Rich, Class 1 soils at the gateway to an area of substantial winery development  
Abundant, irrigation district allocated ag water and a productive domestic well  
Seller carry/ structured sale considered  
Great "Buy & Hold" land investment or immediate winery/ ag development opportunity!



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## Property Photos



DJI\_0255



DJI\_0355

# Tesoro Vineyard

4683 Abernathy Rd, Fairfield, CA 94534

## Property Photos



DJI\_0304



IMG\_0659

# Tesoro Vineyard

4683 Abernathy Rd, Fairfield, CA 94534

## Property Photos



IMG\_0614



IMG\_0657

# Tesoro Vineyard

4683 Abernathy Rd, Fairfield, CA 94534

## Property Photos



IMG\_0622



AgPump1

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## Location

