

For Sale

Monterey Bernardo Vineyard

Bernardo Road, San Ardo, Monterey County

The Monterey Bernardo Vineyard is a unique opportunity to acquire a young, modern, high-yield vineyard that was recently planted, just now entering maturity, and set up to be a successful vineyard.

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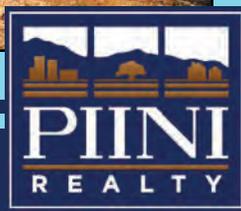
The Monterey Bernardo Vineyard is located at the south end of the fertile Salinas Valley, in the San Ardo area of Monterey County, where Bourdeaux and Rhone-style wines and a wide variety of fresh vegetable crops flourish from the warm summer climate, good water supply, and prime soils.

The vineyard is set along the west side of the valley on a gently sloping terrace bound between the Salinas River to the east and the Santa Lucia Mountain Range to the west.

The nearest community is San Ardo, which is one mile to the north, with Paso Robles and Greenfield within 30 miles in opposite directions from this ranch.



Monterey Bernardo Vineyard



APN: 422-121-004, 422-121-005, & 422-121-032

***Acreage:** Gross acres: 395.7+/-
 Rangeland acres: 165.0+/-
 Net vine acres: 186.2+/-
 Other acres: 44.5+/-

Access: Access is provided by Bernardo Road, a county frontage road that extends from the Hwy 101 / Paris Valley Road interchange and dead-ends at the northeast corner of the vineyard.

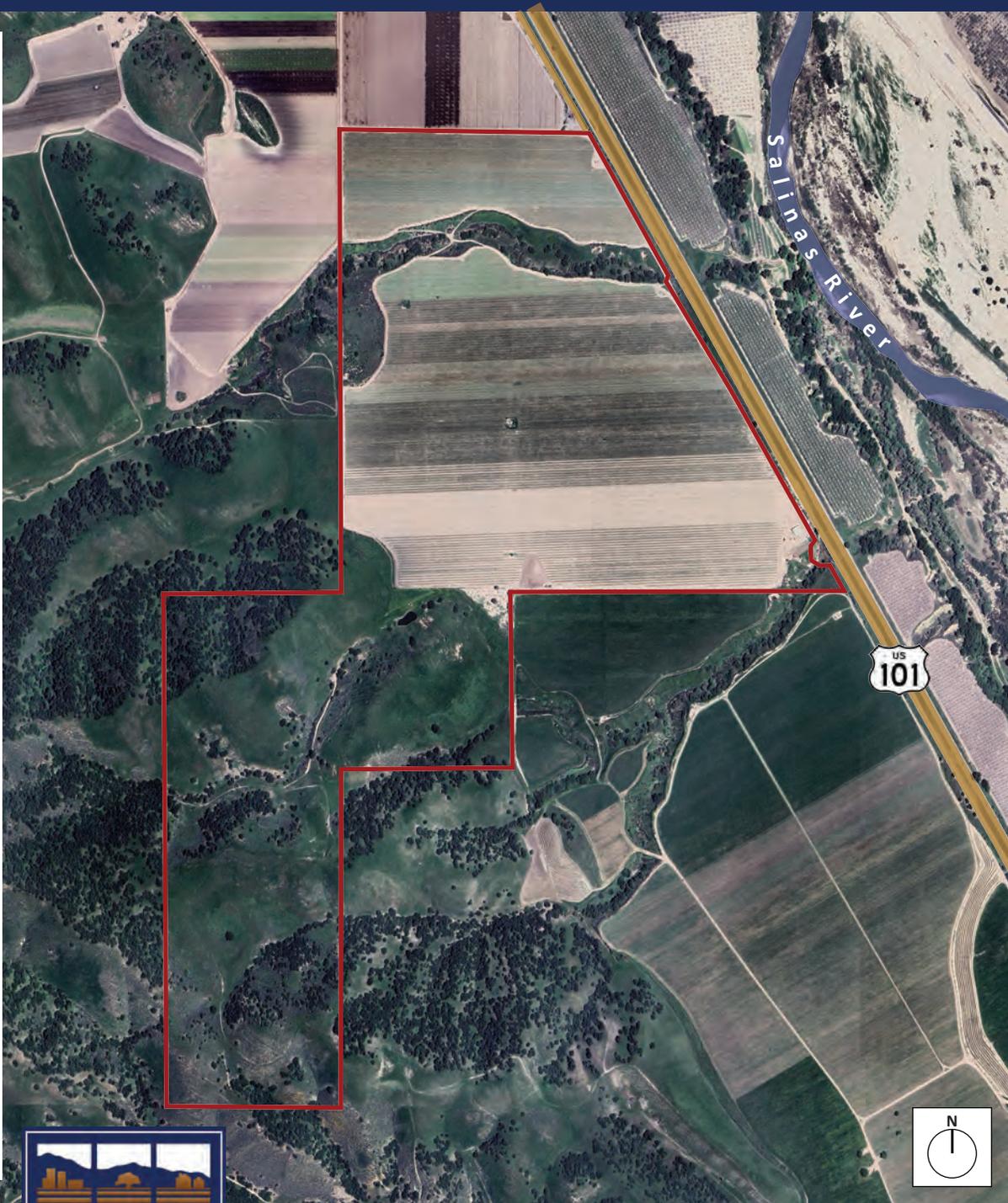
Topography: The northeast end of the ranch is located on a gently sloping bench of the Salinas Valley that is at an elevation of 560 to 620 feet above sea level.

The southwest end of the ranch slopes up into the Santa Lucia Mountain Range to an elevation of 1,115 feet above sea level.

Soil: The soil on the gently sloping bench is Rincon clay loam--a well-drained soil that formed in alluvium from sedimentary rock.

The soil is regarded as prime and intensively cultivated in the Salinas Valley for both vineyards and a variety of fresh vegetable row crops.

Soil Symbol	Soil Name	Slopes	Class	% of Vineyard
RaC	Rincon clay loam	2-9%	2e	100.0%



Aquifer: The ranch is located in the Salinas Valley- Upper Valley Subbasin, which "...has not historically been in overdraft", according to the subbasin's January 2022 GSP, with no pumping restrictions.

Water: Water is provided by two irrigation wells that provide a combined yield of 1,660+/- gpm, or nearly 8.9 gpm/net acre. One of these is a new well drilled in 2021.

Vineyard: Planted in 2021 and 2022, this modern vineyard features a high-top trellis system that allows for mechanical pruning and harvesting with high-yield production of 8 to 10 tons per acre.



Block	Variety	Rootstock	Clone	Year		Net Acres	% of Ranch
				Planted	Spacing		
1	Grenache	1103P	Alban	2022	10x4.5	32.6	17.5%
2	Sauvignon Blanc	1103P	1	2021	10x4.5	29.2	15.7%
3A	Cab. Sauvignon	1103P	47	2021	10x4.5	14.9	8.0%
3B	Cab. Sauvignon	1103P	47	2022	10x4.5	47.7	25.6%
4A	Cab. Sauvignon	1103P	7	2022	10x4.5	30.3	16.3%
4B	Cab. Sauvignon	1103P	8	2022	10x4.5	31.5	16.9%
Total						186.2	100.0%



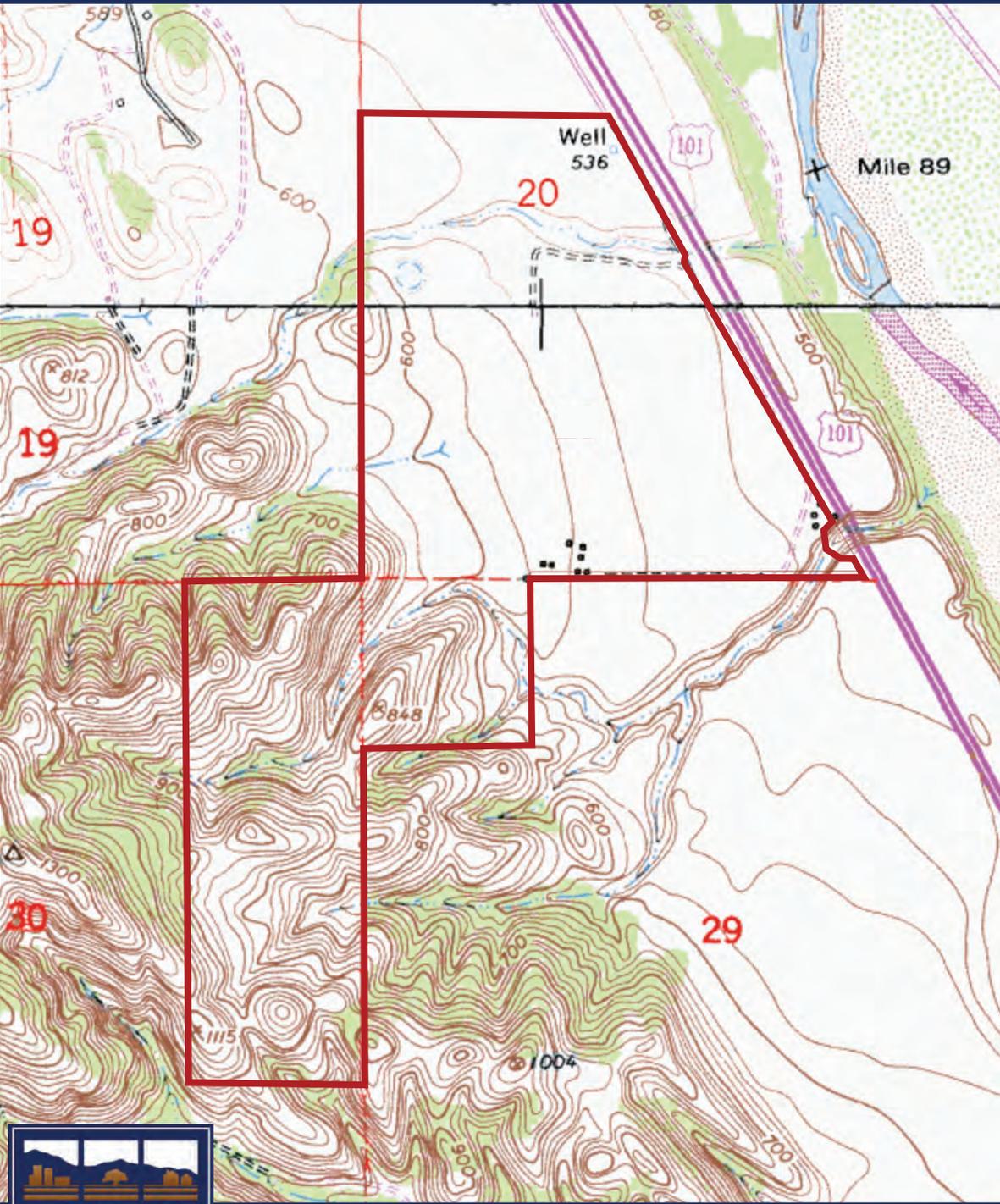
Rangeland: Behind the vineyard are 165.0+/- acres of rangeland that provide an opportunity for livestock and recreation. These hills feature areas of open grassland, oak hillsides, and brushland.

Shop Bldg: Near the southeast corner of the ranch is a versatile 3,000+/- square foot metal shop/utility.

Price: \$7,250,000

Note: Do not go direct. Please contact Piini Realty for all showings.





**The information contained in this brochure, including but not limited to the acreage and water supply estimates, were obtained from sources that are deemed reliable but are not guaranteed. The maps shown are also intended for illustration purposes only and do not represent a survey of the property.*

