



WINERY

Currently this winery is producing 1400 cases with a 4,000 case permit which leaves plenty of room for expansion. Just over 3 acres of grapes are sources from the estate vineyard with the rest coming from various sources with agreements that have been in place for many years. The Instigator Syrah is sourced from Shake Ridge Ranch grapes in Amador County, a preferred favorite of many Northern California producers. The permitted use allows the owners of this winery to host special events throughout the year. The wines can be found at most of the local finer dining options in Calaveras County with Black Tie Charlie, a heart robust red blend being a favorite on the wine menu at Camps Restaurant in Greenhorn Creek, Vin 19 at Copper Valley, Grounds in Murphys and The Independent Wine Bar in Sonora. The winery produces Rhone varietals including whites, reds, rose and a sparkling.

VINEYARD



The vineyard consists of just over 3 acres planted of premium grapes with room for expansion. All vines are grown on 101-14 rootstock planted 5x8 grid pattern which amounts to 1100 plants per acre on a vertical shoot positioning trellis with cordon drip wire and two sets of cane wires. All clones have been intentionally selected for their reputations for producing aromatic and complex french Rhone varietals that are well suited to our Mediterranean climate of high heats in the summer. The vineyard is perfectly placed to soak up the sunshine during the peak growing season yet the cooler breezes off New Melones Lake that come thru the Appaloosa Bar XX Valley help to cool temps down in the evenings which gives a longer hang time on the vine allowing flavors and sugars to develop. The well report states the well produces 75 gallons a minute and is drilled 260 feet.

Grapes Grown

2 Acres Syrah clone #470.

½ acre Syrah Alban Vineyards clone.

1 acre of Grenache Noir split between 2 clones #513 and #362.

100 vines Viognier from Entav clone.

130 vines Mourvedre Tablas clone.

THE FUN FACTOR



The property itself offers some very special attributes for someone looking for an event venue opportunity to host friends and family or more public winery or farm style events. In spring time you can enjoy the native avian visitors and bullfrogs enjoying the seasonal pond and creek bed. In the summer months you can host multiple musical events on the stage flanking the dancefloor under the native oaks. The stage includes a 50 amp spider box for full band capacity. Within the vineyards you will find a bocce court and a smaller stage for more intimate live music, and an outdoor sink with granite counters. Behind the home and winery you will find a perfect gathering place for bonfires under the stars, a custom pizza oven large enough for hosting crowds and a large smoker and outdoor bar for entertaining.

MODERN FARMHOUSE - RUSTIC TOUCHES

At the core of this property is a refined modern farmhouse that includes warm rustic touches throughout. You will enjoy the views and the natural light from the expansive Anderson wood windows and the exhibition style kitchen includes granite counters, high end cabinetry and a Viking stove. The decor is a beautiful mix of rustic and contemporary style with a great room and open floor plan. The home is built with fire rated commercial sheetrock walls and has a 50 year composite roof. The bottom floor office and the hidden loft in the master has storage for catering supplies and linens and so much more.

The tasting room downstairs can easily be converted into a wonderful game room or media room. If owning a winery and tasting room is not part of your dream, this home is a wonderful home for entertaining lots of family and friends. The large room downstairs on the main level includes a wet bar and large barn doors to open out to the patio with fire pit, custom smoker, BBQ and pizza. There are so many possibilities to utilize this space. Downstairs there is a beautiful full ADA bathroom.

Property includes plans for building an additional 1200 sq ft home on the graded pad overlooking the vineyard. Septic tie-in and electrical and plumbing infrastructure is already in-place underground.



ADDITIONAL LODGING

There are two sleeping cabins on the property for additional lodging. They both open up to the outdoors where you will likely be greeted by deer and turkeys in the morning. Each unit includes heating and air conditioning for year round comfort. ADA approved full bathroom is outside of tasting room for convenience.



Within the fenced vineyard sits The Birdhouse, a darling cabin with loft upstairs for sleeping and a small sitting room that opens up to a nice outdoor patio. The cabin has a small frig and microwave, dishes and all conveniences. Just outside the cabin is a rustic outdoor shower for bathing in the vines.



ADDITIONAL FEATURES



New solar hooked up in October or 2021 is completely paid for and is scaled to power 130% of current property to allow for further expansion.

Newly completed 1500 sq ft barn with cooling system for climate control and oversized doors.

3 car garage near home is outfitted as a host catering kitchen with epoxy floors, Viking range, commercial dishwasher and refrigerator.

Loft area above garage functions as a workshop or office or storage.

There are two portable bathrooms creatively outfitted on a vintage truck that include showers and are hooked into the septic system.