

## General Property Overview:

- 247 Acres total
- 105 Acres Planted with 7 varieties—Pinot Meunier, Viognier, Pinot Noir, Sauv Blanc, Merlot, Chardonnay, Cab Sauv.—Grapes under contract.
- 136 Additional irrigated acres for expansion (borders City of Jacksonville).
- Zoned EFU—Exclusive Farm Use
- Amazing Location—Located within 5 minutes of several wineries & Jacksonville Wine Trail
- 6,800 sq.ft. high end custom home—Built in 2007—4 bed, 6 bath, Timber Frame with theatre room, game room, Private Primary bedroom, office, formal living and dining room, butler's pantry, chef's dream kitchen.
- 3,000 sq.ft. Tasting Room/Barn/Offices w/full kitchen, conference room,
- 1,000 sq.ft. Tasting Patio
- County approval for Winery Facility and Wine Cave.
- 4,800 sq.ft. Equipment Shop
- 7 million Gallon reserve irrigation pond piped into main irrigation system.
- State-of-the-art irrigation pumps and equipment.
- Very mature and high-end Landscaping
- In-ground Pool with Sauna and pool house/exercise room
- Huge outdoor living area with BBQ and expansive views
- Custom security Gate and fully fenced property
- Additional Home site approval.
- Turn-key Vineyard and Farm with \$1,000,000+ of equipment included (list to be provided)
- Sold Fully furnished (approx. \$250,000 value).
- Vineyard Gross approx. \$1,000,000 per year. - Average \$5,000 - \$6,000 per acre for outside vineyard management company manage/farm (105 acres planted).
- Rental Comparative Analysis - project \$350,000 in gross short term rental income yearly.
- Amazing corporate retreat/high end wedding venue.

Offered at \$11,950,000