

THE WINERY AT 1172

Property Details

Price: \$12,800,000.00

310 +/- Acres

2 Parcels

Parcel 1 (Winery Facility on San Marcos Road)

APN: 026-104-001

155.33 +/- Acres

Zoning: Agriculture

Not in Williamson Act

Winery

- 43,210 +/- sf Winery Facility
- Built 2002
- Permitted to produce 400,000 cases of wine annually
- Extensive Climate-Controlled Barrel Storage Room/Warehouse/Bottling Building
- Commercial Grade Winemaking Equipment
- Fermentation Room
- 4,500 +/- sf Crush Pad
- Additional Office Space
- Loading Dock Truck Ramp 100'x20'
- Recessed Loading Door with Leveler
- 40' Truck Scale

Vineyard

- 28.38 +/- Acres Premium Wine Grapes Vineyards
- 63.3 +/- Acres Abandoned Vineyards
- 47.35 +/- Non-Plantable Acres

Grape Varietals

- Zinfandel/ Primitivo
- Vines spaced 1 meter x 2 meters, +/- 2,026 vines/acre
- VSP Trellis system

Subject property was obtained by the Seller through foreclosure. Most of the provided information comes from an appraisal done January 21, 2021. All information deemed reliable, but not guaranteed. Buyer agrees to verify all information prior to purchase. Neither Seller or Listing Agent has verified the validity of accuracy of any information provided by Seller or any of the source(s) and makes no claim(s) or warranty(s) with regards to any information provided past, present, or future.

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Property Details

Soils

- Mostly Arbuckle & Nacimiento Soils
- Capability Class 4 & 7 series
- Well drained, suitable for production of excellent quality fruit

Water

- 2 Wells
- Pump/Well Pressure System
- 30,000-gallon Storage Tank
- Process Water Recycling System
- Paso Robles Groundwater Basin

Septic System

2 Wastewater Treatment Ponds

Electric

Propane

Fire Suppression System

- 60,000 Gallon Water Tank

Olive Orchard

- 2 +/- Acres

Farm Roads

- 7.3 +/- Acres

Gated Entrance

Fenced

Deer Fenced

Barn

Storage Shed

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THE WINERY AT 1172

Property Details

Parcel 2 (contiguous with access off Texas Road)

APN: 027-145-022

155 +/- Acres

Zoning: Agriculture

Williamson Act

Vineyard

- 119 +/- Acres of Vineyard
- 25.3 +/- Acres Premium Wine Grapes Vineyards farmed
- 93.7 +/- Acres Abandoned Vineyards
- 21 +/- Non-Plantable Acres

Grape Varietals

- Zinfandel, Merlot, Cabernet Sauvignon, Petite Sirah
- Vines spaced 1 meter x 2 meters, +/- 2,026 vines/acre
- VSP Trellis system

Soils

- Primarily Linne Soils
- Capability Class 4 & 7 series
- Well drained, suitable for production of excellent quality fruit

Water

- 1 Well
- Pumping Station
- (2) 10,000 +/- Gallon Water Holding Tanks
- Paso Robles Ground Basin

Olive Orchard

- 5 +/- Acres

Farm Roads

- 9 +/- Acres

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