

PASO ROBLES ESTATE VINEYARD OFFERING



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SUMMARY

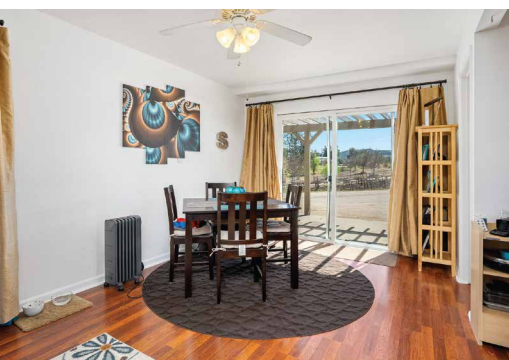
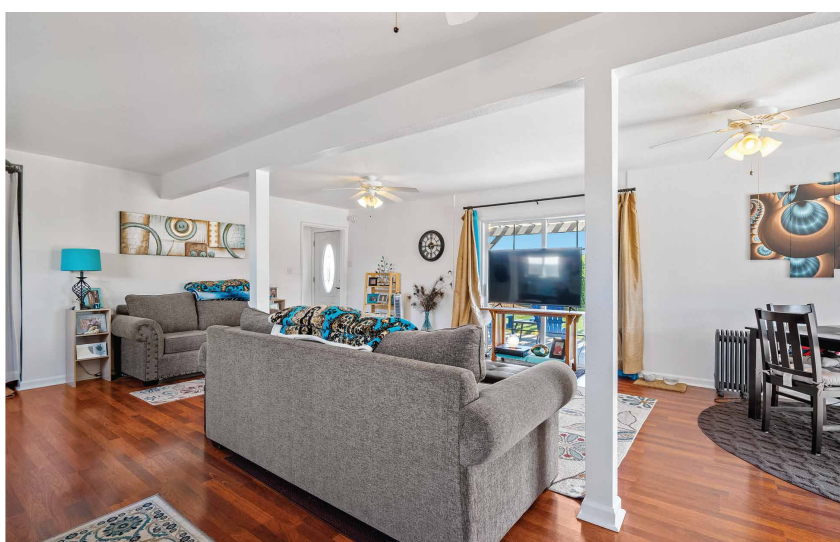
WORLD-CLASS WINE COUNTRY IS YOURS. THE PERFECT SCENIC VINEYARD SETTING TO BUILD A CUSTOM HOME YOU LOVE, THIS GATED 10.5 ACRE PROPERTY IS COMPLETELY FENCED FOR YOUR PEACE AND PRIVACY. LOCATED ON PASO ROBLES WESTSIDE IN THE ADELAIDA AVA, THE DESIRABLE 8.4 ACRE VINEYARD INCLUDES 2.15 ACRES OF PETITE SIRAH AND 6.28 ACRES OF ZINFANDEL. PLANTED IN 2004, THE VINEYARD OPERATES UNDER ORGANIC FARMING PRACTICES AND GOES INTO A \$47 BOTTLE OF WINE. YOU'LL ALSO FIND A 1 BEDROOM, 2 BATH HOME ON SITE TOTALING APPROXIMATELY 1,000 SQ. FT. AT 2-LEVELS, IT OFFERS PANORAMIC VIEWS OF GRAPEVINES, GREEN ROLLING HILLS BEYOND AND IS ELIGIBLE FOR A VACATION RENTAL PERMIT. A PEACEFUL PERGOLA OFFERS SHADED OUTDOOR ENTERTAINMENT SPACE AS WELL. IF YOU'RE SEEKING THE BEST OF PASO ROBLES WINE COUNTRY, THIS STUNNING VINEYARD PROPERTY IS HOME.

HIGHLIGHTS

- Gated 10.5 acre property in the Adelaida AVA
- 1 bedroom, 2 bathroom 1,000 sq ft home

PRICE \$1,195,000







VINEYARD VIDEOS

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ACCESS: The subject has direct access to Mustard Creek Road. With easy access to Nacimiento Lake Dr, as well as Paso Robles.

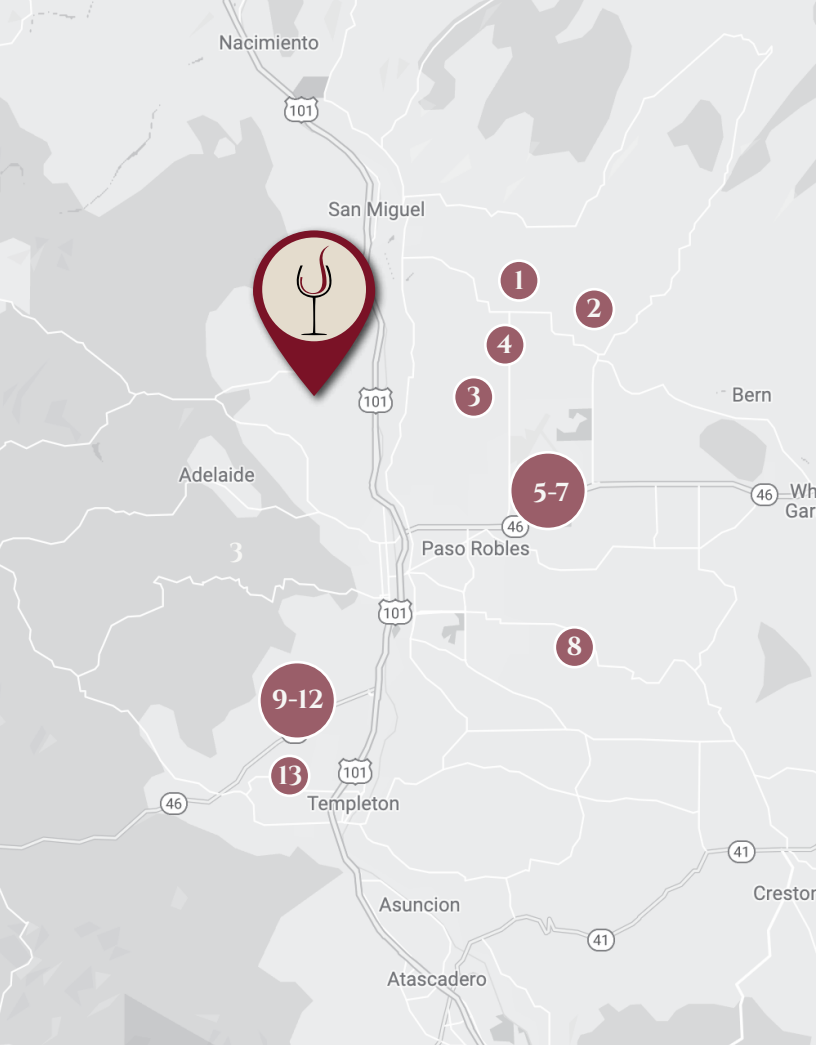


NEIGHBORING WINERIES

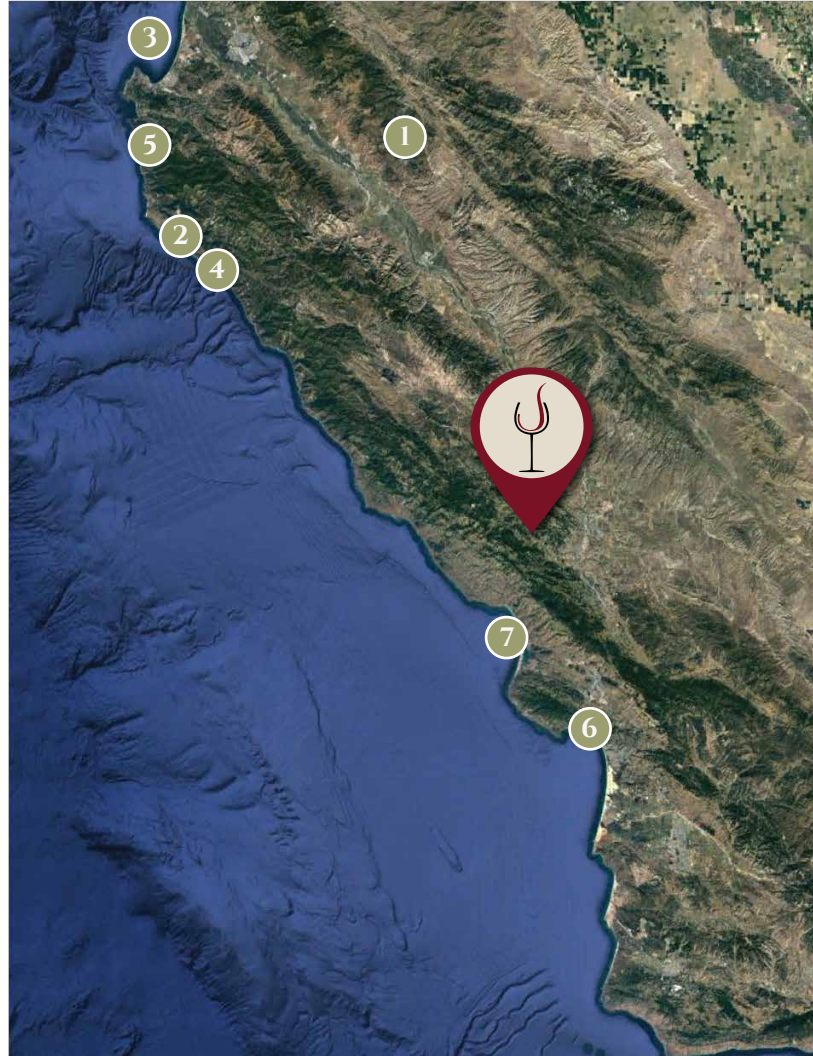
1. Four Sisters Ranch Vineyards & Winery
2. Graveyard Vineyards
3. Le Vigne Vineyard
4. J. Lohr Vineyards & Wines
5. Robert Hall Winery
6. Vina Robles Vineyards & Winery
7. Eberle Winery
8. Sculpterra Winery
9. Sextant Wines
10. Grey Wolf Cellars & Barton Family Wines
11. Castora Cellars
12. Treana
13. Venteux Vineyards

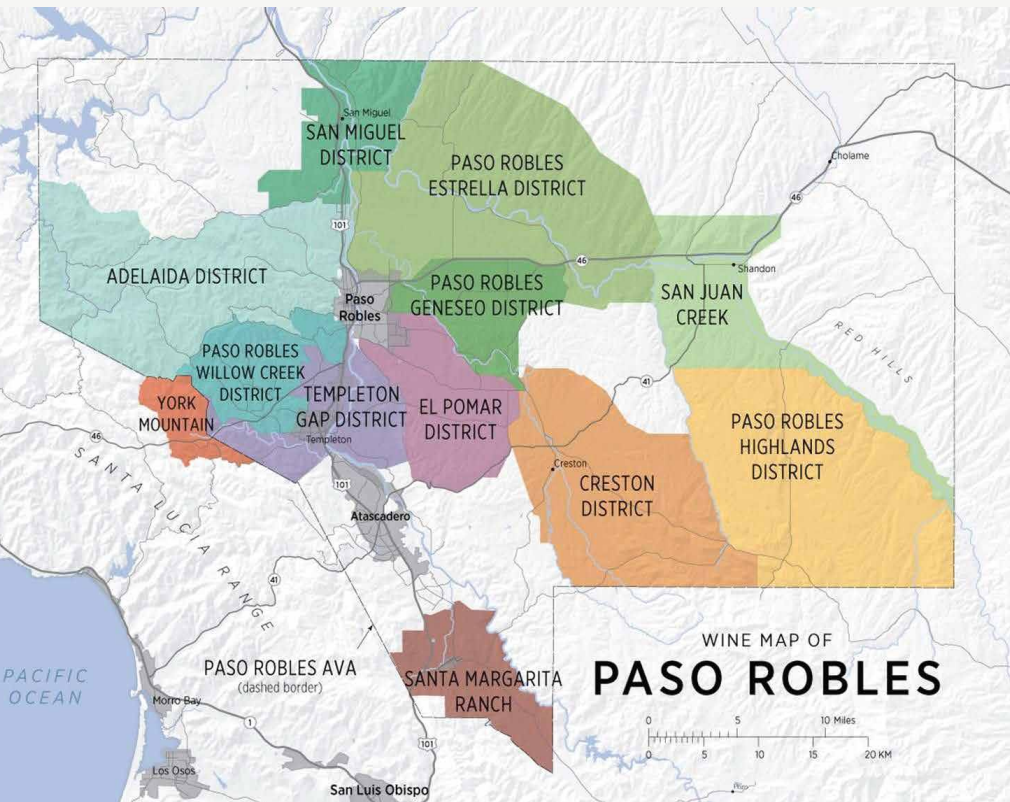
POINTS OF INTEREST

1. Pinnacles National Park
2. Pfeiffer Big Sur State Park
3. Monterey Bay
4. Julie Pfeiffer Burns State Park
5. Garrapata State Park
6. Pismo Beach
7. Morro Bay



NEIGHBORING WINERIES AND POINTS OF INTEREST





THE PASO ROBLES AMERICAN VITICULTURAL AREA (AVA) IS OFTEN CELEBRATED FOR ITS DIVERSITY. DIVERSITY OF TOPOGRAPHY, MESO-CLIMATES, SOILS, STYLES OF WINEMAKING, AND OF COURSE, GRAPE VARIETIES. THE GROWING CONDITIONS WITHIN THE AVA ARE DIRECTLY RESPONSIBLE FOR THIS COLLECTION OF MORE THAN 60 DIFFERENT VINIFERA GRAPES.

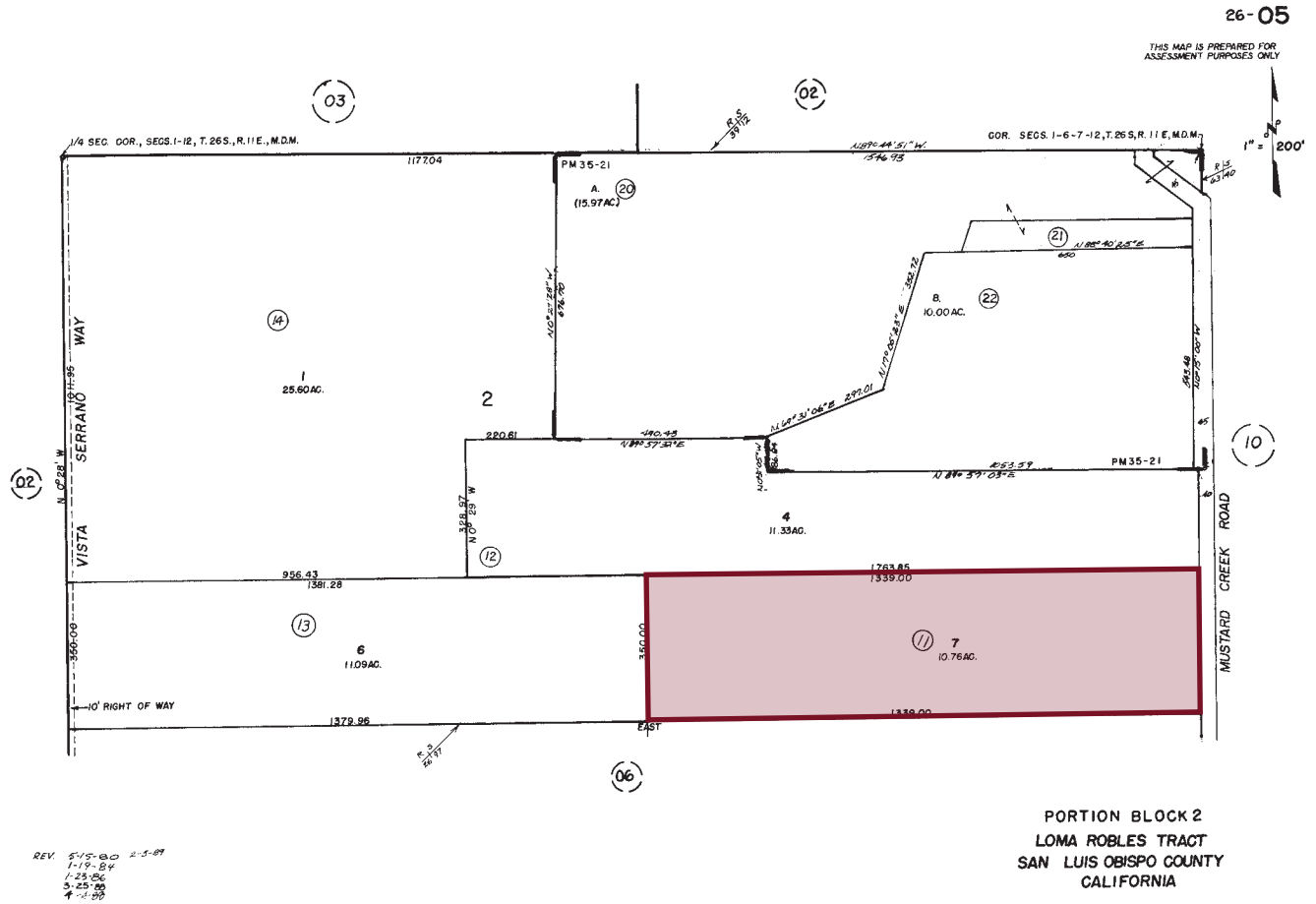
The Paso Robles AVA was established in 1983 and since then producers have been creating wines that express a sense of place that reflects Paso's roots as a wine region. These expressions of Terroir come from historic vineyards and special sites from all around the region. Some of the essence of Paso, be it minerality, freshness, or fruit, can be found by exploring the far reaches of this AVA. In 2014, 11 new AVA's were established in Paso Robles to help better define this broad sense of place. Using science as a standard, these AVAs are characterized by their soil, climate, topography, rainfall, and aspect. Only five years old, but with many more years of growing history, these AVAs are setting a new standard for understanding how to best embody that sense of place.

Paso's unique growing environment has much to do with its proximity to the Pacific Ocean. The main conduit is the Templeton Gap, which allows the cooling influences of the ocean to filter into Paso Robles each afternoon in the summer and through fall. Its a natural air conditioner that turns warm days into cool nights, the secret climactic ingredient to balanced wines. Ocean airflow, as well as downslope winds, help cool the entirety of the Paso Robles AVA. Winemakers acknowledge that this diurnal temperature change helps contain sugar production and elevate tannins as well as maintain acid in wine grapes. Once again, broadening the palette of wine grapes grown in the region.

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AVA REGIONAL MAP & APPELLATION INFORMATION

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ASSESSOR'S PARCEL MAP

APN: 026-051-011

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IMPROVEMENTS



SINGLE FAMILY RESIDENCE

- 1,000 sf
- 1bd 2ba
- Panoramic views of grapevines
- Organic farming practices
- Possible Vacation Rental
- Plans to add on



The property at 5795 Mustard Creek Paso Robles can be a traditional or medium-term Rental (30+ days).

VINEYARD MAP

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VINEYARD INFORMATION

BLOCK	VARIETY	CLONE	ROOTSTOCK	PLANT YEAR	VINES	ACRES
1	PETITE SIRAH	DURUF 4	1103P	2004	1,734	2.15
2	ZINFIANDEL	DEAVER	1103P	2004	1,793	2.47
3	ZINFIANDEL	DEAVER	1103P	2004	2,766	3.81
Totals Vines/Acres:					6,293	8.43



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Ranchita Canyon Vineyard is situated within the bounds of the Paso Robles Groundwater Basin and subject to current groundwater regulations. In accordance with the Sustainable Groundwater Management Act (SGMA), the Paso Robles Groundwater Basin was created to sustainably manage the groundwater resources of the Paso Robles Subbasin.

In short, the Groundwater Basin requires new and/or expanded irrigated crop production to obtain an Agricultural Offset Clearance from the County.

[Click here](#) to learn more. Consultation with a water-use professional is recommended.

WATER & IRRIGATION

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APPENDIX



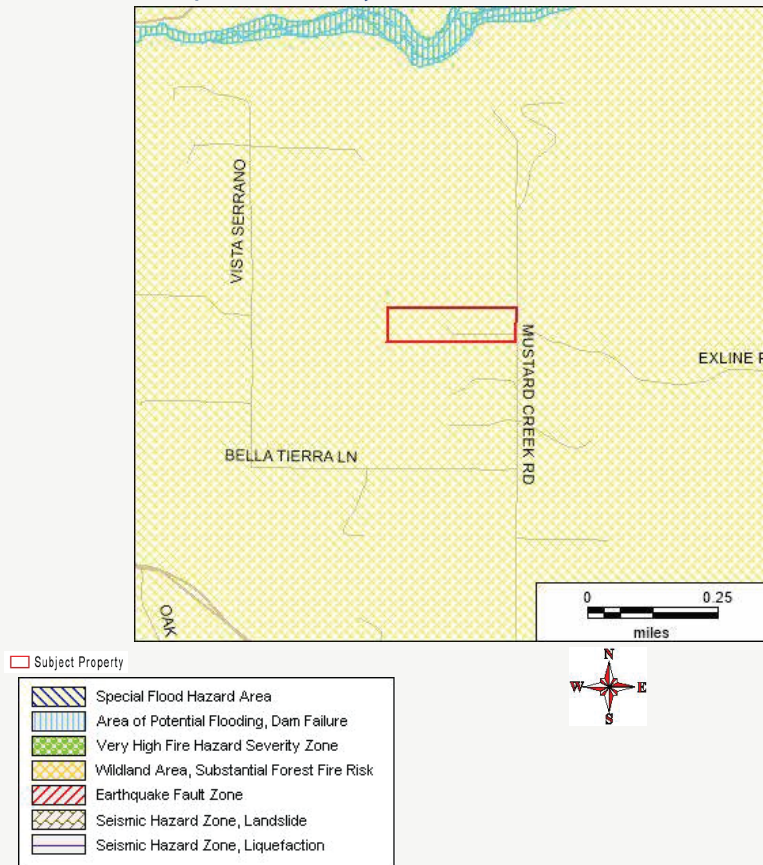
JCP-LGS Residential Resale Property Disclosure Reports

Map of Statutory Natural Hazards For SAN LUIS OBISPO County

Property Address: 5795 MUSTARD CREEK RD
PASO ROBLES, SAN LUIS OBISPO COUNTY, CA 93446
("Property")

APN: 026-051-011
Report Date: 04/01/2022
Report Number: 3024325

Map of Statutory Natural Hazard Zones



This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

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APPENDIX



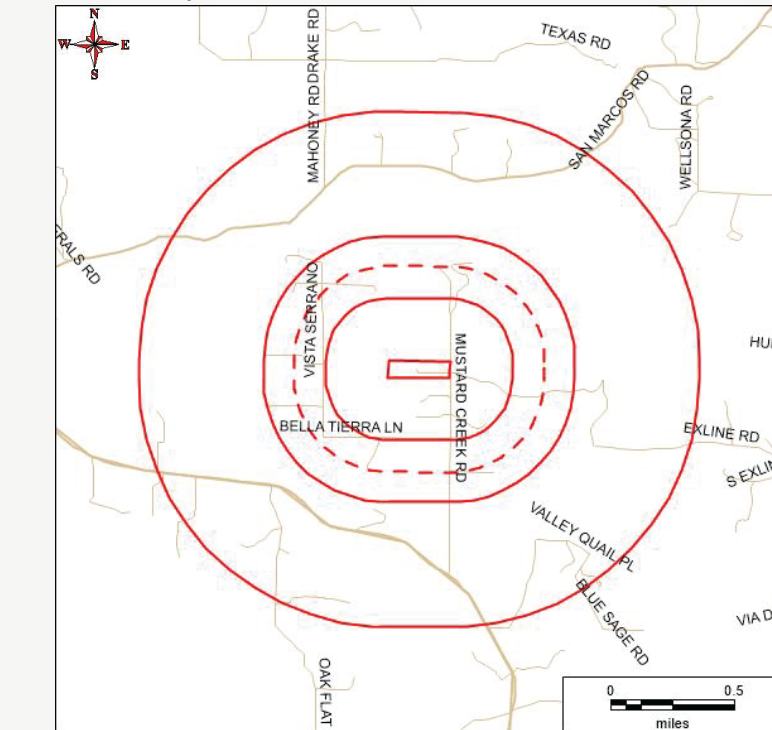
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Map of Environmental Hazard Sites For SAN LUIS OBISPO County

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APN: 026-051-011
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Map of Environmental Hazard Sites



□ Subject Property

NOTE: The foregoing map may show more sites than are reported in the listing below. The map shows all sites found within the square coverage area. The listing below reports only those sites found within the standard radius search distance for the database listed, which covers a smaller area. Sites outside of that standard radius search distance are not listed below. The standard radius search distances for point sources are defined by the U.S. Environmental Protection Agency's "All Appropriate Inquiries" (AAI) guidelines. The AAI standard search distance differs between database categories, depending upon degree of potential hazard. Pipeline search distance (2,000 feet, red dashed circle on map) complies with U.S. bill H.R. 22 (Speier). See section called "Explanation of Databases Used" for the actual standard search distance used for each database category.

	(NPL) Federal National Priorities List or "Superfund" Sites		(SWIS) Solid Waste Landfill Facilities
	(RCRA COR) Corrective Action Sites		(SLIC) Spills, Leaks, Investig. & Cleanup
	(LUST) Leaking Underground Storage Tanks		California EnviroStor State Response Sites
	Oil or Gas Well		Gas Transmission Pipelines (Approximate)
	Hazardous Liquid Pipelines (Approximate)		

SAN LUIS OBISPO COUNTY, CA



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**SAN LUIS OBISPO COUNTY
WINE GRAPE VINEYARD
ACRES: 48,456**



San Luis Obispo County has 48,456 acres of wine grape vineyards, primarily in the Paso Robles area. As of the 2019 County Ag Commissioner report, wine grapes are 25% of the the county total crop income. Leading varietals include Chardonnay, Sauvignon Blanc, Other Whites, Cabernet Sauvignon, Merlot, Pinot Noir, Syrah, Zinfandel and other Red Wines, in that order.

San Luis Obispo Wine Country includes two American Viticultural Areas—Edna Valley and Arroyo Grande. The continual stream of coastal marine air from the nearby Pacific Ocean produces a steady balance in the fruit, resulting in full-flavored, consistent and complex wines. These distinct growing conditions are reflected in the wines, no matter the varietal and style. Populated primarily by artisan vintners and family wineries, SLO Wine Country tends to focus on cooler climate varietals. Enjoy a sip of the region's acclaimed wines, set against the backdrop of uncomplicated elegance, and mere minutes from the coast.

Named Sunset Magazine's "Best Wine Region in the West" in 2016 and "Wine Region of the Year" by Wine Enthusiast Magazine in 2013, Paso Robles is quickly becoming a favorite among wine lovers.

“THE CONNOISSEUR DOES NOT
DRINK WINE BUT TASTES OF
ITS SECRETS.

– SALVADOR DALI

**VINEYARD
PROFESSIONAL
REAL ESTATE**

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Offering a high-end experience to select clients from individuals to savvy investment funds—vineyard real estate expert Jenny ensures you feel confident from start to finish.

Co-owner of the California Central Coast's premier vineyard advisory and farm management company, you'll benefit from her long-standing relationships and insider wine industry knowledge across the Paso Robles American Viticultural Area and beyond.

When you choose to partner with Jenny, expect sophisticated custom buyer searches including access to off-market opportunities. Sellers receive superior marketing with a global reach and the vital advantage of an extensive personal list of qualified buyers including: high-net-worth individuals, wineries, vineyard owners, farm managers, investment funds and more in California, the greater US, and globally.

A Central Coast native, Jenny grew up in a real estate investment family and earned a Master's in Agriculture from Cal Poly, San Luis Obispo. After a position as a project manager at a leading Mergers & Acquisitions firm and becoming a licensed broker in 2004, Jenny partnered with a boutique Napa Valley firm specializing in vineyard, winery, and lifestyle properties. She also served as President of the Women's Council of Realtors and was named a "30 under 30" by the National Association of REALTORS®.

Today Jenny is the top vineyard broker in California. Her family owns a vineyard in Paso Robles, Willow Creek AVA and she is grateful to volunteer in the community she loves. If you're seeking a proven real estate broker with technical vineyard expertise you can rely on, you'll want to connect with Jenny.



PASO ROBLES ESTATE VINEYARD OFFERING

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