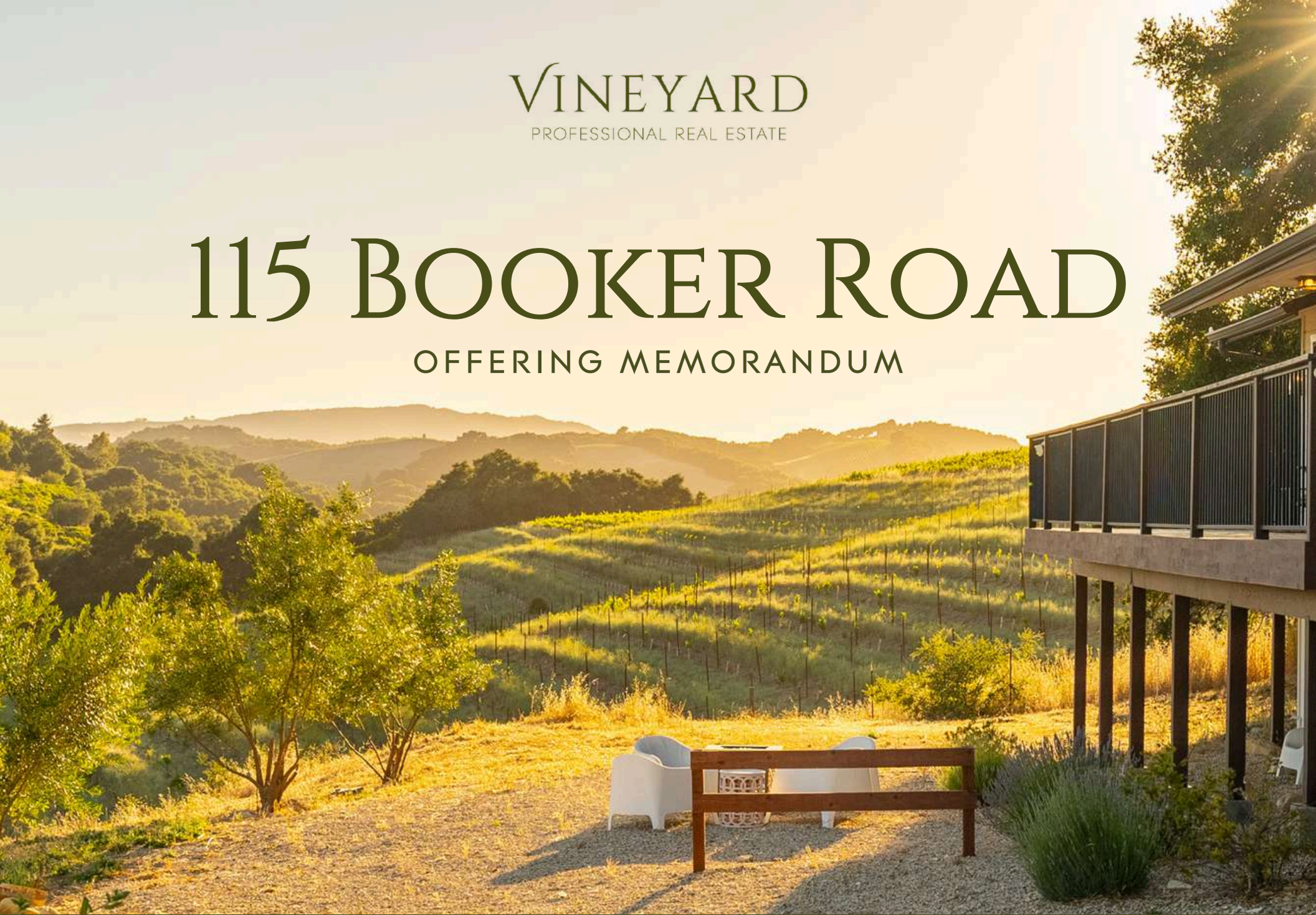


VINEYARD
PROFESSIONAL REAL ESTATE

115 BOOKER ROAD

OFFERING MEMORANDUM



The information provided, including dimensions, acreage, and locations, is approximate and derived from credible sources. However, we cannot guarantee its accuracy. Prospective buyers are responsible for independently verifying all details and are advised to seek guidance from qualified professionals.

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SUMMARY

115 BOOKER ROAD | TEMPLETON, CA

Perfectly located just off West Hwy 46, this 24-acre Paso Robles property has a desirable mix from a 3-bedroom home, separate studio, entitlements for another home and barn complete with a shop. All that, plus stunning scenic views of Niner's Heart Hill Vineyard and rolling green hills beyond. It's truly an exceptional site with potential to develop a successful wine brand.

An ideal Westside climate with coastal cooling influence in the Willow Creek AVA, the property features a substantial new well and 13 acre vineyard footprint ready for planting. The original vineyard was planted by the acclaimed Barrett Family of Chateau Montelena (the Napa Valley winery famous

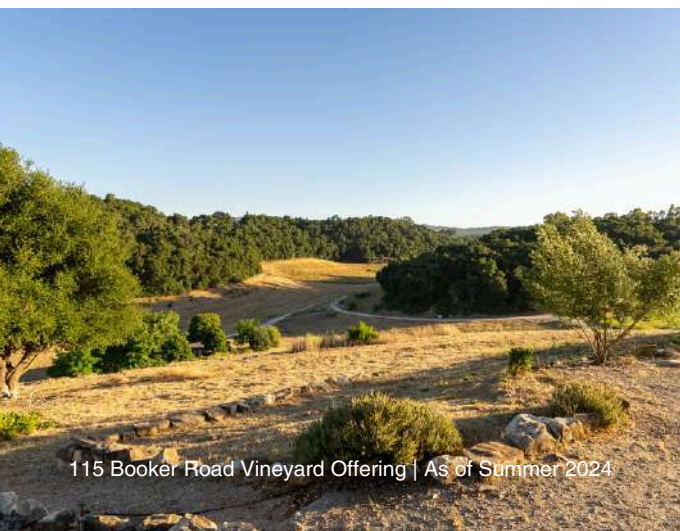
or winning the historic "Judgment of Paris" wine competition, launching California wine to the global stage). Southern exposure and incredible Calcareous soil paired with diurnal temperature shifts make this an exceptional world-class vineyard site.

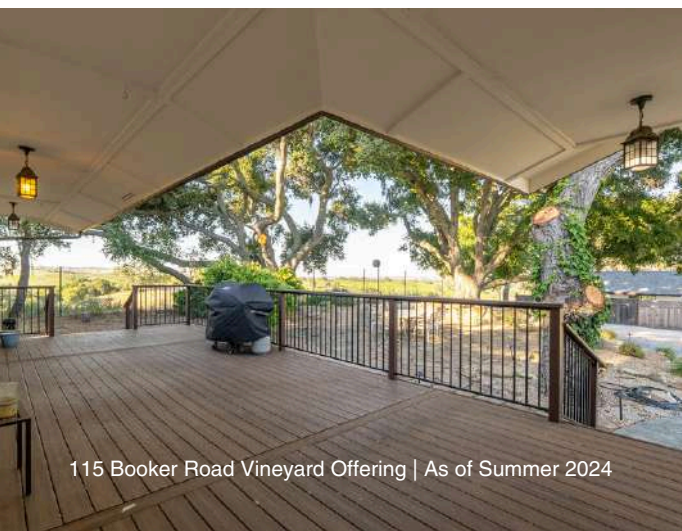
The furnished turn-key 1,740 sq. ft. main house and studio earn income as vacation rentals. Plus, the property includes a charming mobile home that creates entitlements for a future home.

This is an unbelievable Paso Robles treasure. If you're looking to make a name for yourself in wine, this property is a must-see.

SALIENT FACTS

- 24-acre estate, close to town with stunning views
- 13-acre vineyard plan with a productive new well
- Ownership history with Napa Valley elite including the Barrett Family and Realm winemaker
- Income-generating homes, vineyard development potential





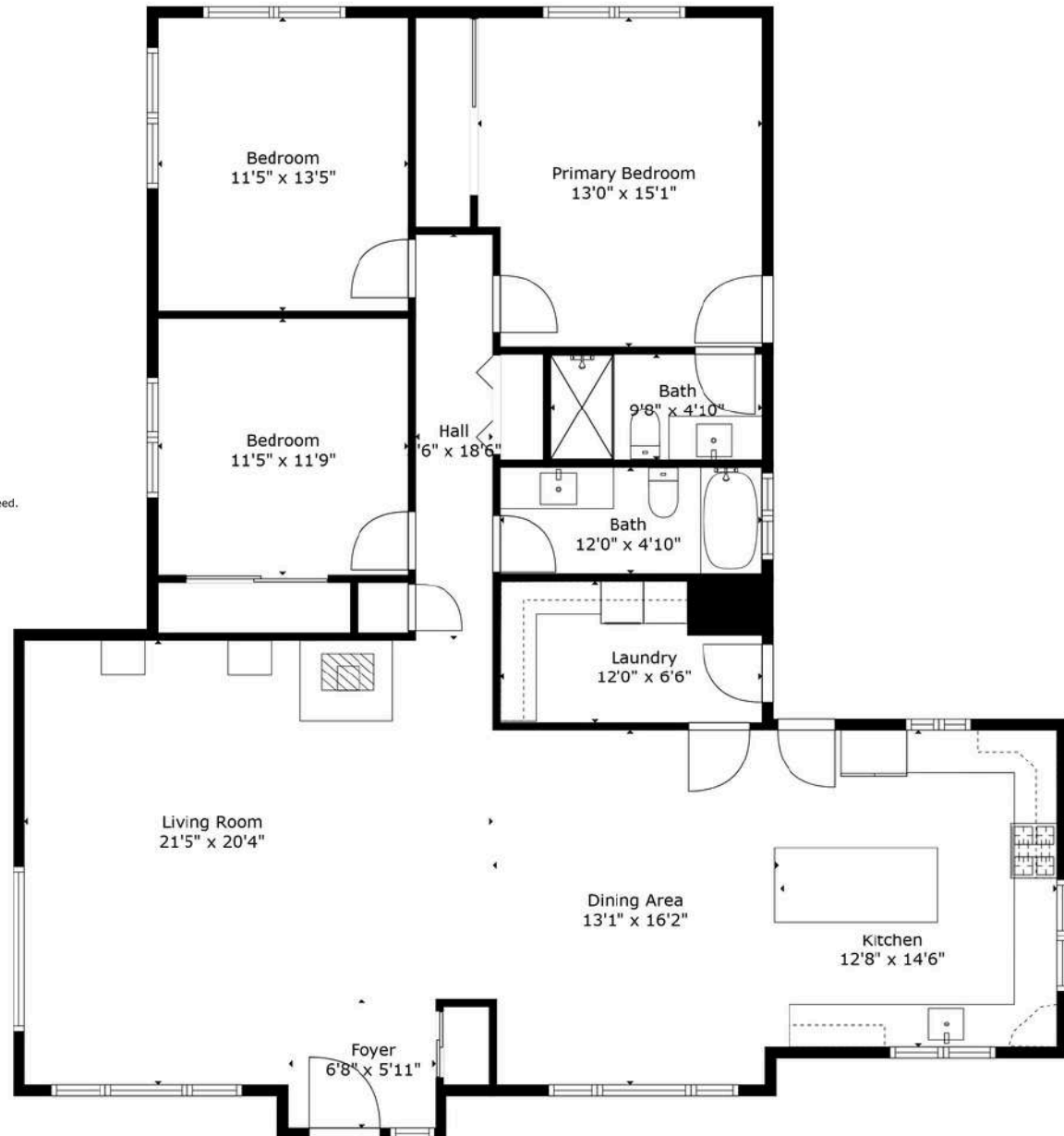


115 BOOKER ROAD

MAIN HOUSE FLOOR PLAN

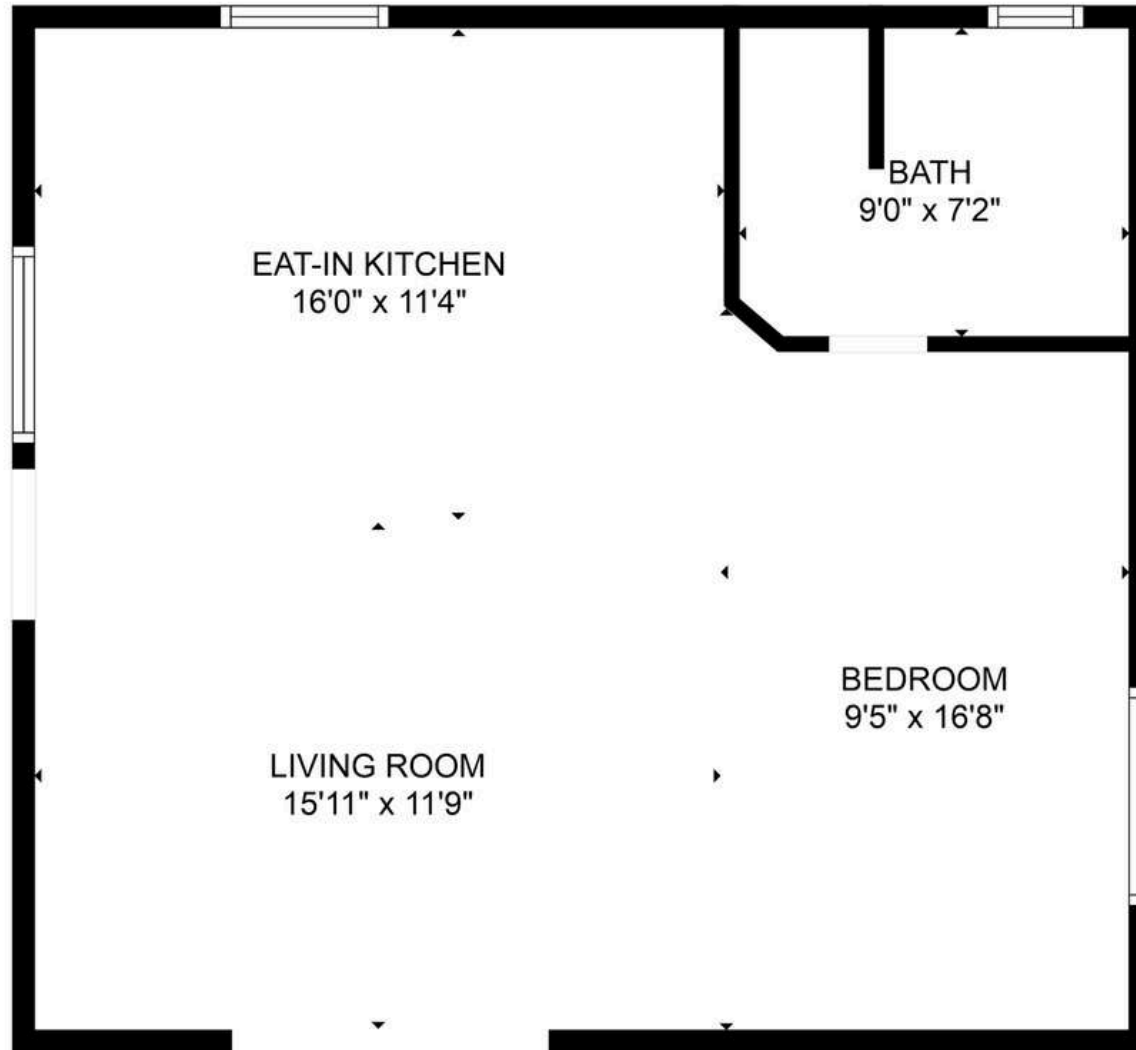
Total scanned area: 1779 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



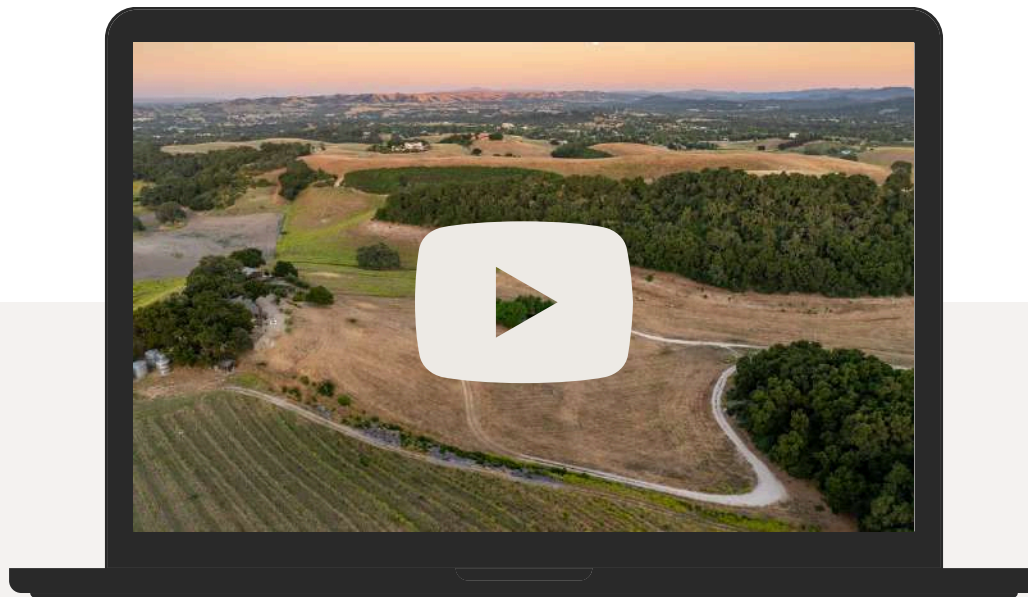
115 BOOKER ROAD

GUEST HOUSE FLOOR PLAN



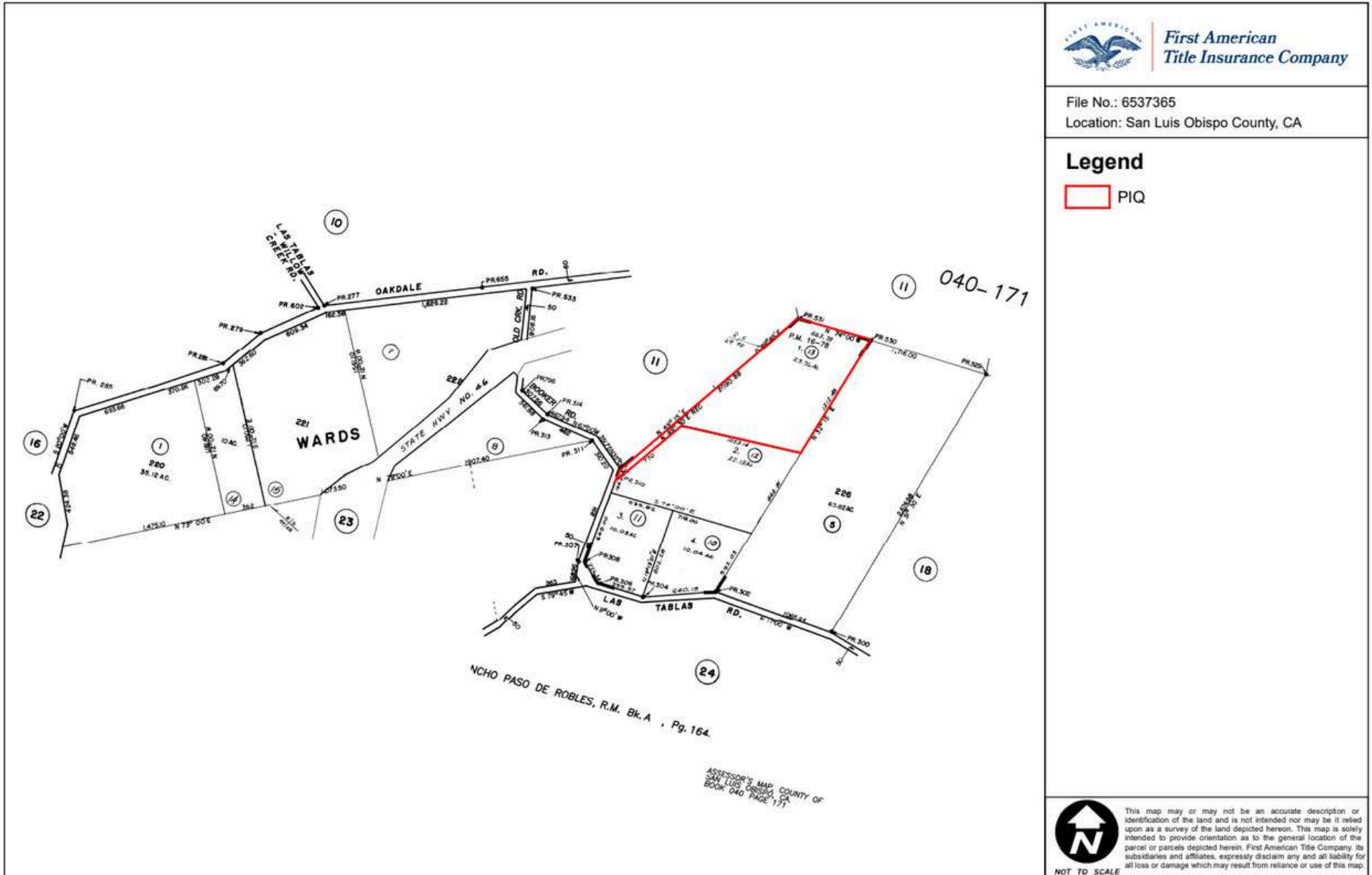
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

TAKE A TOUR OF
115 BOOKER ROAD



WATCH THE VIDEO

ASSESSOR MAP



First American
Title Insurance Company

File No.: 6537365

Location: San Luis Obispo County, CA

Legend

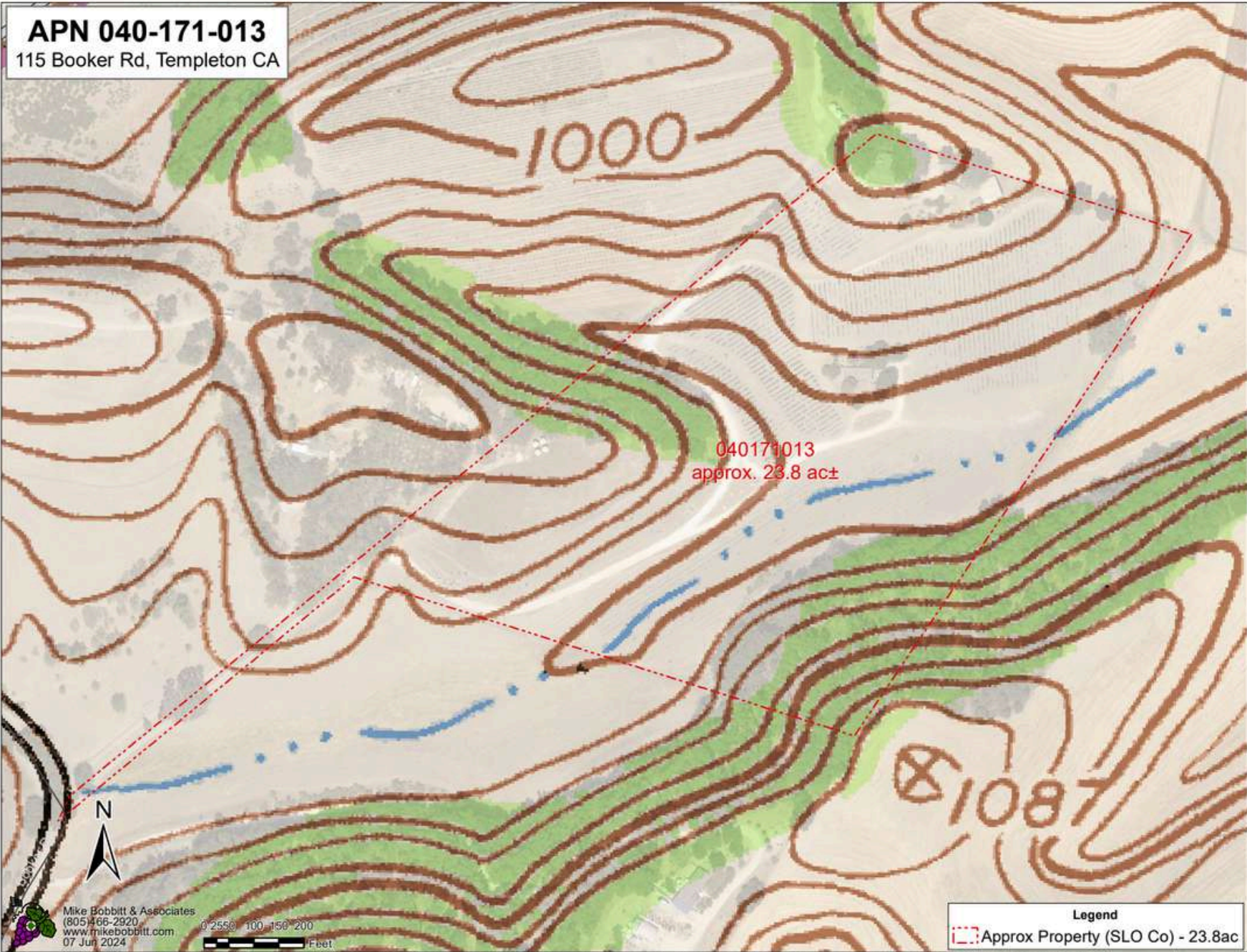
PIQ



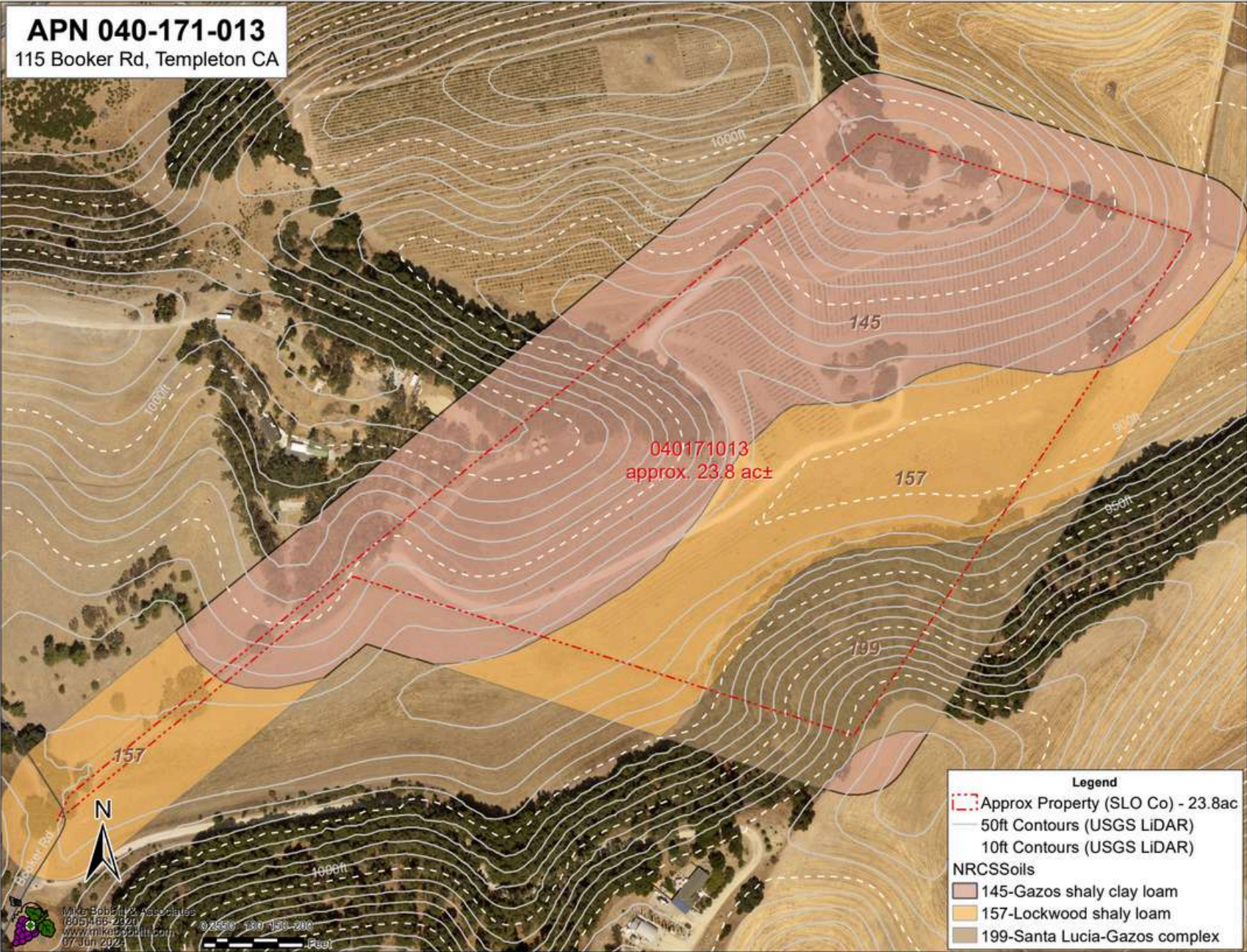
NOT TO SCALE

This map may or may not be an accurate description or identification of the land and is not intended nor may it be relied upon as a survey of the land depicted hereon. This map is solely intended to provide orientation as to the general location of the parcel or parcels depicted herein. First American Title Company, its subsidiaries and affiliates, expressly disclaim any and all liability for all loss or damage which may result from reliance or use of this map.

QUAD MAP

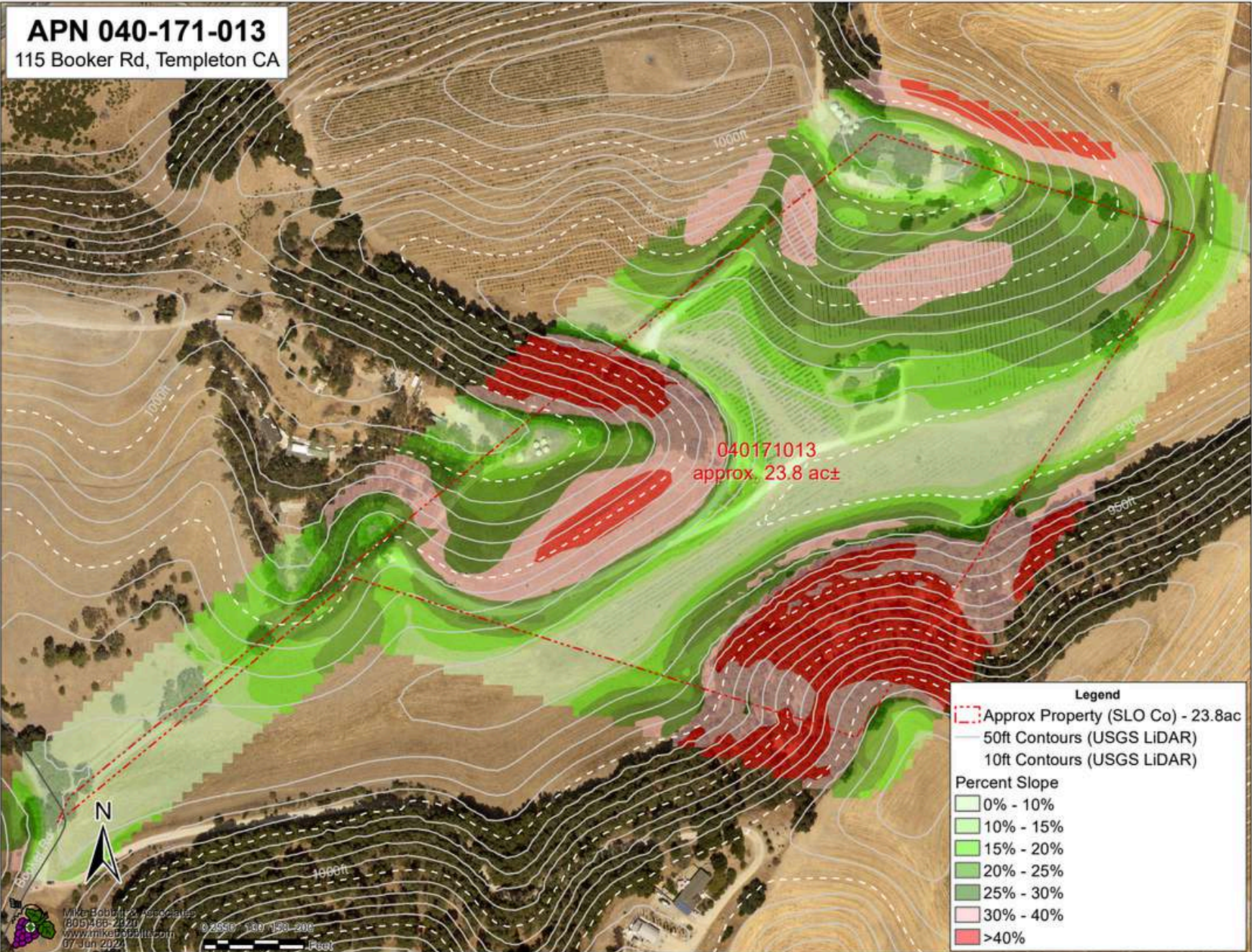


SOILS MAP



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SLOPE MAP



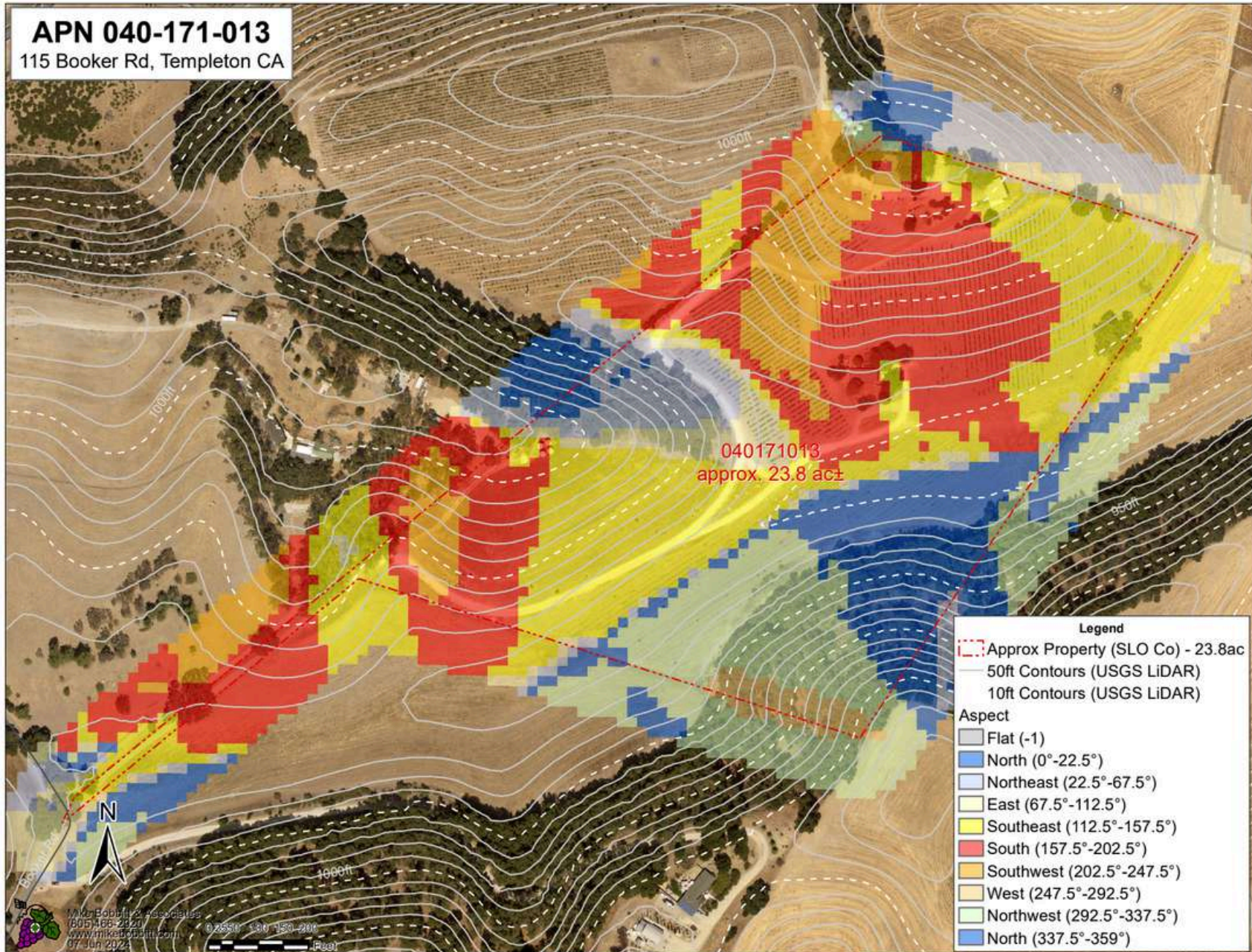
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AERIAL MAP



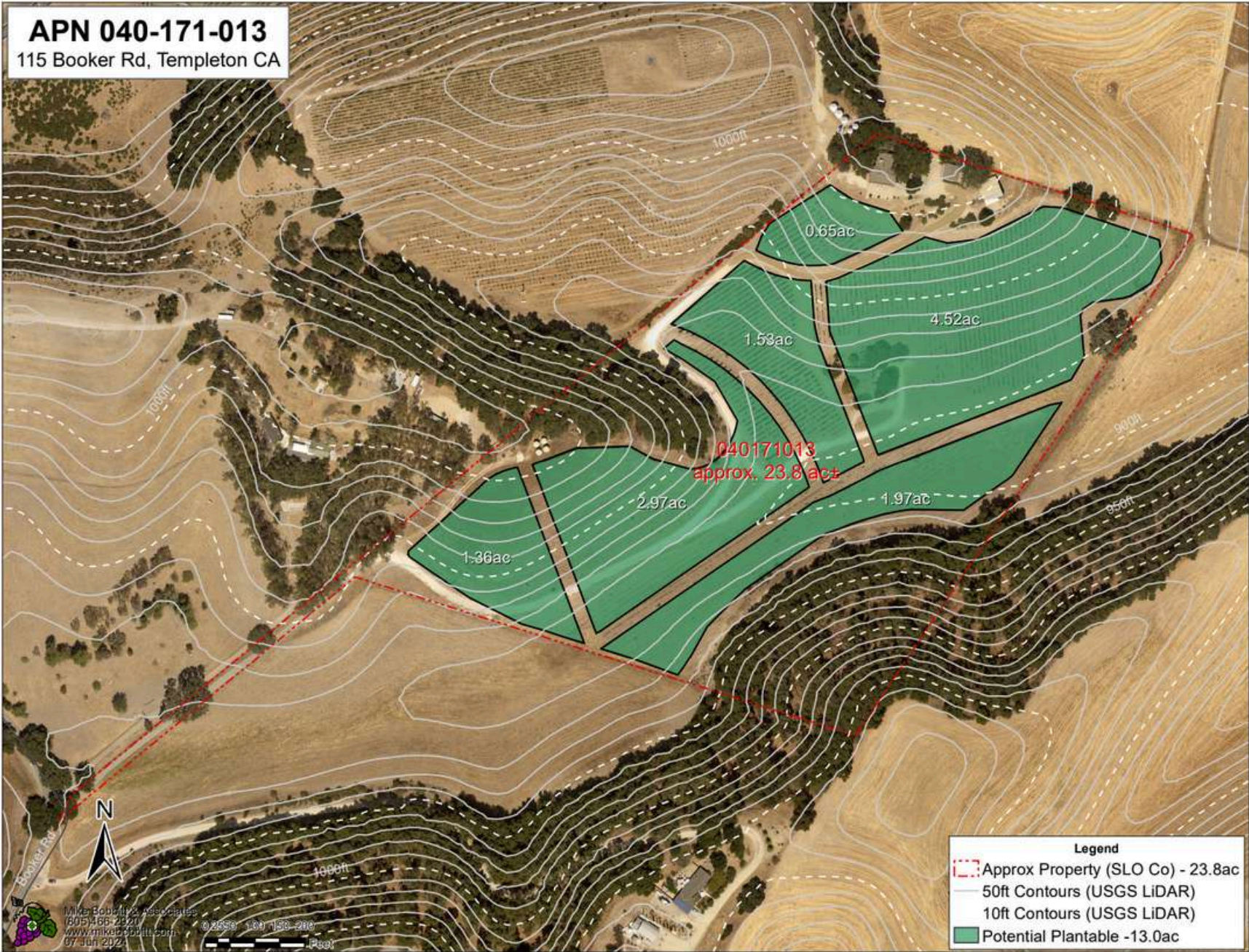
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ASPECT MAP



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PLANTABLE MAP



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APPENDICES

PRELIMINARY REPORT

MAIN HOUSE FLOOR PLAN

WELL COMPLETION REPORT



ABOUT VINEYARD PROFESSIONAL REAL ESTATE

VINEYARD PROFESSIONAL REAL ESTATE

3990 Ruth Way | Paso Robles CA 93446

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.

Holly Smith, specializing helping buyers in acquisition of vineyard or property, whether it is the first vineyard or for the seasoned investor. Holly has been active in vineyard management and development over the past decade in the Paso Robles and Monterey county regions.

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VINEYARD

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115 BOOKER ROAD

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