

## Property Features

**Wedding Vineyard Estate:** 129 Acres. Producing Vineyards. Elegant Estate Home. Three Event Barns.

**Estate Farm House** A modern elegant ambience home for your special day or farm stay to enjoy all the beautiful serene surroundings.

- 4,200 sqft
- 4 Bedrooms
- 3.5 Bathrooms
- Spacious Chefs Kitchen
- Modern Amenities

**Wedding & Event Venue**

- The Chapel Barn
- The White Barn
- The Wine Barn
- The Estate Lawn
- The Garden Square

**Boutique Winery - Lodi/Sloughhouse AVA**

- 5 Acres planted vines
- Wine Production
- 6 Wine Varietals
- Cold Storage (2)

**Turnkey Operation**

- Prime Location
- Profitable Business
- Multiple Revenue Streams
- Established Wine Brands
- Credible Reputation
- 15 Acres of Alfalfa crops

**Growth Potential**

- Tasting Room Expansion
- Vineyard or Crop Expansion
- Wine Club Development
- Site Plan - Build World Class Equestrian and residential estate
- Farm Stay Agritourism
- Solar Panel Equipment

**Operations**

- 2 Wells - AG & Residential
- 2 Septic Systems
- 5 Multi -Use Cabins
- Seasonal Creek

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