

Sierra Peaks

VINEYARD + WINERY + CUSTOM HOME



50806 Bramble Lane • Yokuts Valley, CA

3 beds • 2.5 baths • 2377 SF • 10 acres • NEW ROOF

Fresno County | Turn-Key Winery + Vineyard + Home | Near Kings Canyon National Park

\$715,000

**SME | REAL
ESTATE**

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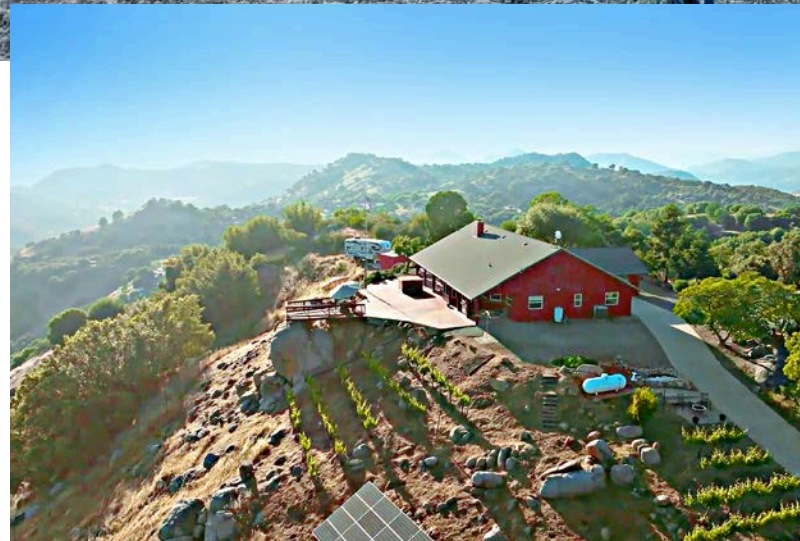
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Turn-key Winery + HOME + VINEYARD

- 10-Acre Boutique Winery in California's Yokuts Valley
- Squaw Valley-Miramonte AVA, Organic Vineyard
- 360° Views of the Southern Sierras, Kings Canyon & Sequoia National Parks, Observation Deck
- Custom Home, Open Floor Plan, Large Panoramic Windows
- NEW ROOF installed May 2026
- Slate Tile Floors, Stunning Views, Custom Concrete Patio
- Currently AirBnB + wedding/event venue, glamping potential
- Fully licensed organic vineyard, producing estate wines
- Local vineyard manager available for hire



Entertainer's Dream

- Spacious owner's retreat with French doors out to stunning views
- Two additional bedrooms with large windows
- Great room with multiple points of patio access
- Oak-studded with natural flora and fauna
- Expansive covered patio for perfect indoor/outdoor living
- 15 minutes to HWY 180
- 1 hour from the Fresno Metro Area



Estate Grown Award-Winning Wines

The Awards

California State Fair Wine Competition

- 2017 Estate Bottled Carménere: Silver (88 points)
- 2018 Estate Bottled Aglianico: Silver (88 points)
- 2018 Estate Bottled Aglianico: Silver (88 points)
- 2019 Estate Bottled Mourvèdre: Bronze (86 points)



The Winery

- 675 sf wine cave, stable temperature and humidity, wine making equipment, storage
- 540 sf crush deck
- 540 sf covered patio tasting deck built above the wine cave with stunning views of Kings Canyon/Sequoia National Parks, and the Central Valley
- 750 sf detached 2 car garage
- 28 Panel Solar system, 8.203 kW ground mount owned solar
- 3000 gallon water storage tank

THE EQUIPMENT

Stainless steel tanks:

- (4) 290 liter capacity
- (3) 220 liter capacity
- (2) 105 gallon capacity
- (1) 300 liter capacity tri-pod
- (1) 50 gallon
- (2) pumps
- Filter
- Two spout bottle filler
- 10 gallon bladder press
- Crusher/Destemmer

THE LICENSING

- TTB
- California ABC Winegrower 02 license
- Fresno County Director's Review and Approval
- Trademark - Huitaca brand name
- CDFA Organic Registration
- Water Board Low production qualifies for a waiver

THE VINEYARD

- 60 Vines - Carmenere planted 2006
- 50 Vines - Carmenere planted 2011
- 65 Vines - Aglianico planted 2010
- 40 Vines - Aglianico planted 2014
- 10 Vines - Vermentino planted 2011
- 15 Vines - Vermentino planted 2014
- 100 Vines - Mourvèdre planted 2012