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3734 W. Spruce Avenue  
Fresno, CA 93711  
TEL-559-479-1658  
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## 160 Acre Vineyard – Paso Robles

**Already Subdivided into 16 Legal Lots – Ready to Build**

**Paso Robles, California**



**\$3,950,000**

OFFERED BY:  
TOM LINDEMANN  
LINDEMANN PROPERTIES, INC.  
TEL – 559-479-1658  
FAX – 559-827-4077  
Email: Tom@LindemannProperties.com

**160 Acre Paso Robles Vineyard**  
**Already Subdivided into 16 Legal Lots Ready to Develop**

**LOCATION:** 4860 Camp 8 Road Paso Robles, CA 93446. 2 miles north of Creston, CA. 7.5 miles SE of Paso Robles. Adjoins Windfall Farms.

**LEGAL:** San Luis Obispo County. APN's: 035-381-034, 035, 037. 035-391-001

**USE:** Producing vineyard with 7 varieties of red winegrapes on 123 acres.  
There are 30 acres of open ground.

**AVAILABILITY:** Available now.

**WATER:** There is one irrigation well powered by a 100 HP submersible pump producing 450 GPM per a well test report. All the vines are irrigated through sand media filters via suspended drip line system

**ZONING:** The property is subdivided into 16 buildable and legal lots  
With current certificates of compliance from San Luis Obispo County.

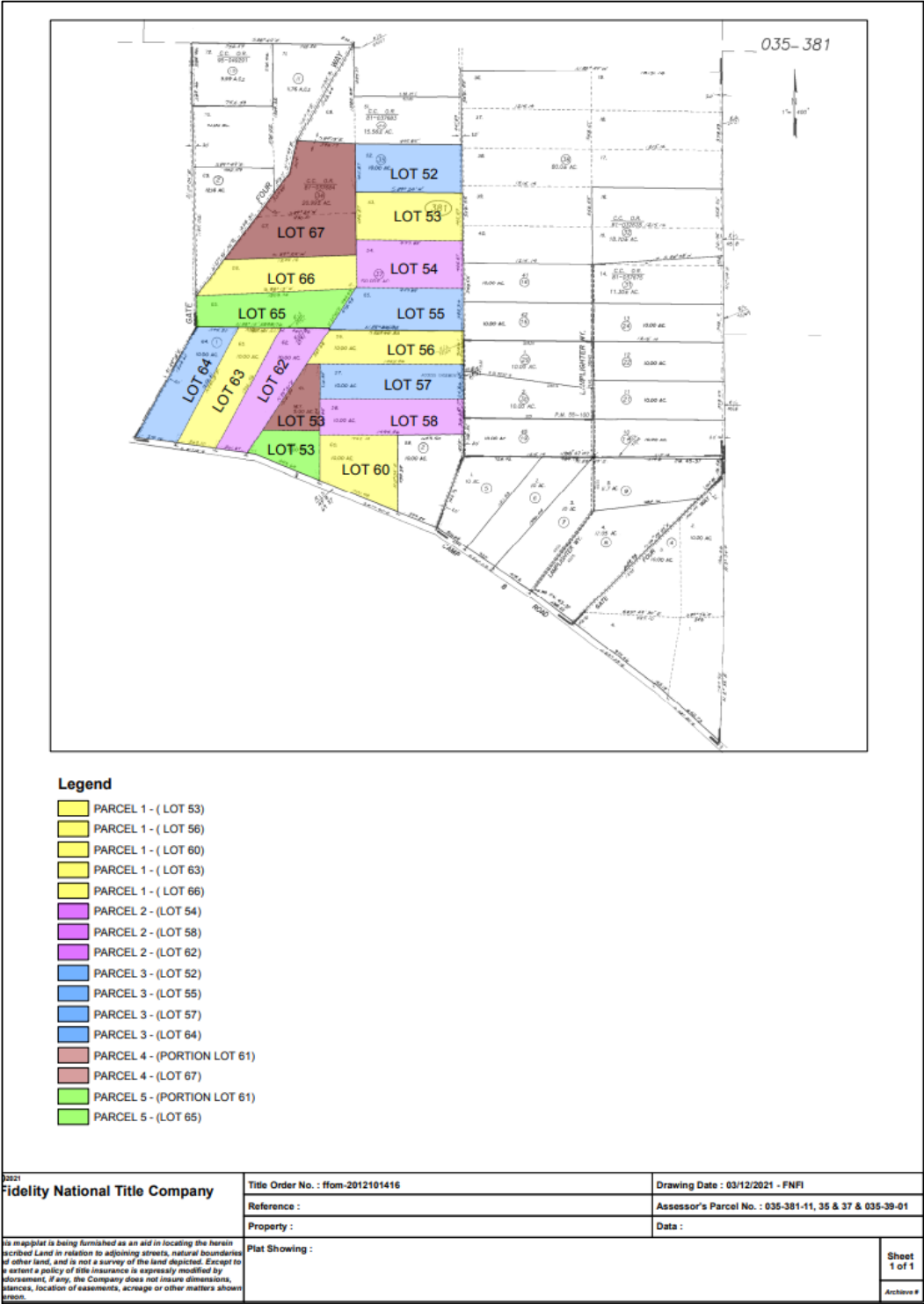
**PRICE/TERMS:** The price is \$24,688 per acre or \$3,950,000. All cash or terms acceptable to the seller.

**BROKER'S COMMENTS:** The property is located in an area with many homesites. There are 16 buildable lots with current certificates of compliance. The wine grapes were sold to Doah Winery in 2022 & 2023. There are no conservation easements and no Williamson Act contracts on the property.

**DISCLAIMER:** *This information is from sources deemed reliable. No representation or warranties are made as to the accuracy thereof and should you accept and act upon said description or information, such action shall be upon the express understanding that no liability on the part of Lindemann Properties, Inc. shall arise because of errors, omissions, change of price, rentals or leasing, prior sale or withdrawal without notice.*

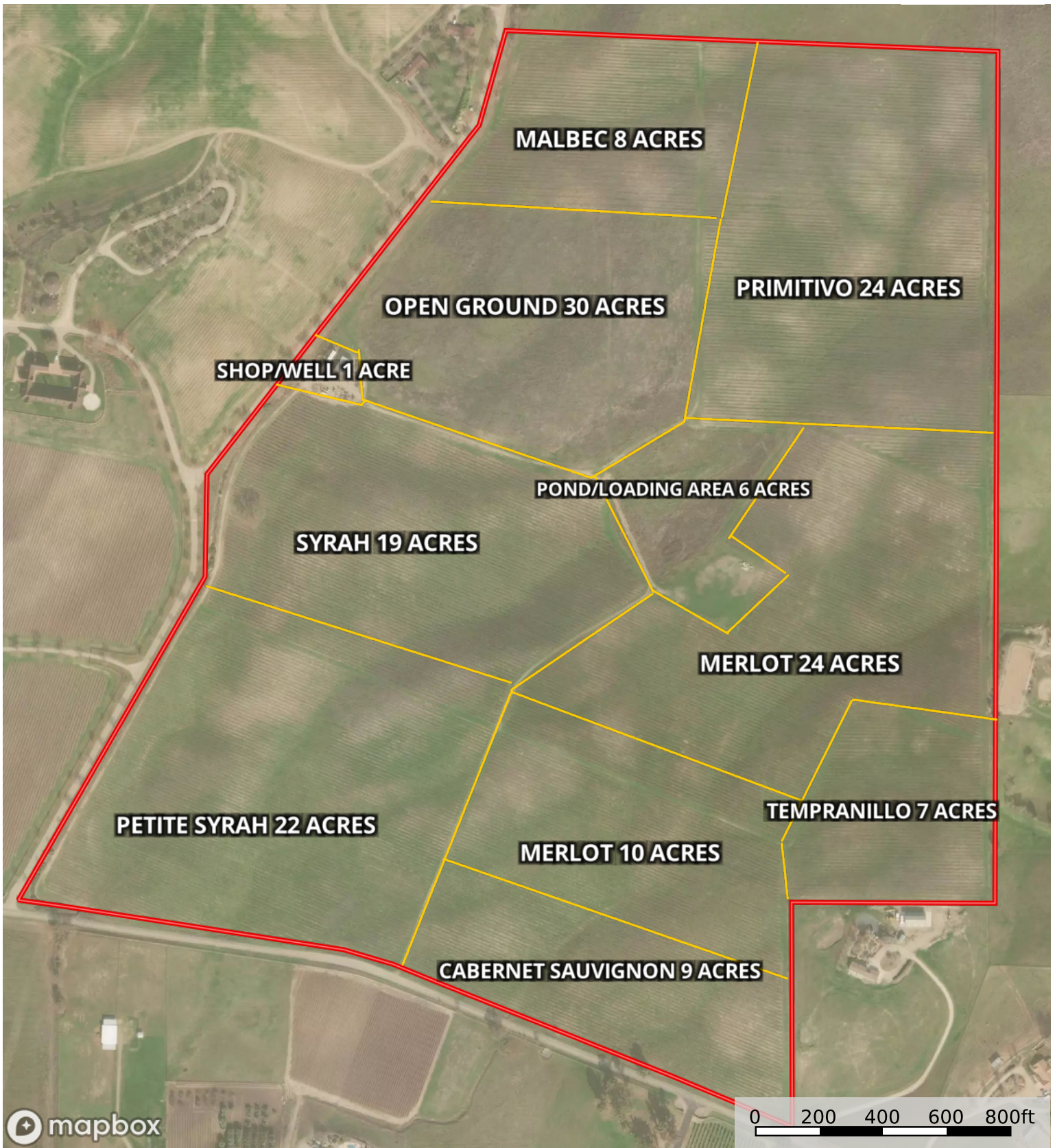
**SGMA Water Disclosure:** *The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Management Act Portal – <https://sgma.water.ca.gov/portal/> Telephone number 916-653-5791.*

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Lic 01881260

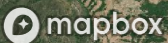


- Legend**
- PARCEL 1 - ( LOT 53)
  - PARCEL 1 - ( LOT 56)
  - PARCEL 1 - ( LOT 60)
  - PARCEL 1 - ( LOT 63)
  - PARCEL 1 - ( LOT 66)
  - PARCEL 2 - (LOT 54)
  - PARCEL 2 - (LOT 58)
  - PARCEL 2 - (LOT 62)
  - PARCEL 3 - (LOT 52)
  - PARCEL 3 - (LOT 55)
  - PARCEL 3 - (LOT 57)
  - PARCEL 3 - (LOT 64)
  - PARCEL 4 - (PORTION LOT 61)
  - PARCEL 4 - (LOT 67)
  - PARCEL 5 - (PORTION LOT 61)
  - PARCEL 5 - (LOT 65)

<b>Fidelity National Title Company</b> <small>This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries of other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, areas, location of easements, acreage or other matters shown hereon.</small>	Title Order No. : ffrom-2012101416	Drawing Date : 03/12/2021 - FNF1
	Reference :	Assessor's Parcel No. : 035-381-11, 36 & 37 & 035-39-01
	Property :	Data :
Plat Showing :		Sheet 1 of 1 Archive #



Primary Road Boundary



Boundary





