

SPECTACULAR VINEYARD PROPERTY

Carmel Valley



PROPERTY OVERVIEW

655.47 acres with 9 parcels

11,476 sq. ft. Winery and 60 vineyard acres (planted and plantable)

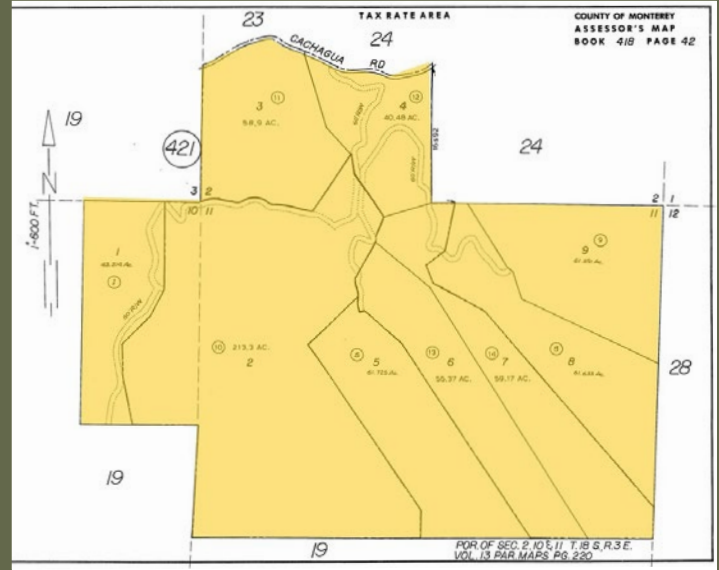
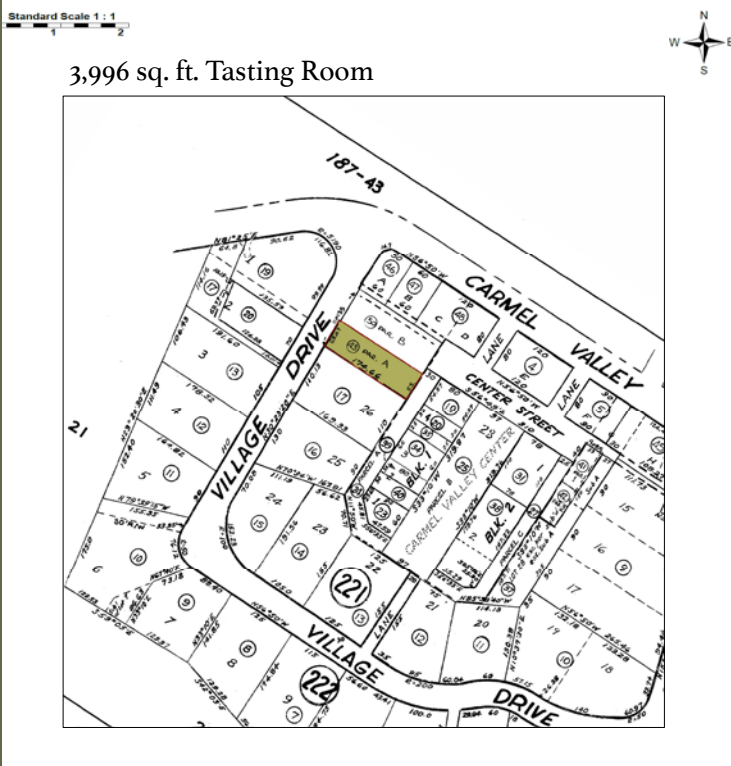
2,300 sq. ft. home at vineyard

3,996 sq. ft. Tasting Room building in Carmel Valley Village

List Price \$11,750,000



CARMEL VALLEY REALTY COMPANY



SITE PLAN & ASSESSORS PARCEL MAP

SUMMARY

An established estate vineyard and winery in the prestigious Carmel Valley Viticultural Area, this expansive property features hundreds of acres and numerous buildable parcels. The 60 acre vineyard contains a portion currently under vine and plantable acres—plus a remarkable offsite turnkey Tasting Room in a high-traffic Carmel Valley Village location. The updated winery production building totals approximately 11,476 sq. ft. and includes both a canopy and crush pad. A Tractor Barn offers storage for all the industrial agriculture equipment, which is included in the sale. There is also a shop that provides ample space for a functional office. Beyond the wine inventory and full business framework, the property includes a 2,000+ sq. ft. home on-site with potential to develop 8 homes on separate lots. Ideal for the investor motivated to make their mark with a signature wine label, this array of valuable property and assets offers the opportunity of a lifetime.

ASSESSOR'S PARCEL NUMBERS

189-221-043	Tasting Room
418-421-001	43.314 Acres
418-421-005	61.725 Acres
418-421-008	61.633 Acres
418-421-009	61.591 Acres
418-421-010	213.3 Acres
418-421-011	58.9 Acres
418-421-012	40.48 Acres
418-421-013	55.37 Acres
418-421-014	59.17 Acres

VINEYARD & WINERY HIGHLIGHTS

- 30 acres plus a 10-acre fallow block and an additional 18-20 acres plantable. Property could be expanded to ~60 vineyard acres total.
- Wells with historic production of 96 GPM, 18 GPM, 42 GPM, and 36 GPM.
- Winery 11,776 sq ft
Fire protected with alarm system
Tank Gals: 39,500
Barrel Capacity: 800
Crush Capacity: 30 tons/day
- Storage: 30,000 gals. domestic/irrigation.
30,000 gals. domestic/winery/parcels
- Parcel water and fire protection
4 & 6" supply, except Parcel 1
- Buildings:
2300 sq ft 4 bedroom, 3 bathroom home at vineyard
6400 sq ft barn, shop, and office
2400 sq ft tractor barn
- Equipment List available upon request

VILLAGE TASTING ROOM HIGHLIGHTS

- Total building footprint: 3996 sq ft
Wine tasting and storage/office: 976 sq ft
Wine club lounge: 218 sq ft
Wine event center: 830 sq ft
Wine storage and shipping warehouse: 1457 sq ft
2 bathrooms, kitchenette, and hallways: 515 sq ft
- Exterior front patio: 573 sq ft
- Numerous parking spaces



WATER & IRRIGATION

The vineyard is improved with three on-site wells, two 15,000 gallon water storage tanks, three 10,000 gallon water storage tanks, and a reservoir.

Currently, the 3 wells are running a combined ~55 GPM.



SALVATORE ROMBI

(831) 659.1111 • Salrombi@aol.com

DRE #00451365



CARMEL VALLEY REALTY COMPANY



