



FOR SALE

26 Acre Vineyard

4750 E. Hwy 41
Paso Robles, CA



Features: +/- 31 Acres
26 Planted Acres
Professionally Managed
Large Varietal Mix
Abundance of Water
2 Potential Home Sites
Renewable Winery Permit
Partially Built Crush Pad

Offered At: \$1,250,000



Located on well-traveled Hwy 41 in Paso Robles Wine Country is where you will find this beautiful vineyard and future home sites. Comprised of +/-31 acres, the property offers the unbeatable aspects of this region's terroir. The vineyard records show an average sales price per ton of \$1,000 and plans are underway for re-planting of Cabernet vines that will command a price per ton ranging from \$1,500 to \$2,000.

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WINE VARIETALS

- 1.03 acres -- Grenache
- 0.89 acres -- Mourvedre
- 0.83 acres -- Petite Syrah
- 0.54 acres -- Cab Franc
- 1.21 acres -- Chardonnay
- 2.17 acres -- Viognier
- 0.08 acres -- Semillion
- 1.09 acres -- Cabernet Sauvignon
- 3.10 acres -- Pinot Noir
- 1.10 acres -- Mission
- 9.72 acres -- Syrah
- 0.01 acres -- Petit Verdot
- 2.03 acres -- Merlot
- 1.12 acres -- Zinfandel





