



FOR SALE

Winery Estate & Vineyard

El Pomar Rd.
Templeton, CA



- Features:**
- +/- 27 Acres
 - 22-24 Acre Vineyard
 - 3,000 SF Winery
 - 400 SF Tasting Room
 - 2,200 SF Main House
 - 1,800 SF VIP Tasting Rm - currently under construction
 - 30x60 Shop
 - 3,200 SF Cold Storage Bldg - 25,000 case capacity
- Asking:** \$2,720,000 + inventory & equip



Vineyard and winery located in Paso Robles' highly coveted El Pomar District AVA. +/- 24 acres planted for exclusive use of the Winery. The area is known for its ideal climate for grape growing and the vines consistently yield 2-3 tons per acre. The 3,000 SF winery building is licensed and bonded to produce 5,000 cases annually and includes a tasting room, crush facility, and office.

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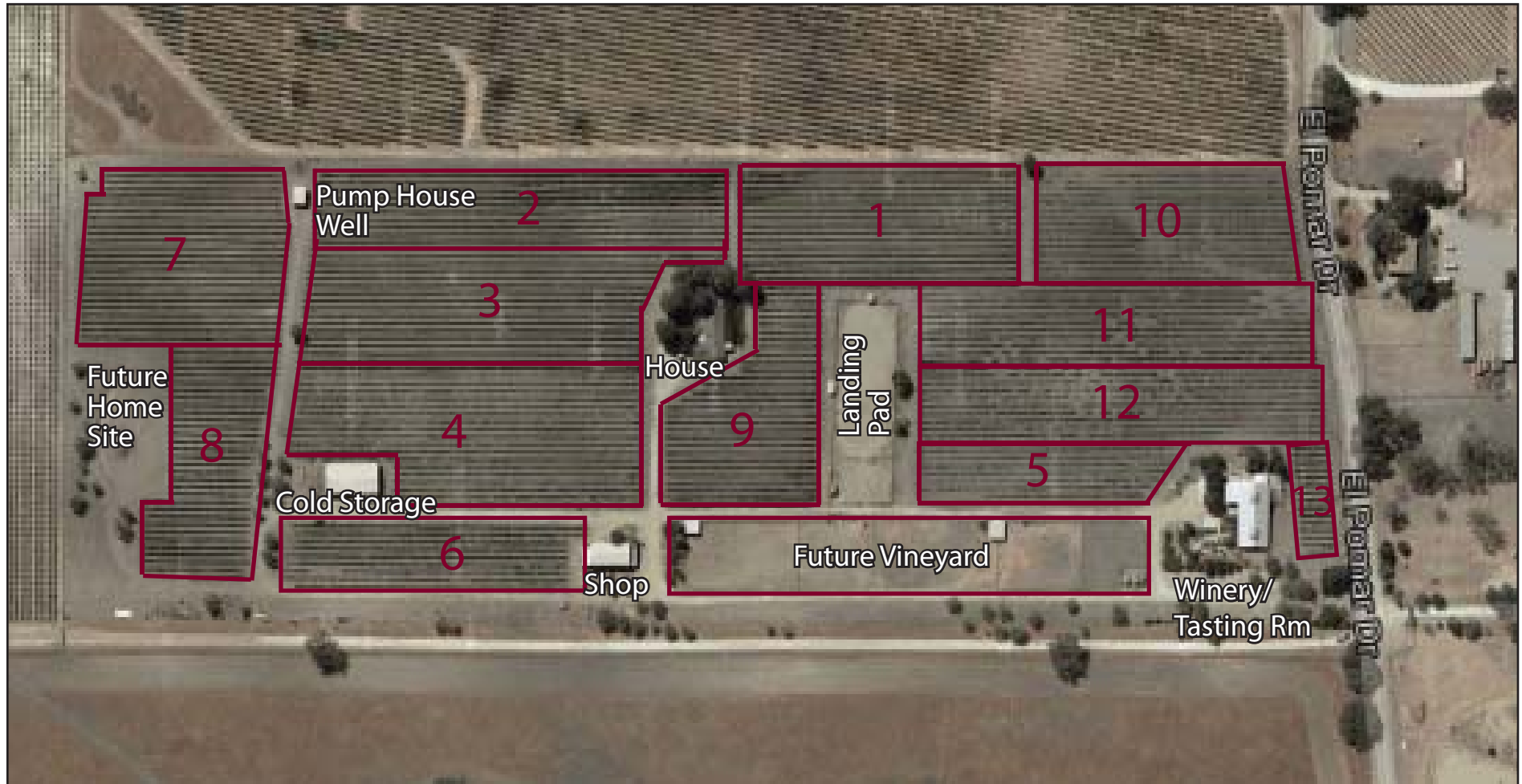
WINE VARIETALS

- Block 1, 2, 3, 4 (8 acres) -- Cabernet Sauvignon - Rootstock 5C
- Block 5 (1 acre) -- Cabernet Sauvignon - Clone 412
- Block 6 & 7 (4 1/4 acres) -- Cabernet Sauvignon - Rootstock 1103P
- Block 8 (1 3/4 acres) -- Cab Franc - Rootstock 1103P
- Block 9 (1 3/4 acres) -- Zinfandel – Rootstock 5C
- Block 10 (1 3/4 acres) -- Cabernet Sauvignon - Rootstock 5C
- Block 11 (2 acres) -- Tannat - Rootstock 5C
- Block 12 (2 acres) -- Cabernet Sauvignon - Rootstock 5C
- Block 13 (.5 acres) -- Zinfandel - Rootstock St. George





VINEYARD MAP





-WINERY EQUIPMENT LIST-

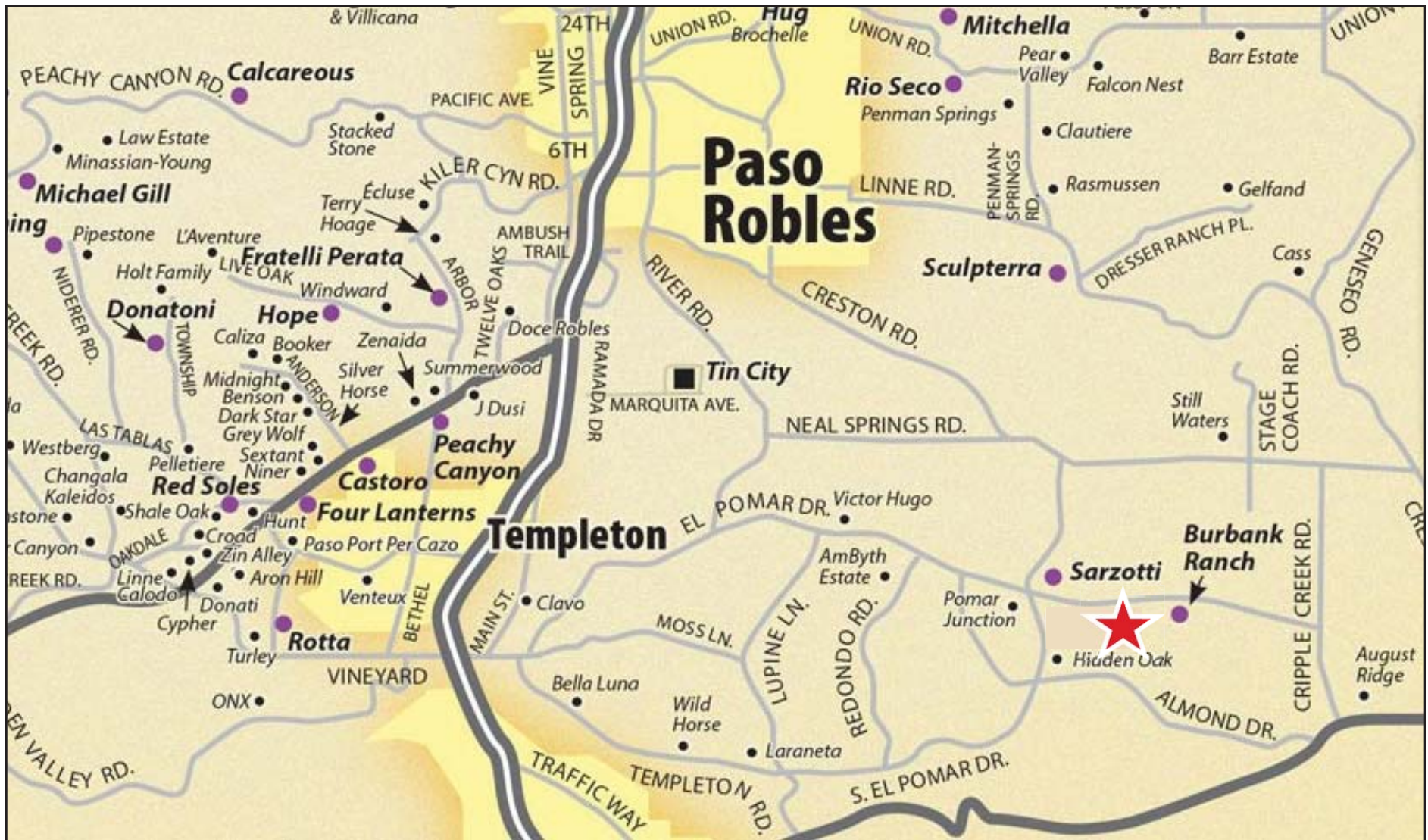
to be priced as additional asset purchase

- (2) 2000 gallon Tiller tanks
- (3) 3000 gallon jacketed stainless steel tanks
- (2) 1500 gallon stainless steel tanks
- (1) 500 gallon jacketed stainless steel tank
- (1) 300 gallon jacketed stainless steel tank
- (7) 1 ton fermenters
- (8) 300 gallon totes
- (8) 35lb picking tubs
- (46) ½ ton picking bins
- Wilmes bladder press w/extra bladder
- Magini Mus pump
- Delta destemer
- Transfer pump -- air operated
- (2) Vari top tanks
- (5) 15 gallon stainless steel holding totes
- Misc. clamps and hoses
- Gaskets
- (3) Air compressors
- Forklift
- Barrel racks
- Pallet Jack
- Banquet tables & Chairs for 100 people
- Flatware, Plates & Wine Glasses for 100 people
- Ford Tractor w/rake, mower deck, disc
- Chevy pickup flatbed truck
- Flail mower
- John Deer tractor 95 HP with extended cab
- Fuel tank and stand
- Mist sprayer
- Pac Blaster spray rig
- Polaris 500 ATV
- Equipment trailer
- (2) Kawasaki mules ATV
- Seed sprayer
- (2) BBQ pits
- Box scraper
- Grader blade
- (3) Picking bin trailers
- Rototiller
- Gopher machine
- Gopher pellet machine
- Bin dumper
- Spray rig for Kawasaki
- Heavy duty disc
- Bird netting for entire vineyard
- Chemical liquid pump for irrigation system
- Vineyard rake
- (1) Spot sprayer
- Generator
- Scale
- Vineyard wire dispenser
- Small vineyard dispenser
- Small vineyard trailer
- Large dump trailer
- (200) End post 2 7/8 pipes
- Picnic Table
- Ripper with 3' shanks
- New QuickBooks Online/Revel System (optional)





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