

*Vineyard, Winery and Superb Home
Located in the Fair Play Wine Region of
El Dorado County, California*

Price includes Business Opportunity and Winery Equipment

Inventory Negotiable

Farm Equipment Negotiable

Room for Horses and More Vines

Offered at \$1,295,000

*Shown by Appointment Only
Call Mike @ 530.417.3284*

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Gorgeous Vineyard, Winery and Home located in heart of Fairplay Wine Country This property affords a terrific opportunity to enter the wine business. The vineyards are mature and well maintained. The basement has been converted in to a winery that has been producing excellent examples of Sierra Foothill wines.

Fair Play is 20 minutes south of Placerville in El Dorado county and halfway between Sacramento and Lake Tahoe. The area draws tourists from all over Northern California and Nevada. Over 20 wineries populate this cozy foothill viticultural landscape. If you are searching for an attractive opportunity to enter one of the California's most exciting and fulfilling business opportunities then this property demands a look.

The listed price does not include wine inventory nor farm equipment.

House:

Comfortable and gracious... this home is 1865 sq feet, built in '96, 3 bed/2.5 bath, open floor plan, views of Mt Aukum to the West, full basement with walk-out, 560 sq ft of attached

redwood decking, patio area covered by shade of large oak, stucco exterior, tile roof, landscaped with irrigation system, central heat and air, wood stove, Anderson double pain windows, 6" walls and insulation, 2 car attached garage. Superbly constructed, this home provides a graceful entree to country living.

Vineyard:

9.2 acres on 9 x 6' spacing, deer fenced, micro-drip irrigation.

Merlot, clone 181 = 0.7 acres

Merlot, clone 04 = 1.0 acre

Syrah, clone 6 = 4.5 acres

Petite Sirah, clone 3 = 1.0 acres

Cab Sauvignon, clone 337 = 0.8 acre

Winery Equipment (included in price):

3 Tanks 2-900 gal red ferm. 1-1000 gal dairy, jacketed, insulated, W/stands

1 1/2"TC Diaphragm Pump w/cart & regulator

Schneider Screw Pump (must) AT-165P 2.5/3" TC

Alpha 80 Stainless Hydraulic Press w/ 2 stainless baskets

GAI 600 Bottler/corker w/ vacuum

MEB/ADS1 Semi-auto Labeler

TCW 2 bottle Sparger

GAI 406S Capsule Spinner w/ stand

McClain Ozone

Spadoni Kappa 5 Plate & Frame Filter 40/30

Hoses 100' - 1 1/2" & 60' - 3"

Valves Fittings/adapters

28 15.5 gal SS kegs

Glass carboys, 3s, 5s, 6.5s

2 300 gal plastic tanks

L&L hydraulic bin dumper w/ stand

Lab Equip, PH meter, Alc., SO2, chemicals

Bungs ~200, ferm. & solid

Pallet jack w/ weight scale legal for trade

Pallet jack

Bin heater

132 barrels w/ 63 barrel racks

Takagi tankless water heater w/ propane tank

Sump w/ screw, 3" TC

Rotary phase converter

2 - 40 foot Refer Containers w/ AC

32 Macro Bins

Other:

30 x 40 metal barn
~ 1 acre pond
South fork of Spanish Creek runs through property
2 wells with 5 pressure tanks
Granite outcroppings
historic rock path marks way between historic mining camps

Farm Equipment: (price is negotiable)

John Deer 970 tractor
Rears 300 gallon PullPak sprayer
50 gallon strip sprayer
72" Mower
3 point Post Hole digger
3 point Post Driver
Box scraper
72' blade
Big Ed disk
Suzuki King Quad 4 wheel drive ATV
Wood Splitter
1997 Ford F150 pickup with 4 wheel drive, tow package (~60k miles)
16 foot trailer with electric brakes
2 Jacobsen 3 bin trailers
18 bins (1/2 ton each)

for more information Contact...

Mike Thoma, a member of...



REALTY WORLD
BROKER NETWORK

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