

PASO ROBLES ESTATE WINERY OFFERING



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SUMMARY

Located in the desirable Highlands District of Paso Robles AVA, this remarkable 640 acre property includes 47+ acres of planted vineyards and 4.25 acres of pomegranates.

Known for award-winning wines, Judd Vineyard is currently leased through 2022. Celebrated varieties include: Cabernet Sauvignon (14.79 acres), Malbec (7.18 acres), Petite Verdot (5.58 acres), Barbera (6.93), Tempranillo (9.18), and Muscat Canelli (4.1 acres).

Covered by The Williamson Act, expect a rare property tax reduction as well.

Beyond dual wells (one on property and one on a deeded easement of the neighboring property) you'll also find an underground water distribution system, 1.5-surface-acre lined reservoir, two water storage tanks, and a vineyard irrigation system. All water runs through a filtration system.

Ideal for farming, the soil is predominantly Arbuckle-Positas complex and Balcom-Calleguas complex with Balcom-Nacimiento and Chanac Loam. Recent improvements include two storage buildings and hay pole barns. Gated and fenced for cattle.

Perfect for the savvy agricultural investor, this Paso Robles property is ripe for long-term success.

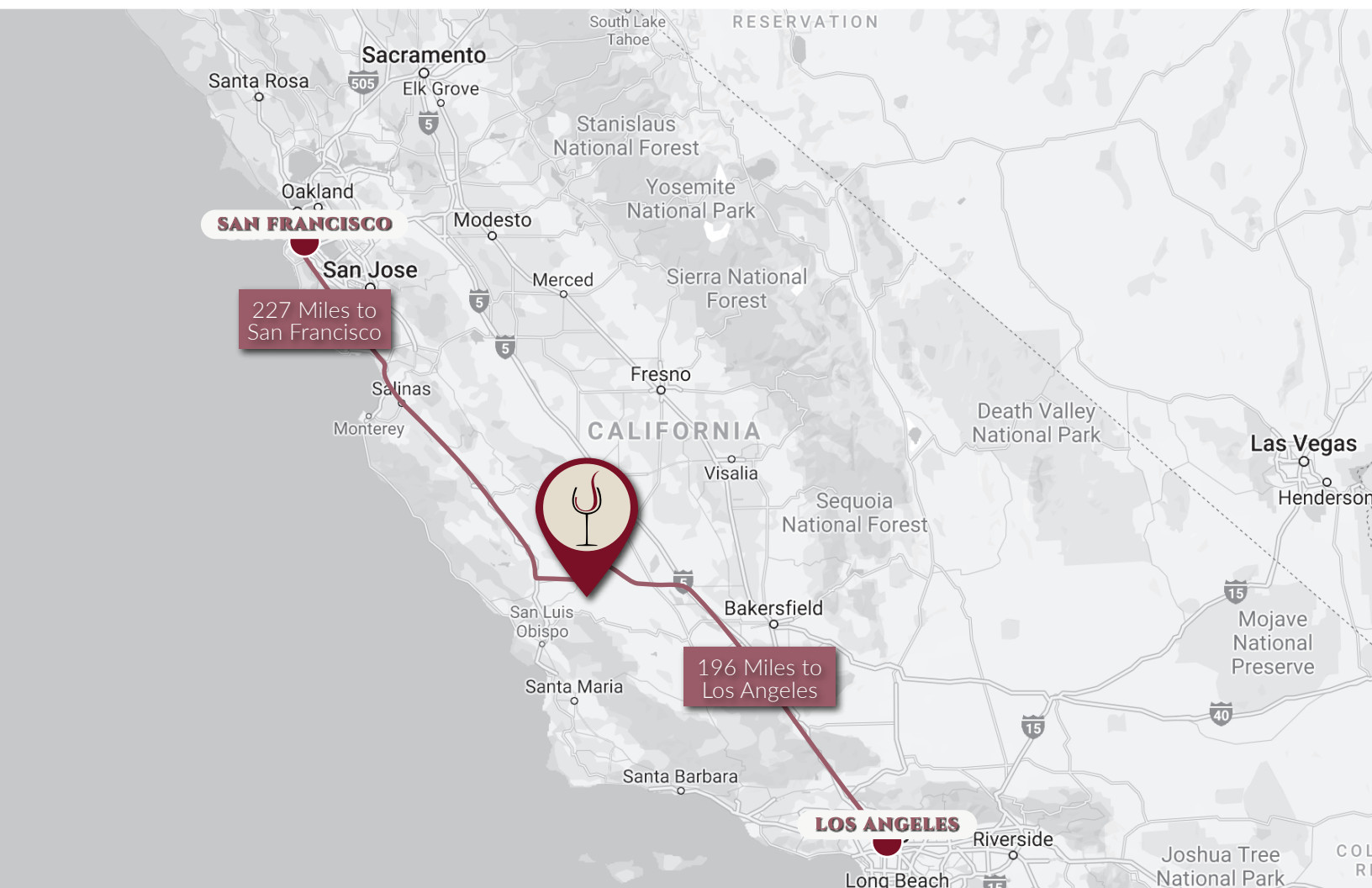
PRICE: \$3,000,000

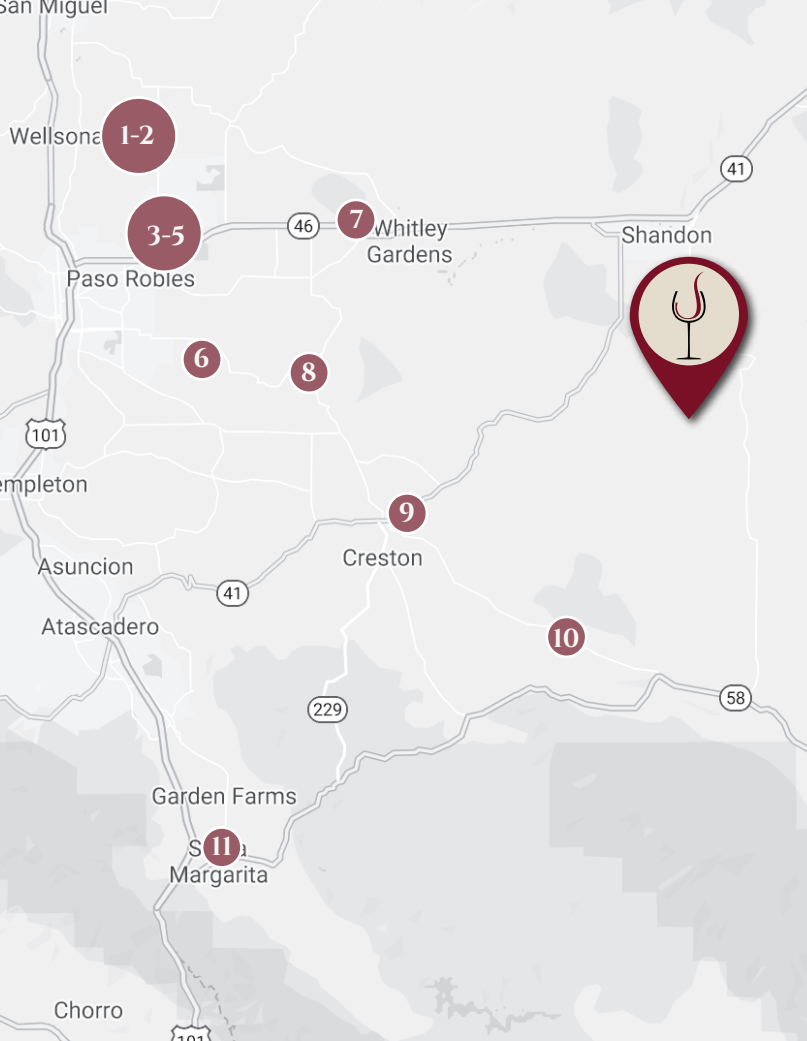






ACCESS: The subject has frontage along and access from an unpaved easement road extending south from Truesdale Road. Truesdale Road is a two-lane, two-directional asphalt-paved county-maintained road which connects to Starkey Road to the north and eventually comes to a T near Shell Creek Road to the south. There is gated access, perimeter fencing and Deer fencing surrounding the vineyard.





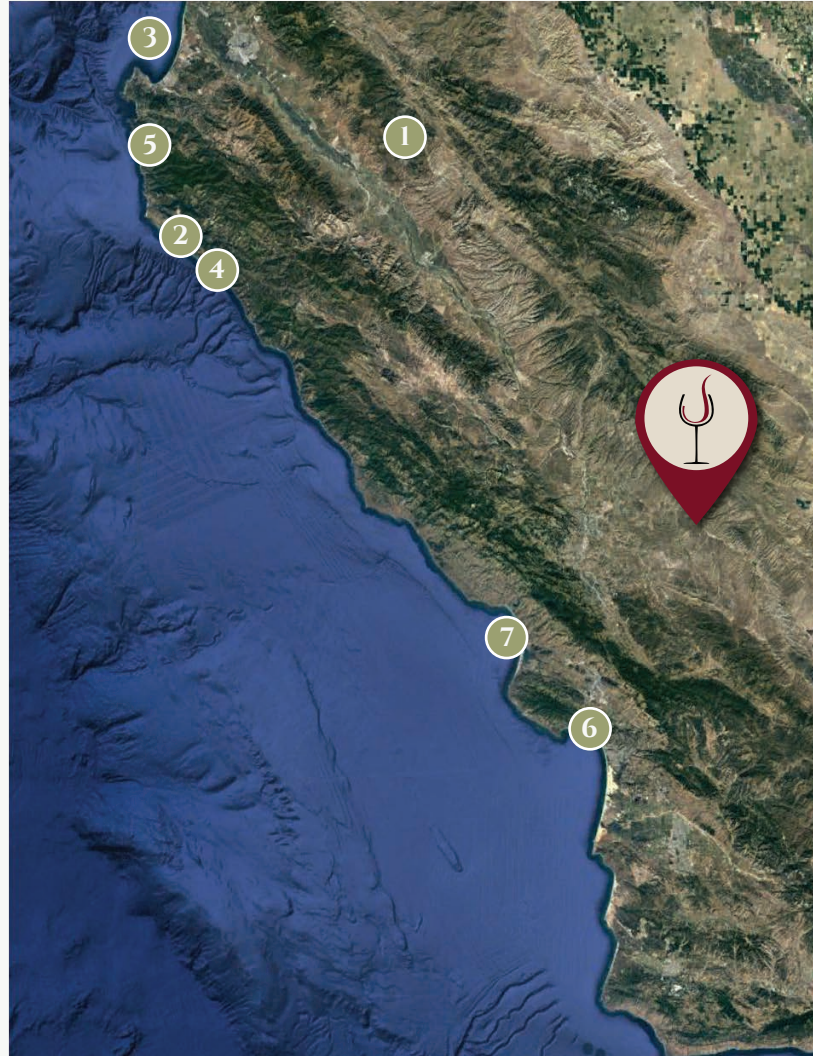
NEIGHBORING WINERIES

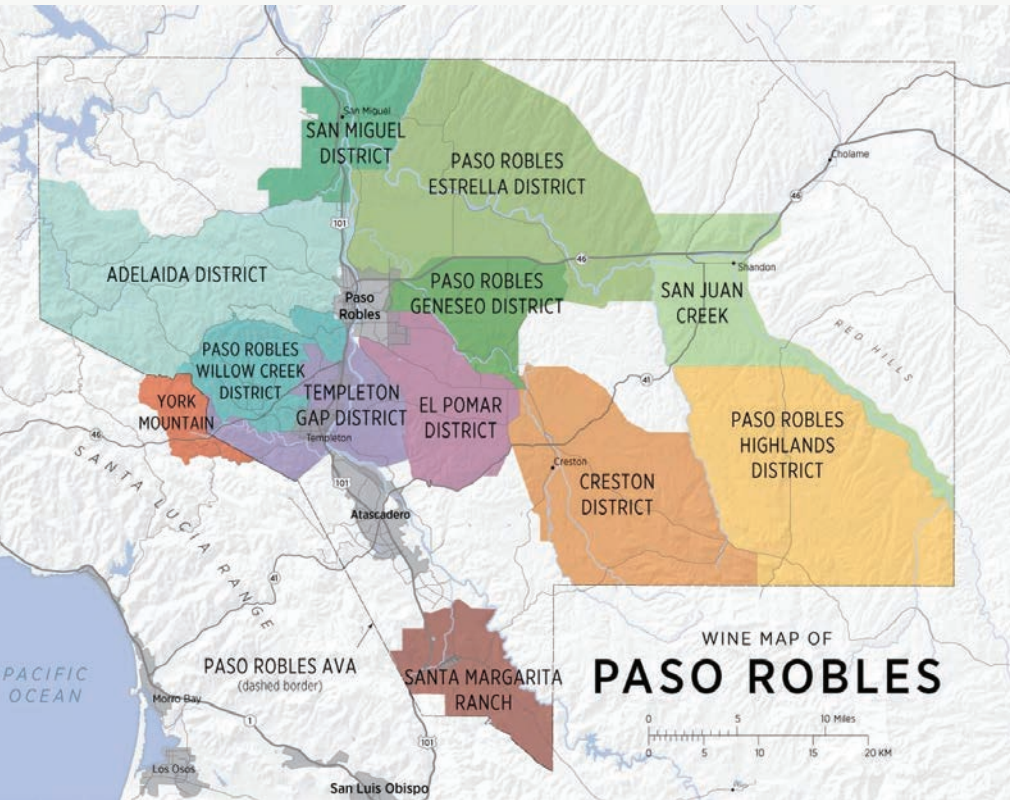
1. Le Vigne Vineyard
2. J. Lohr Vineyards & Wines
3. Robert Hall Winery
4. Vina Robles Vineyards & Winery
5. Eberle Winery
6. Sculpterra Winery
7. Glunz Family Winery
8. Cass Winery
9. STANGER Vineyards
10. Shadow Run Vineyards & Winery
11. Ancient Peaks Winery

POINTS OF INTEREST

1. Pinnacles National Park
2. Pfeiffer Big Sur State Park
3. Monterey Bay
4. Julie Pfeiffer Burns State Park
5. Garrapata State Park
6. Pismo Beach
7. Morro Bay

NEIGHBORING WINERIES AND POINTS OF INTEREST





THE PASO ROBLES AMERICAN VITICULTURAL AREA (AVA) IS OFTEN CELEBRATED FOR ITS DIVERSITY. DIVERSITY OF TOPOGRAPHY, MESO-CLIMATES, SOILS, STYLES OF WINEMAKING, AND OF COURSE, GRAPE VARIETIES. THE GROWING CONDITIONS WITHIN THE AVA ARE DIRECTLY RESPONSIBLE FOR THIS COLLECTION OF MORE THAN 60 DIFFERENT VINIFERA GRAPES.

The Paso Robles AVA was established in 1983 and since then producers have been creating wines that express a sense of place that reflects Paso's roots as a wine region. These expressions of Terroir come from historic vineyards and special sites from all around the region. Some of the essence of Paso, be it minerality, freshness, or fruit, can be found by exploring the far reaches of this AVA. In 2014, 11 new AVA's were established in Paso Robles to help better define this broad sense of place. Using science as a standard, these AVAs are characterized by their soil, climate, topography, rainfall, and aspect. Only five years old, but with many more years of growing history, these AVAs are setting a new standard for understanding how to best embody that sense of place.

Paso's unique growing environment has much to do with its proximity to the Pacific Ocean. The main conduit is the Templeton Gap, which allows the cooling influences of the ocean to filter into Paso Robles each afternoon in the summer and through fall. Its a natural air conditioner that turns warm days into cool nights, the secret climactic ingredient to balanced wines. Ocean airflow, as well as downslope winds, help cool the entirety of the Paso Robles AVA. Winemakers acknowledge that this diurnal temperature change helps contain sugar production and elevate tannins as well as maintain acid in wine grapes. Once again, broadening the palette of wine grapes grown in the region.

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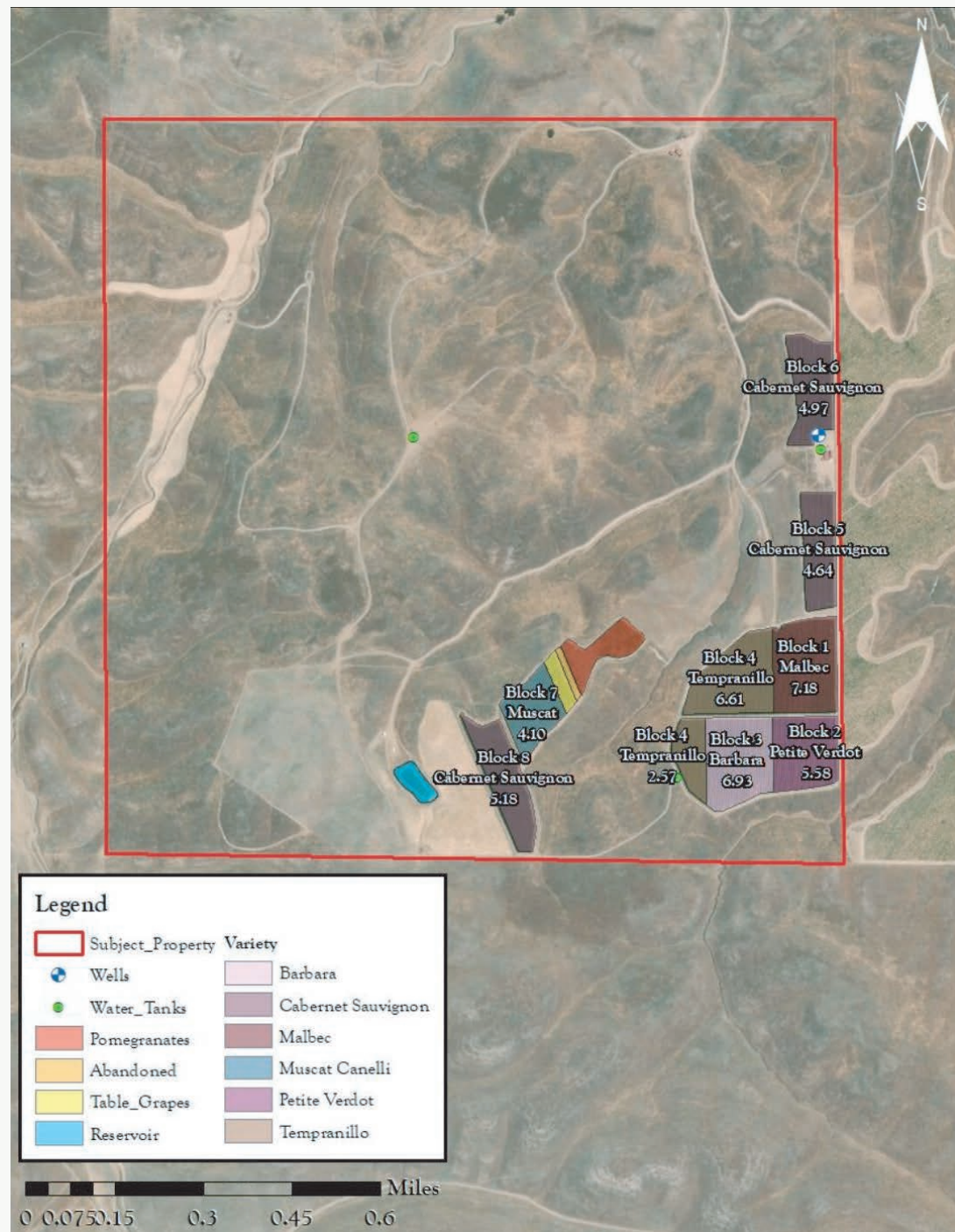
AVA REGIONAL MAP & APPELLATION INFORMATION



3435 TRUESDALE ROAD, SHANDON, CA 93461 | PASO ROBLES ESTATE WINERY OFFERING | AS OF MAY 2021

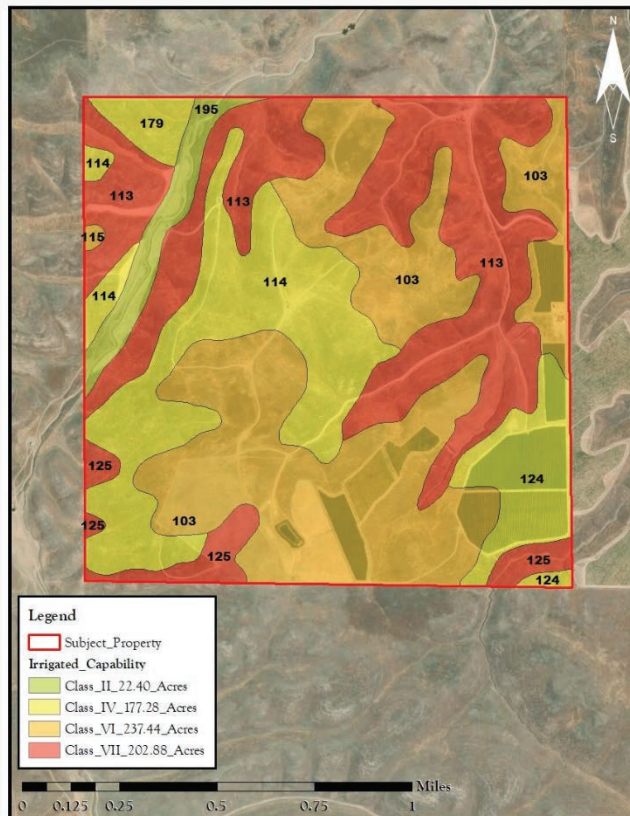
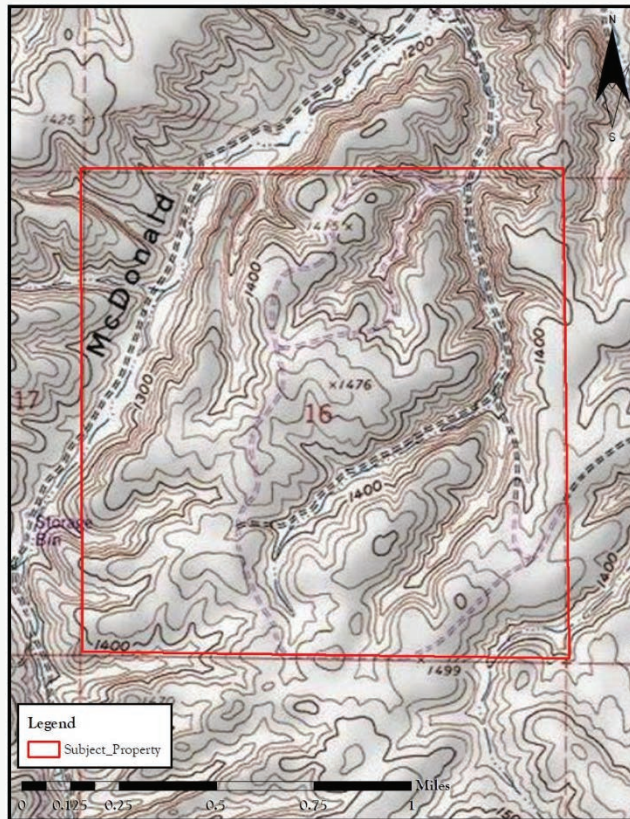
VINEYARD MAPS

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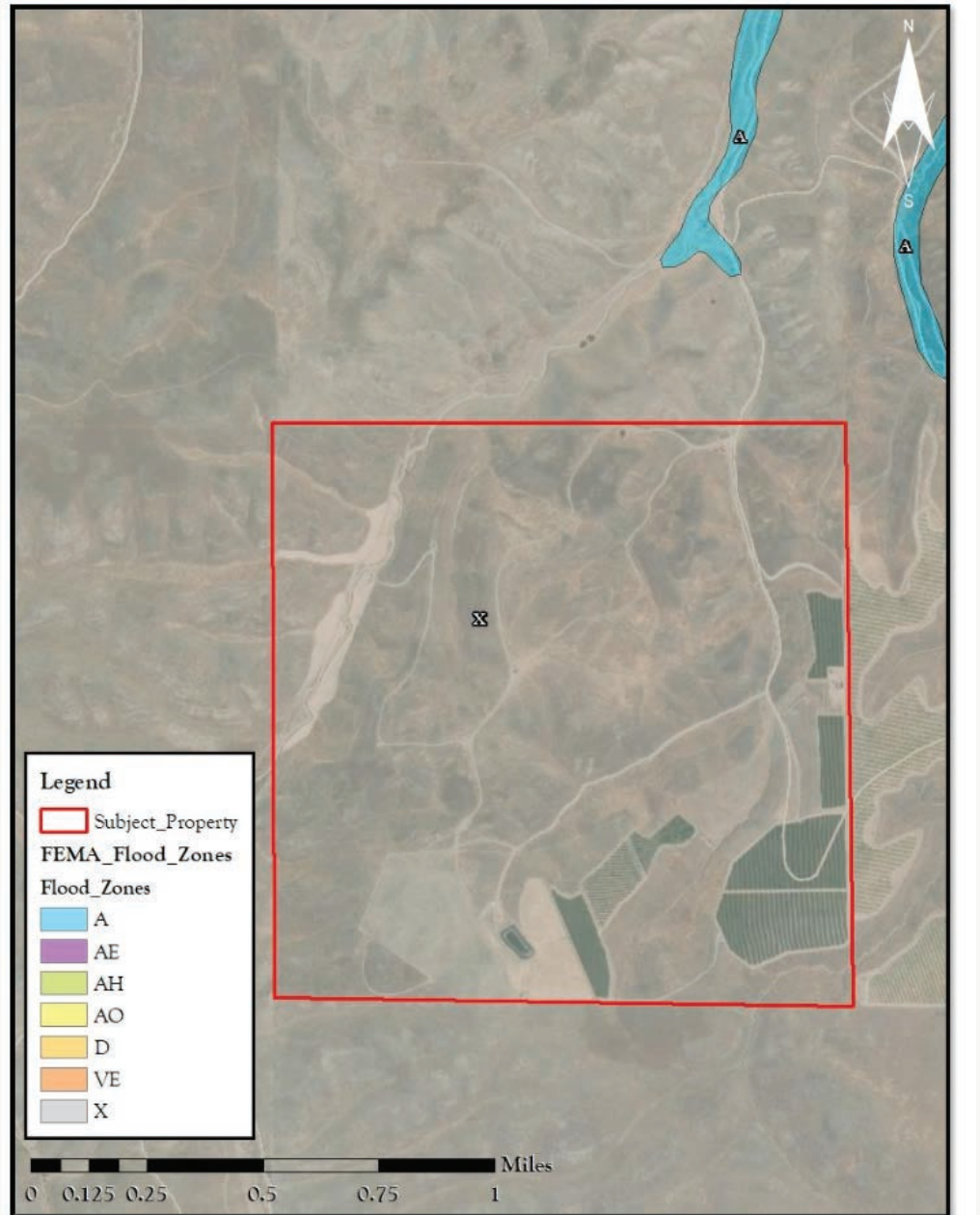
VINEYARD MAPS

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VINEYARD MAPS

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VINEYARD INFORMATION

BLOCK	VARIETY	ACRES	YEAR PLANTED	STATUS	ROW SPACING	VINE SPACING	VINES
1	Malbec	7.18	1998	Bearing	9	6	5,792
2	Petite Verdot	5.58	1998	Bearing	9	6	4,501
3	Barbara	6.93	1998	Bearing	9	6	5,590
4	Tempranillo	9.18	1998	Bearing	9	6	7,405
5	Cabernet Sauvignon	4.64	2008	Bearing	9	6	3,743
6	Cabernet Sauvignon	4.97	2008	Bearing	9	6	4,009
7	Muscat Canelli	4.10	2009	Bearing	9	6	3,307
8	Cabernet Sauvignon	5.18	2010	Bearing	9	6	4,179



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HISTORIC YIELDS

HISTORIC YIELDS	2015	2016	2017	AVG
Barbara				
Tons per acre	6.33	7.34	11.57	8.41
Cabernet Sauvignon				
Tons per acre	5.03	6.75	7.15	6.31
Malbec				
Tons per acre	3.35	6.13	4.92	4.80
Muscat Canelli				
Tons per acre	7.25	5.05	5.60	5.96
Petite Verdot				
Tons per acre	7.86	4.11	11.22	7.73
Tempranillo				
Tons per acre	8.13	7.87	9.90	8.63
Total Tons	290.6	311	397.67	6.97



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POMEGRANATE TREES

In addition to the vineyard, the property includes 4.25 acres of Pomegranate Trees creating a total of 52+ acres of permanent crops.



Water is provided by one off-site well and one on-site well that collectively supply water to the subject property. The off-site well is located north of the subject property along the easement road. According to the owner this well was originally an easement that is now deeded to the subject property.

According to the tenant, the onsite irrigation well produces 120 gallons per minute (gpm) but must continually run to provide sufficient irrigation water to the vineyard.

The property has three 10,000 to 15,000-gallon capacity water storage tanks which service cattle troughs and irrigation needs on the property. An on-site reservoir covers roughly 1.50± acres, but the owner provided no estimate as to the capacity. Irrigation to the vineyard is via high-pressure PVC mainlines. There are sand filters for the well water since the property is located in an area of sandy water issues.

WATER & IRRIGATION

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IMPROVEMENTS

The property is improved to support farming operations. Structural improvements include an equipment storage structure with attached chemical shed, implement pole structure, two hay pole barns, a storage building, and a bathroom structure. The structural improvements are located near the entrance and between Blocks 5 and 6 of the vineyard.



EQUIPMENT BARN/ CHEMICAL SHED

- 2,944 SF
- Wood Frame
- Dirt/Concrete Foundation
- Metal Exterior and Roof



IMPLEMENT POLE BARN

- 1,080 SF
- Wood Frame
- Concrete Slab Foundation
- Metal Roof



STORAGE BUILDING

- 242 SF
- Metal Frame
- Concrete Slab Foundation
- Metal Exterior and Roof



HAY POLE BARN 2

- 396 SF
- Wood Frame
- Dirt/Concrete Foundation
- Metal Roof

HAY POLE BARN 1

- 722 SF
- Wood Frame
- Concrete Slab Foundation
- Metal Roof

RESTROOM

- 54 SF
- Metal Frame
- Concrete Slab Foundation
- Metal Exterior and Roof

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ZONING & PROPERTY TAX INFORMATION

ZONING / LAND USE CONTROLS

The subject property is zoned Agriculture (AG) under the Land Use Ordinance (Title 22) of the San Luis Obispo County General Plan, which serves as the zoning ordinance for the county. The property lies within the North County Planning Area and Adelaida Sub Area as designated by the San Luis Obispo County Planning Department. The zoning and general plan are in conformance and are normal for the market area.

AGRICULTURAL PRESERVE

Assessor's Parcel Number 037-321-001 is subject to an agricultural preserve contract, as verified with the current owners and confirmed with the San Luis Obispo County Assessor's office. The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a tax relief measure for farmland sellers. The act permits a landowner, whose land is used for farming, to sign a contract with the County guaranteeing that the land will continue to remain in farming for a period of at least 10 years.

TAX AND ASSESSMENT INFORMATION

According to the San Luis Obispo County Tax Collector's office, the subject property has tax assessments in the amounts shown for the 2020 tax year:

APN	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	ANNUAL TAXES
037-321-001	\$168,364	\$573,580	\$741,944	\$8,037

SAN LUIS OBISPO COUNTY, CA



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**SAN LUIS OBISPO COUNTY
WINE GRAPE VINEYARD
ACRES: 48,456**



San Luis Obispo County has 48,456 acres of wine grape vineyards, primarily in the Paso Robles area. As of the 2019 County Ag Commissioner report, wine grapes are 25% of the the county total crop income. Leading varietals include Chardonnay, Sauvignon Blanc, Other Whites, Cabernet Sauvignon, Merlot, Pinot Noir, Syrah, Zinfandel and other Red Wines, in that order.

San Luis Obispo Wine Country includes two American Viticultural Areas—Edna Valley and Arroyo Grande. The continual stream of coastal marine air from the nearby Pacific Ocean produces a steady balance in the fruit, resulting in full-flavored, consistent and complex wines. These distinct growing conditions are reflected in the wines, no matter the varietal and style. Populated primarily by artisan vintners and family wineries, SLO Wine Country tends to focus on cooler climate varietals. Enjoy a sip of the region's acclaimed wines, set against the backdrop of uncomplicated elegance, and mere minutes from the coast.

Named Sunset Magazine's "Best Wine Region in the West" in 2016 and "Wine Region of the Year" by Wine Enthusiast Magazine in 2013, Paso Robles is quickly becoming a favorite among wine lovers.

“THE CONNOISSEUR DOES NOT
DRINK WINE BUT TASTES OF
ITS SECRETS.

– SALVADOR DALI

**VINEYARD
PROFESSIONAL
REAL ESTATE**

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Offering a high-end experience to select clients from individuals to savvy investment funds—vineyard real estate expert Jenny ensures you feel confident from start to finish.

Co-owner of the California Central Coast's premier vineyard advisory and farm management company, you'll benefit from her long-standing relationships and insider wine industry knowledge across the Paso Robles American Viticultural Area and beyond.

When you choose to partner with Jenny, expect sophisticated custom buyer searches including access to off-market opportunities. Sellers receive superior marketing with a global reach and the vital advantage of an extensive personal list of qualified buyers including: high-net-worth individuals, wineries, vineyard owners, farm managers, investment funds and more in California, the greater US, and globally.

A Central Coast native, Jenny grew up in a real estate investment family and earned a Master's in Agriculture from Cal Poly, San Luis Obispo. After a position as a project manager at a leading Mergers & Acquisitions firm and becoming a licensed broker in 2004, Jenny partnered with a boutique Napa Valley firm specializing in vineyard, winery, and lifestyle properties. She also served as President of the Women's Council of Realtors and was named a "30 under 30" by the National Association of REALTORS®.

Today Jenny is the top vineyard broker in California. Her family owns a vineyard in Paso Robles, Willow Creek AVA and she is grateful to volunteer in the community she loves. If you're seeking a proven real estate broker with technical vineyard expertise you can rely on, you'll want to connect with Jenny.



PASO ROBLES ESTATE WINERY OFFERING

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