

HIGH - TECH & FULLY EQUIPPED WINERY

PREMIUM VINEYARD
VIEW ESTATE BUILDING SITE
FOR SALE | EL DORADO COUNTY

VINTROUX



David Ashcraft
Broker | Founder
#BRE01298680
707.634.7796
david@vintroux.com
Vineyards - Estates - Wineries

[vin-TRUE]

David Bolster
*Sierra Foothills
Regional Specialist*
Realtor
BRE#01356944
530.295.2945
david.bolster@c21selectgroup.com

Century 21
SELECT REAL ESTATE, INC.



CONTENTS

- EXECUTIVE SUMMARY
- PROPERTY INFORMATION
- EQUIPMENT LIST
- AERIAL MAP
- VINEYARD BLOCK MAP
- VINEYARD PRODUCTION HISTORY
- SOIL MAP
- ELEVATION MAP
- PARCEL MAP
- PHOTOS
- LOCATION
- CONTACT

Estate Vineyard

Neighbors Include Top Tier Wine Industry Players



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY

HIGH - TECH & FULLY EQUIPPED WINERY



EXECUTIVE SUMMARY

High-tech and fully equipped winery, custom built by Chaim Gur-Arieh Ph.D., a food scientist who spent 35 years of his career as an inventor and creator of new food products and owner of a Flavor Manufacturing Company.

The winery is situated inside a climate-controlled building with separate winemaking, barrel storage and cased goods rooms. It has novel features such as “gravity feed”, “pulse-air” and Chaim’s own creation of a “dual compartment submerged-cap fermentation tanks”. Using his unique winemaking technology and the special attention that he has given to the farming of the vineyards, Chaim was able to create a special style of wine, which he is leaving as his legacy for the future generations.

HIGH - TECH & FULLY EQUIPPED WINERY



EXECUTIVE SUMMARY CONTINUED

The winery is built on a 129 acre parcel and equipped to produce about 10,000 cases per year. The parcel includes 37 acres of vineyards with the potential of planting an additional 30 acres. There is also the potential of enlarging the winery building and adding additional buildings on the site. The buyer can also build a residential home on the site with sweeping views of vineyards and mountains.

The sale will include the land, the vineyard, the winery building, the wine making equipment and all the improvements made on the land, which includes the roads and a well producing about 35 gallons per minute, enough water to irrigate 40 acres of vineyards.

About 30,000 gallons of bulk wine will be available, which will be sold separately.



EXECUTIVE SUMMARY CONTINUED

The following income producing items are included in this sale:

- A 3 year contract with the seller to produce 3000 cases per year of private label wine, made for the seller's brands Di Arie and Hikaru at a gross profit of 50% to the buyer.
- Additional private label business with other existing customers.
- Sales potential as a high-end private label manufacturer.
- Creating a new brand or a home for an existing brand that has no manufacturing.
- Sales potential of bulk wine to existing and new customers.
- Sales potential of wine grapes.

The winery owns a brand which will not be included in this sale. Chaim will be available to be the Consulting Winemaker for the buyer.

Presented At \$7,500,000

PROPERTY INFORMATION



**HIGH TECH
FULLY EQUIPPED
CUSTOM BUILT
WINERY**



**129± ACRES
WITH 36± ACRES
OF PREMIUM
VINEYARD**



**SPECTACULAR
VIEWS
ESTATE BUILDING
SITE**



HIGH-TECH FULLY EQUIPPED WINERY PROPERTY

5200 Di Airie Road, Somerset APN 046-071-053

**El Dorado County
Sierra Foothills AVA
IMPROVEMENTS**

- >> Winery Building & Tasting Area
- >> Custom Built 13,000± SqFt Winery Facility
- >> Two Levels - Gravity Flow
- >> 10,000 Case Capacity
- >> Winemaking Equipment
- >> Climate Controlled Barrel Room
& Case Good Storage
- >> 14 Tanks
- >> Numerous Outdoor Spaces
- >> Amazing Views

LAND

- >> 129 ± Gross Acres Total
- >> 36 ± Acres Planted to Premium Vineyard
- >> 30 ± Acres Additional Potential Plantable
- >> View Estate Building Site

ZONING

- >> AE

IRRIGATION

- >> Private Well - 35± GPM Production

VINEYARD

- >> Cabernet Sauvignon, Cabernet Franc, Barbera, Zinfandel, Primitivo Grenache, Syrah, Petite Sirah, Tempranillo, Touring Nacional, Sauvignon Blanc

**PRESENTED AT
\$7,500,000**

Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate & Century 21 Select do not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.

WINERY & VINEYARD EQUIPMENT



11 x 8 ton open top, variable volume, dual purpose Stainless Steel Fermentation Tanks; all jacketed for cooling and heating; 6 equipped with Submerging Devices and 2 are Dual Compartment Tanks.

1 x 1200 gallon white wine open top, variable volume Stainless Steel Fermentation Tank, jacketed for cooling and heating.

1 x 5000 gallon open top, variable volume Stainless Steel Storage Tank, jacketed for cooling and heating.

3 x 1200 gallon rectangular Stainless Steel Holding Tanks

2 x 500 gallon open top, variable volume Stainless Steel Fermentation Tanks, jacketed for cooling and heating.

3 x various sizes Stainless Steel Square Holding Tanks, jacketed for cooling and heating. (195, 365 and 540 gallons)

2 x Stainless Steel Sumps

1 x Stainless Steel Waukesha positive displacement variable control Pump

2 x Diaphragm Pumps

1 x Stainless Steel Filter Press

1 x Diemme AR 34 8 ton Bladder Press

1 x Hopper with frame to accommodate Bladder Press

1 x Diemme De-stemmer-Crusher

1 x Dual Compressor Legacy Chiller

1 x 30 ton Dual Head Air Compressor

1 x GAI semi-automatic Bottling Machine

1 x OMB semi-automatic Pressure Sensitive Labeling Machine

1 x P&L Specialties Sorting Table

1 x power Bin Dumper

2 x Fork Lifts

2 x Tractors

2 x Rears 200 gallon Sprayers, CV Hitch and 28" fan with centrifugal pump

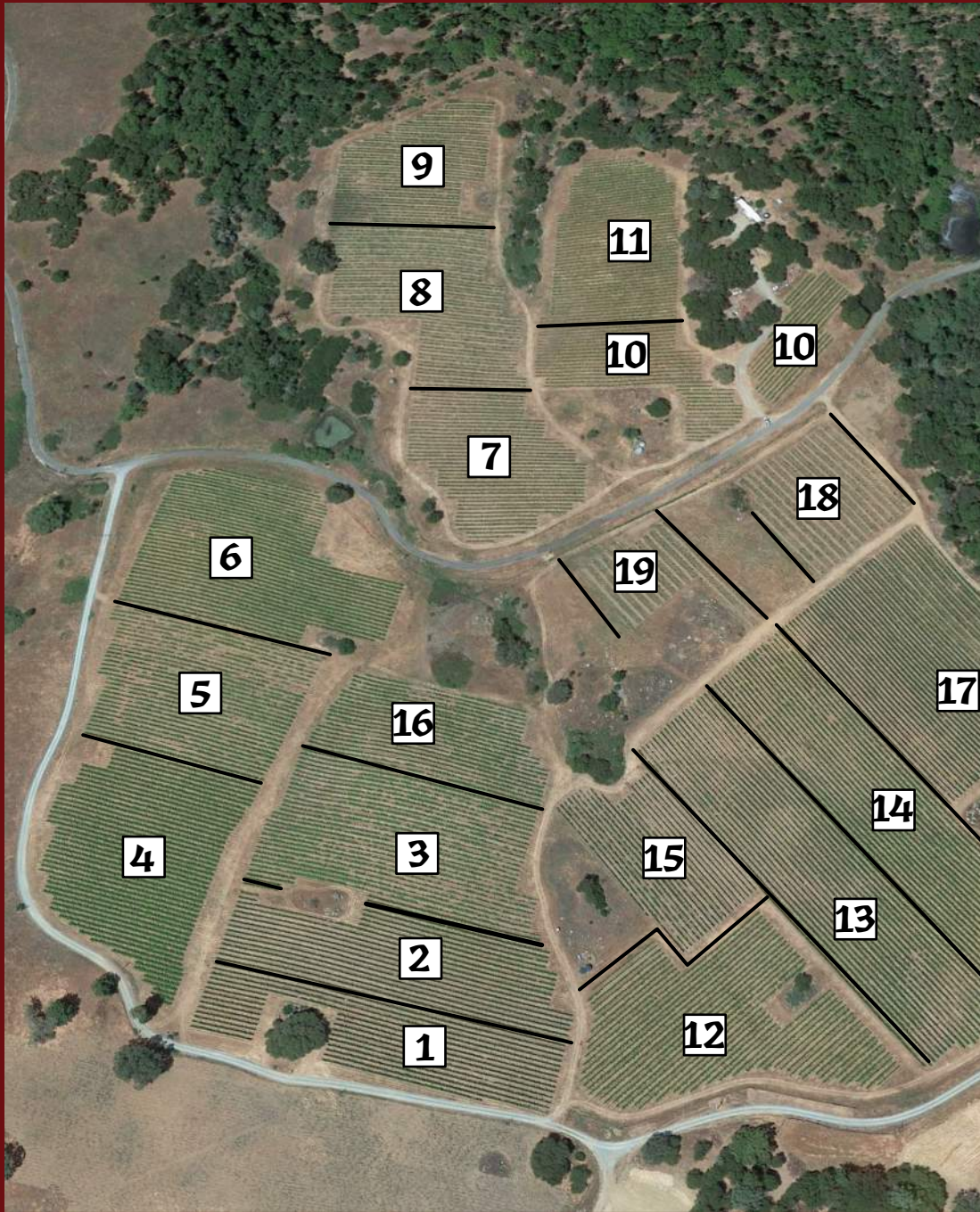
3 x Harvest Double Bin Trailers (for half-ton bins)

HIGH-TECH & FULLY EQUIPPED WINERY

APPROXIMATE PROPERTY BOUNDARY



VINEYARD BLOCK MAP



Block #	Variety	Date Planted	Root Stock	Clone	# Vines Planted	Acres
1	Cabernet Franc	2002	101-14	#332	1216	1.12
2	Zinfandel	2002	3309C	Duprat	2251	2.07
3	Syrah	2002	3309C	#383	2233	2.06
4	Primitivo	2002	1103P	#3	2215	2.04
5	Syrah	2002	101-14	#7	2083	1.92
6	Zinfandel	2002	1103P	Duprat	2978	2.74
7	Cabernet Franc	2002	101-14	#332	2077	1.91
8	Petite Sirah	2002	1103P	#3	2202	2.03
9	Petite Sirah	2002	101-14	#3	1957	1.80
10	Cabernet Sauvignon	2002	101-14	#337	2035	1.87
11	Touriga Nacional	2002	101-14		1978	1.82
12	Cabernet Sauvignon	2007	101-14	#412	2047	1.88
13	Tempranillo	2007	101-14	#2	2539	2.34
14	Barbera	2007	1103-P	#2	2919	2.69
15	Grenache	2011	1103-P	VNS3	1303	1.20
16	Grenache	2011	1103-P	VNS5	1173	1.08
17	Sauvignon Blanc	2012 & 18	101-14	#376 ENTAV	3905	3.60
18	Cabernet Sauvignon	2018	101-14	#10	1424	1.31
19	Petite Sirah	2019	1103P	#3	500	0.46
				<i>Total</i>		35.94



VINEYARD PRODUCTION



GRAPE PRODUCTION 2016 - 2024

Vineyard Block #	Variety	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons	Harvest Date	Tons
1	Cab. Franc, #1	9/23/16	4.10	9/27/17	2.78	10/9/18	2.69	10/22/2019	4.06	10/9/2020	3.55	9/21/21	2.27	9/22/2022	1.94	10/18/23	2.65	10/10/24	2.91
2	Zinfandel, #2	9/16/16	9.63	9/27/17	9.70	10/2/18	10.85	10/22/2019	8.66	9/29/2020	12.82	9/15/21	9.72	9/13/2022	8.53	10/17/23	12.69	9/27/24	11.13
3	Syrah, #3	9/21/16	10.04	9/7/17	5.54	9/15/18	8.6	10/1/2019	9.29	9/15/20	8.71	9/13/21	4.86	9/8/2022	2.05	9/21/23	9.35	9/12/24	6.30
4	Primitivo, #4	9/8/16	8.04	9/8/17	11.11	9/17/18	11.03	10/1/2019	10.25	9/30/20	10.49	9/14/21	8.74	9/15/2022	7.11	10/3/23	13.61	10/3/24	10.61
5	Syrah, #5	9/7/16	6.83	9/7/17	4.74	9/15/18	5.94	9/24/2019	6.86	9/16/20	5.22	9/13/21	2.90	9/16/2022	1.07	9/21/23	5.81	9/12/24	4.48
6	Zinfandel, #6	9/16/16	11.46	10/2/17	14.59	10/2/18	12.60	10/29/2019	9.53	9/30/20	11.01	9/24/21	7.70	9/16/2022	7.58	10/17/23	14.04	9/27/24	4.20
6	Second Picking																	10/3/24	6.38
7	Cab Franc, #7	9/23/16	6.74	10/9/17	5.34	10/9/18	3.50	10/22/2019	6.70	10/9/20	4.63	9/23/21	4.39	9/22/2022	1.95	10/18/23	3.71	10/10/24	2.92
8	Petite Sirah, #8	9/27/16	8.76	10/5/17	7.79	10/5/18	5.38	10/2/2019	10.54	10/6/20	6.05	9/29/21	3.14	9/22/2022	3.23			9/18/24	7.37
9	Petite Sirah, #9	9/27/16	11.26	10/5/17	8.68	10/5/18	5.11	10/2/2019	10.99	10/12/20	3.95	9/29/21	1.82	9/23/2022	0.83			9/18/24	3.32
8&9	Petite Sirah, #8&9															10/4/23	13.14		
10	Cab Sauvignon, #10	9/14/16	4.60	9/18/17	5.46	9/27/18	4.66	10/16/2019	6.57	10/6/20	3.08	9/21/21	2.34	9/23/2022	1.68	10/12/23	4.9	9/17/24	3.66
11	Touriga, #11	9/21/16	6.33	10/4/17	7.04	10/12/18	7.65	10/16/2019	7.74	10/15/20	5.33	9/30/21	2.77	9/23/2022	2.17	10/18/23	4.37	10/10/24	3.79
9/17/24	Cab Sauvignon, #12	9/14/16	5.23	9/11/17	8.28	9/25/18	7.03	10/18/2019	8.61	9/22/20	6.25	9/20/21	3.30	9/13/2022	2.92	9/27/23	5.39	9/17/24	4.36
13	Tempranillo, #13	9/22/15	7.69	9/12/17	8.84	9/24/18	12.78	9/24/2019	2.65	9/14/20	6.63	9/15/01	6.47	9/8/2022	4.5	9/21/23	6.53	9/12/24	7.86
14	Barbera, #14	9/15/16	14.54	9/14/17	16.94	10/16/18	13.12	10/9/2019	18.90	9/24/20	12.67	9/16/21	5.80	9/15/2022	3.74	9/26/23	16.84	9/19/24	13.70
17	Sauv Blanc, #17	8/29/16	8.82	8/30/17	6.34	8/31/18	7.79	9/3/19	9.50	9/1/20	9.94	8/31/21	7.55	9/2/2022	2.92	9/12/23	12.14	9/3/24	11.00
15	Grenache, #15	9/26/16	2.02	10/9/17	2.91	9/24/18	2.90	10/18/2019	2.76	10/12/20	4.23	9/27/21	4.43	9/23/2022	0.96	10/11/23	5.33	10/1/2024	3.64
16	Grenache, #16	9/26/16	2.6	10/9/17	2.93	9/24/18	2.90	10/18/2019	3.81	10/12/20	4.56	9/27/21	3.30	9/23/2022	1.63	10/11/23	9.11	10/1/2024	6.11
18	Cabernet Clone 10, #18			10/2/17	0.10	9/25/18	0.11	10/19/19	0.08							10/12/23	1.26	9/17/24	2.64
19	Petite Sirah															10/4/23	0.65	9/18/24	2.14
	Cabernet on the Fence															10/12/23	0.45	9/17/24	0.46
	Total		128.69		129		125		138		119		81.5		54.8		142		119

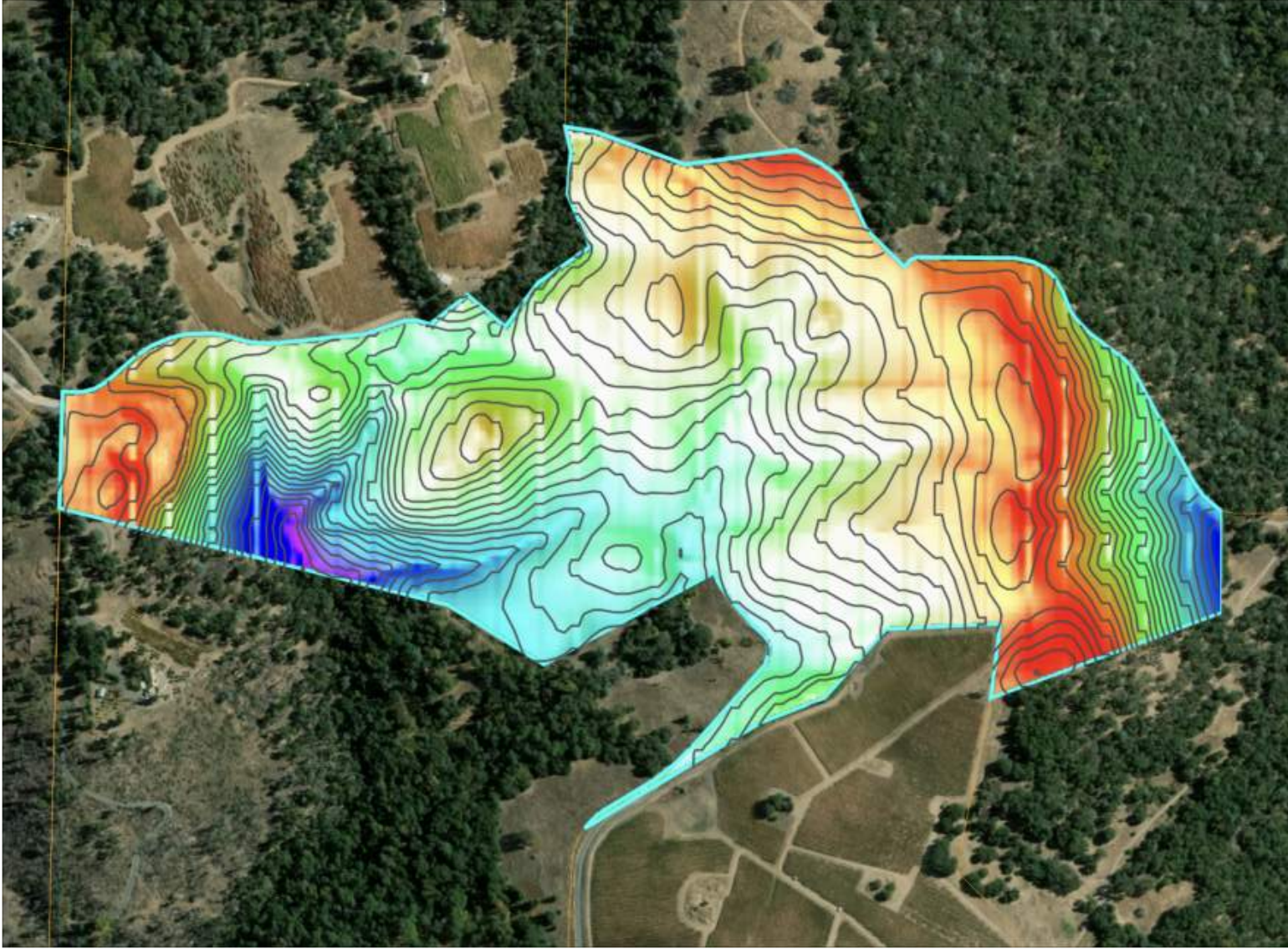
SOILS



Soils

Soil Code	Soil Description	% of Field
● SgC	Sierra rocky sandy loam, 5 to 15...	78.0
● ShE	Sierra very rocky sandy loam, 30 to...	19.7
● SfC2	Sierra sandy loam, 9 to 15 percent...	2.2
● ShD	Sierra very rocky sandy loam, 15 to...	0.1

ELEVATION



Elevation

1,487.4 ft

1,758.8 ft



Contour Interval (feet):

10 ft

Range

271.4 ft

Min 1,487.4 ft

Max 1,758.8 ft

Slope

15.3 %

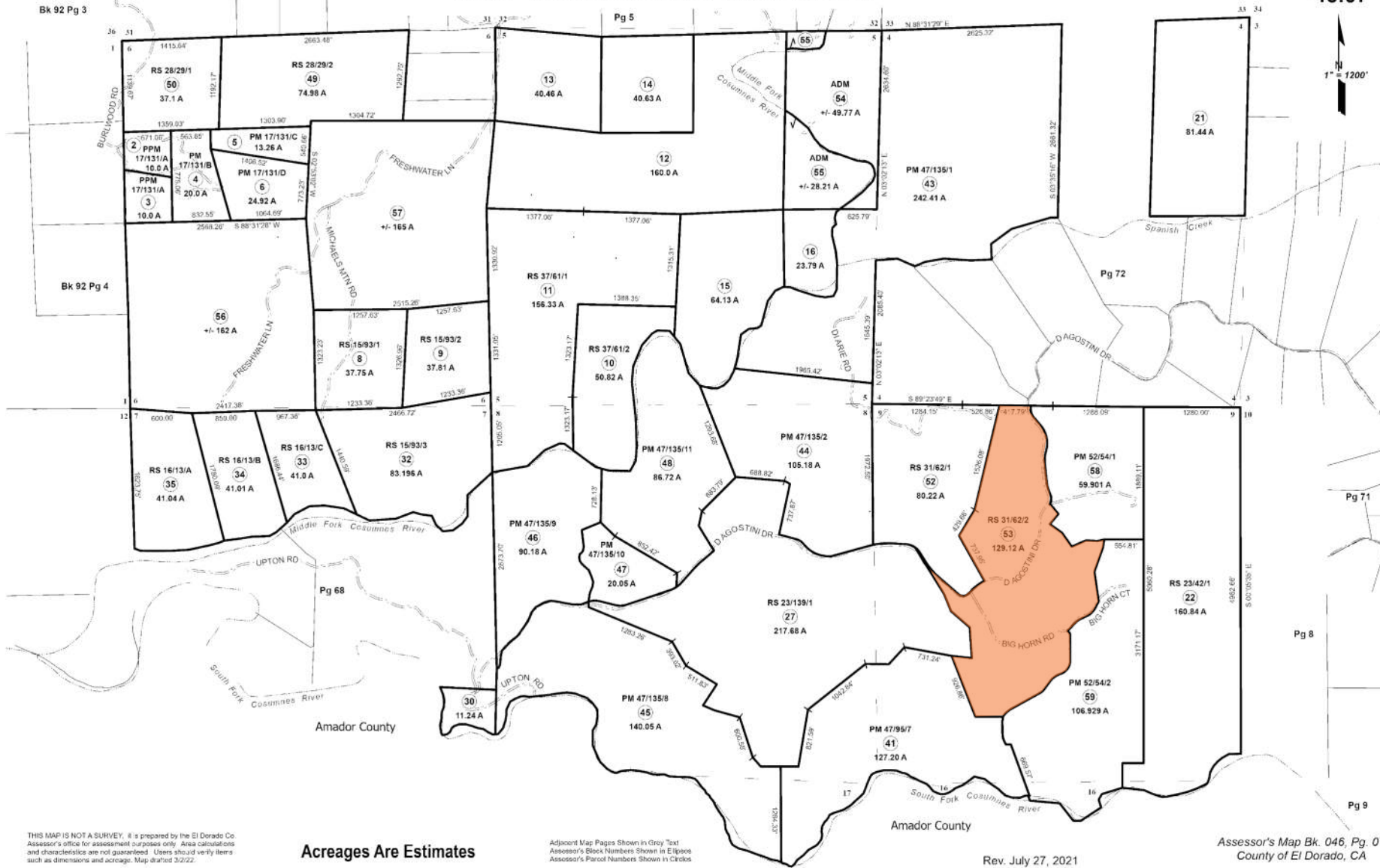
Min 0.2 %

Max 61.8 %

Parcel Map

SECS. 4 - 9, PORS. SECS. 16 & 17, T.8N., R.11E., M.D.M.

46:07



THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage. Map dated 3/2/22.

Acreages Are Estimates

Adjacent Map Pages Shown in Gray Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. July 27, 2021

Assessor's Map Bk. 046, Pg. 07
County of El Dorado, CA



VINTROUX / Century 21 Select

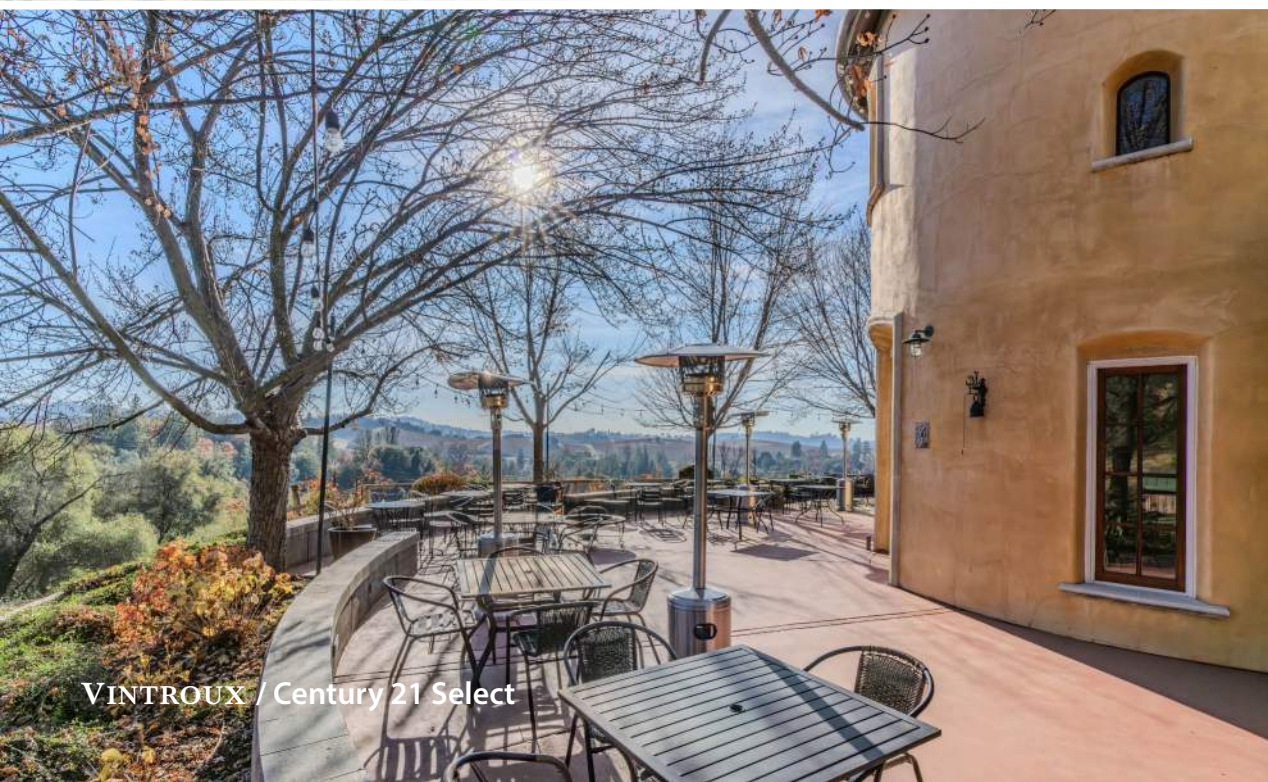


HIGH-TECH & FULLY EQUIPPED WINERY



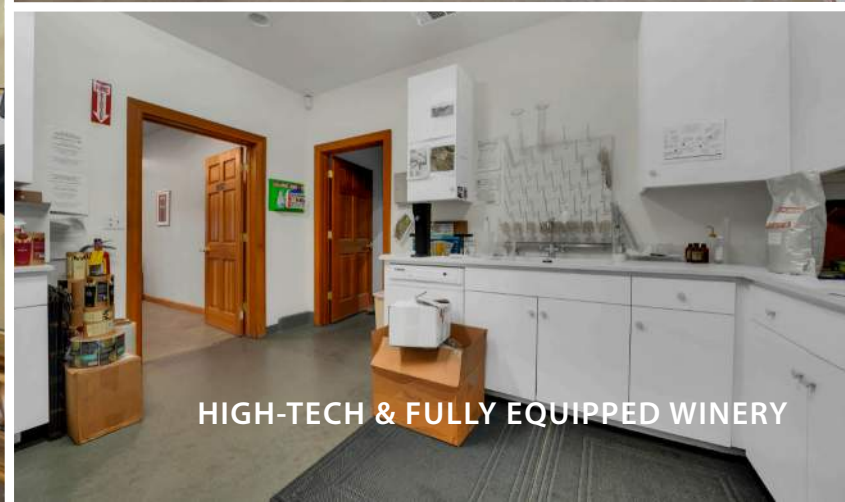
VINTRoux / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



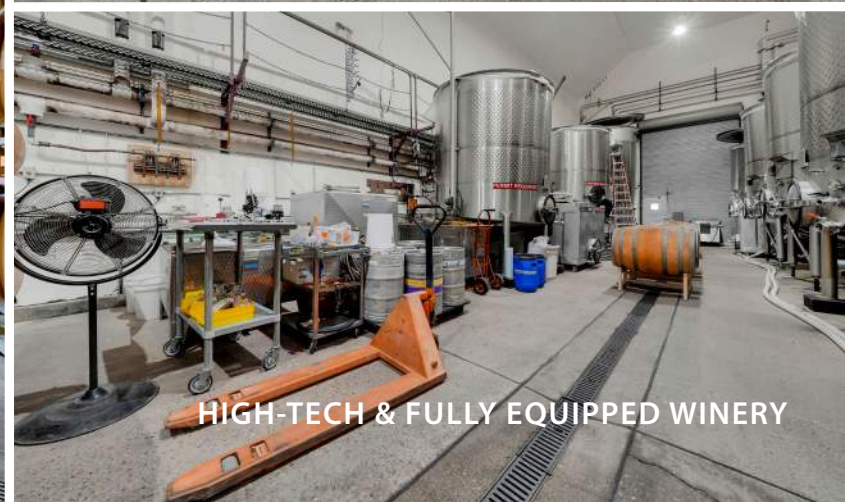
VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



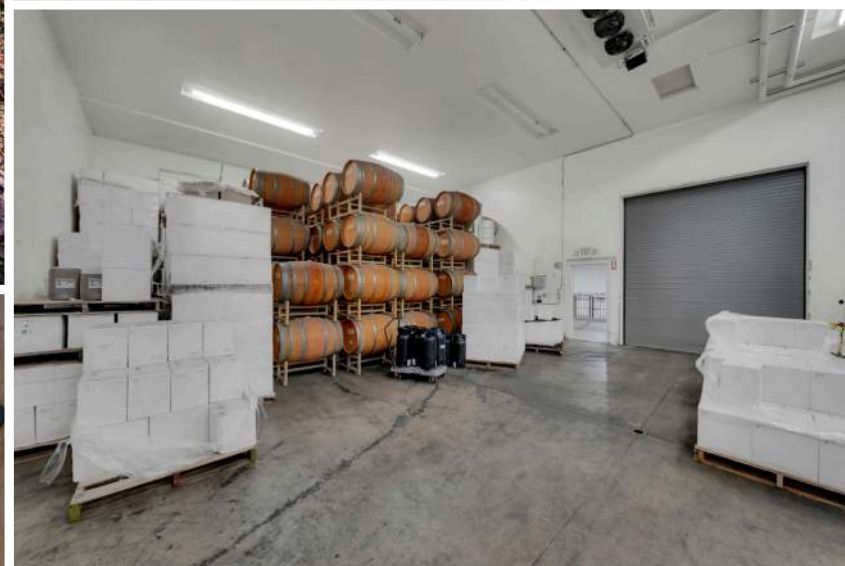
VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



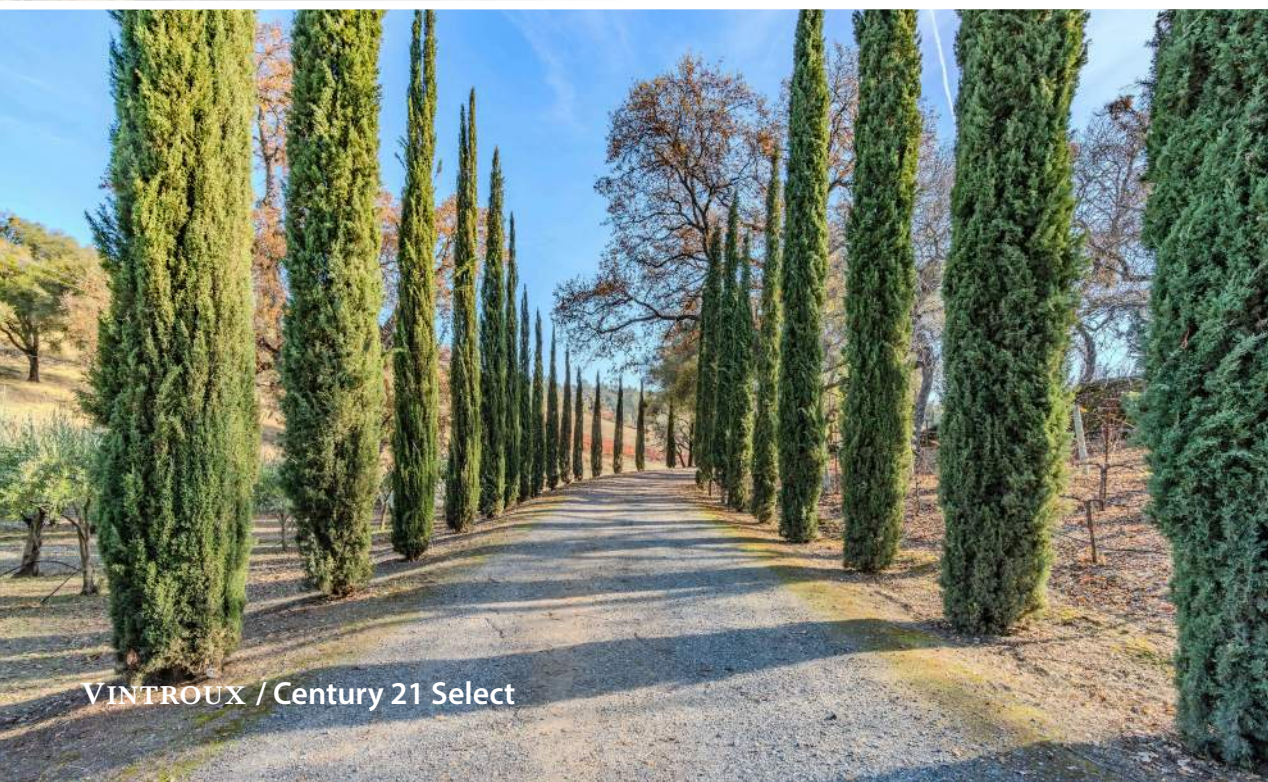
VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

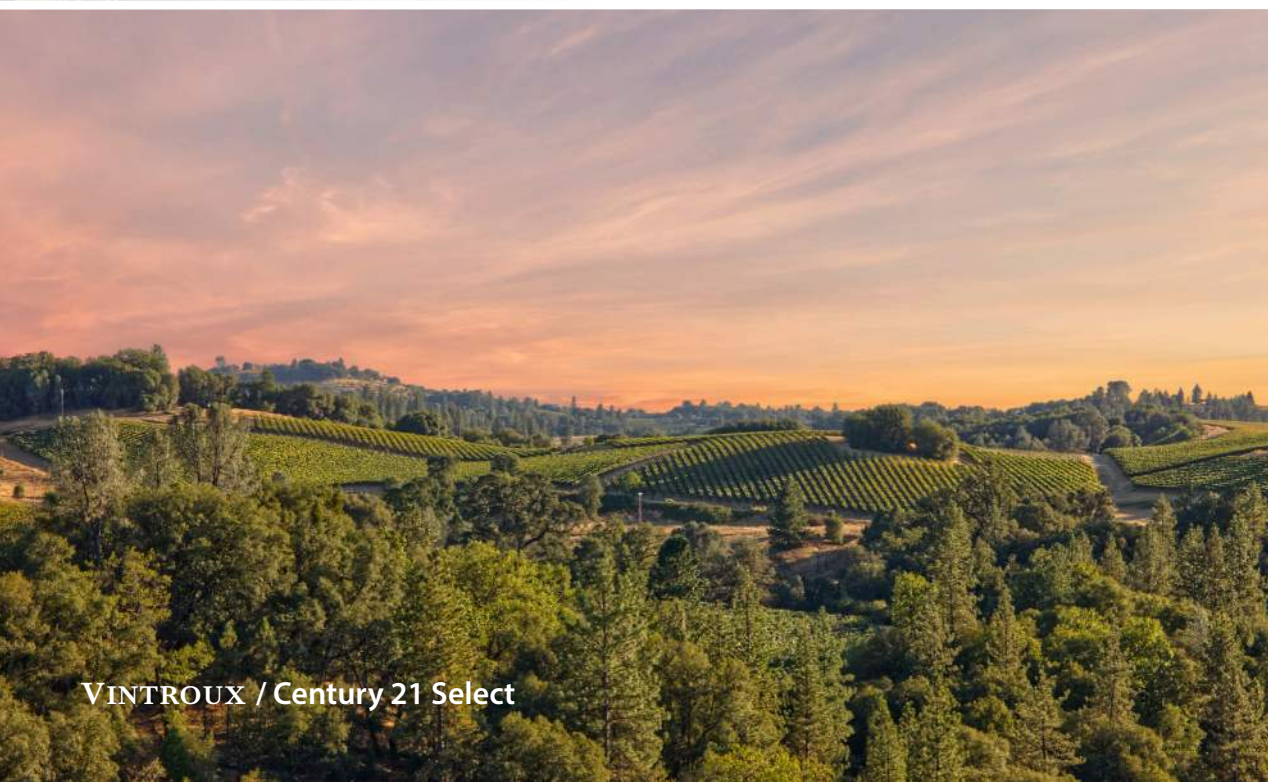


HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY



VINTROUX / Century 21 Select

HIGH-TECH & FULLY EQUIPPED WINERY

LOCATION



5200 Di Airie Road
Somerset, CA 95684

DISTANCES

CITY	MILES
El Dorado Hills	30
Folsom / Granite Bay	35
Sacramento	50
South Lake Tahoe	74
San Francisco	131

ACCESS

- >> Approximately 50 minutes to **Mather Airport**, which accommodates private jets.
- >> Easily Accessible via Interstate 5 and 50 in the Bay Area, Lake Tahoe and Sacramento Airport



HIGH-TECH & FULLY EQUIPPED WINERY

Contact

David Bolster
*Sierra Foothills
Regional Specialist*
Realtor
BRE#01356944
530.295.2945
david.bolster@c21selectgroup.com



SELECT REAL ESTATE, INC.

VINTROUX



[vin-TRUE]

David Ashcraft
Broker | Founder
#BRE01298680
707.634.7796
david@vintroux.com
Vineyards - Estates - Wineries