

# DRAMATIC VIEWS, ACCLAIMED WINES, & TURNKEY MODERN WINERY

FOR SALE | EL DORADO COUNTY



VINTROUX



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SELECT REAL ESTATE, INC.



**"Few places capture California's natural beauty like the Sierra Foothills, where rugged terrain, historic vineyards, and sweeping views create a landscape unlike any other—and every sunset paints the hills in gold."**



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# Dramatic Views, Acclaimed Wines, & Turnkey Modern Winery

## EXECUTIVE SUMMARY

Kehret Vineyards offers breathtaking Sierra Foothills views, a 5,340± SqFt winery and tasting room with 4,000± case capacity, and a high-elevation vineyard producing acclaimed wines.

Perched at 2,600 feet above the Sierra Foothills, Kehret Vineyards offers a rare opportunity to own a mountain-top winery estate where breathtaking panoramas stretch from the snow-capped Sierra Nevada to Mt. Diablo. Encompassing 80.4± acres, the property features dramatic “top of the world” views, a 6,760± square-foot remodeled winery and tasting room, and 5± acres of hillside vineyard planted in an extraordinary setting. Positioned across three distinct American Viticultural Areas, the estate provides an exceptionally diverse terroir that allows winemakers to craft wines with remarkable character and complexity.



## EXECUTIVE SUMMARY CONTINUED

**Kehret seamlessly blends modern technology with winemaking artistry, operating a cutting-edge production facility that supports both precision and creativity. The mountain elevation and varied soils produce wines celebrated for their clarity, structure, and depth, a reputation further elevated by the leadership of acclaimed winemaker Steve Leveque, whose distinguished career has helped shape some of California's most respected wines. Visitors are drawn not only by the quality of the wines, but also by the immersive experience of tasting them amid the sweeping landscapes of El Dorado County. With its commanding views, modern winery infrastructure, acclaimed winemaking pedigree, and established critical recognition, Kehret Vineyards represents a compelling opportunity to acquire a distinctive Sierra Foothills wine estate poised for continued growth and prestige.**

# PROPERTY INFORMATION

## DRAMATIC VIEWS, ACCLAIMED WINES, & TURNKEY MODERN WINERY

6781 Tower Road, Somerset APN 046-081-020



**TURNKEY  
MODERN  
WINERY**



**DRAMATIC  
VIEWS**



**ACCLAIMED  
WINES**



**El Dorado County  
Sierra Foothills & Fair Play AVA  
LAND**

- >> 80.4± Acres Total
- >> 5± Acres Planted to Hillside Vineyard

**IMPROVEMENTS**

- >> 5,340± SqFt Modern Winery & Tasting Room
- >> Amazing Views

**ZONING**

- >> PA 20

**PRODUCTION**

- >> 4,000± Case Capacity
- >> In 2025 The Winery Produced Approx 3,700 Cases Between the Kehret Wine Brand & Custom Crush

**VINEYARD**

- >> 5± Acres Planted to Hillside Vineyard
- >> Petite Sirah, Grenache Blanc, Zinfandel, Malbec, Chardonnay, Sauvignon Blanc and Charbono (8 tons in 2025)

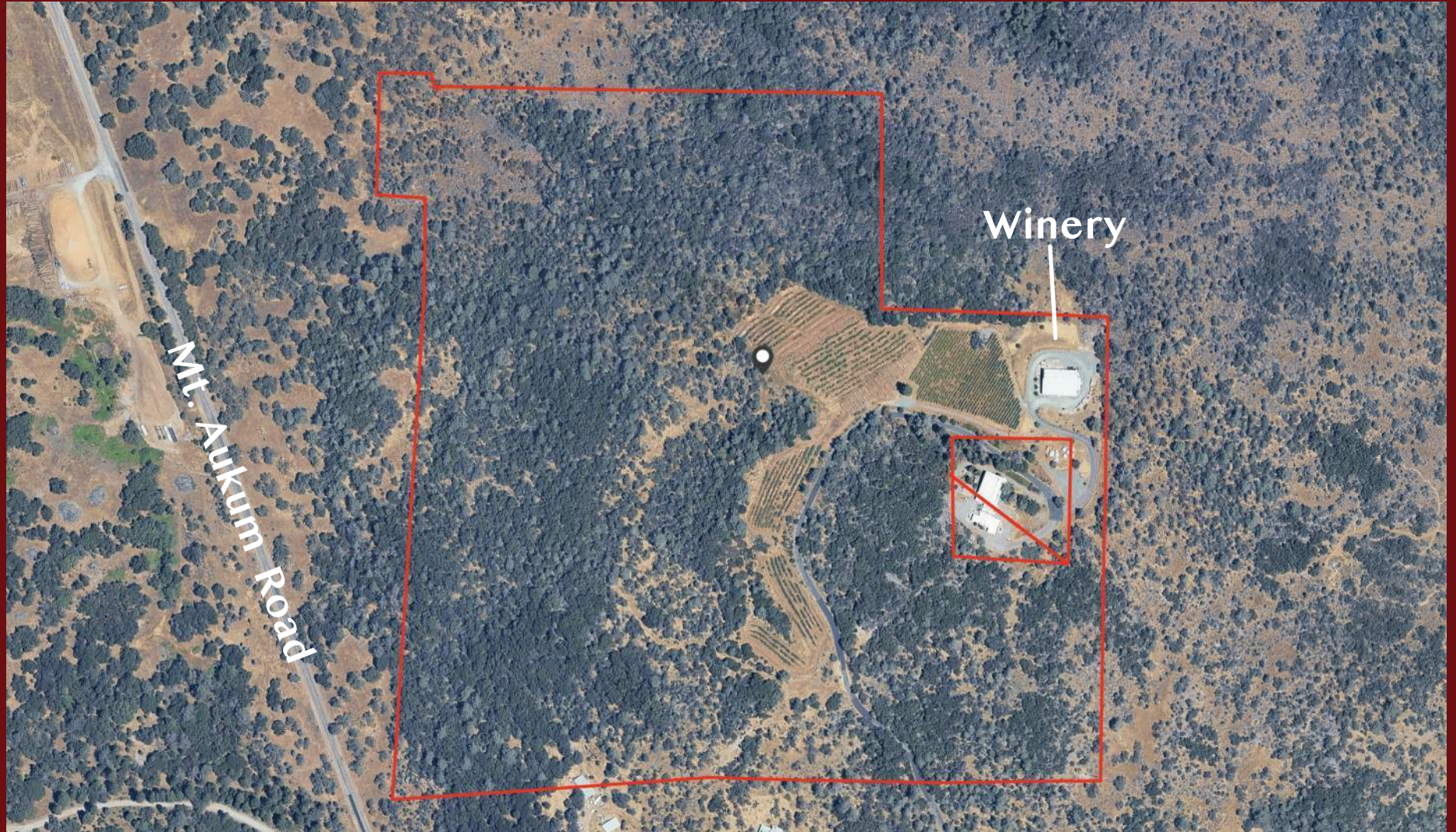
**WATER**

- >> Private Well
- >> Water Storage Tanks

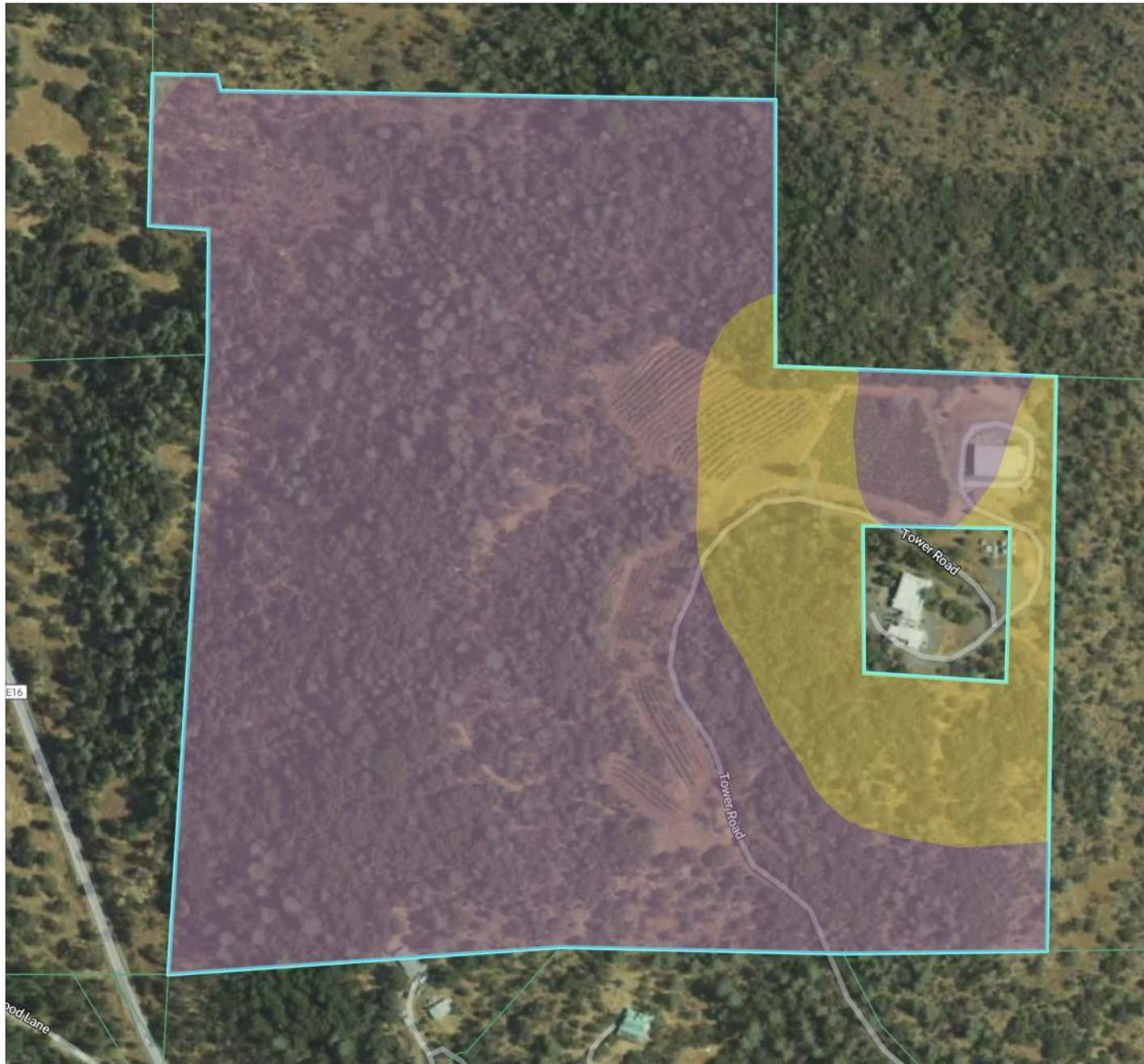
**PRESENTED AT  
\$1,450,000**

**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.

# APPROXIMATE PROPERTY BOUNDARY



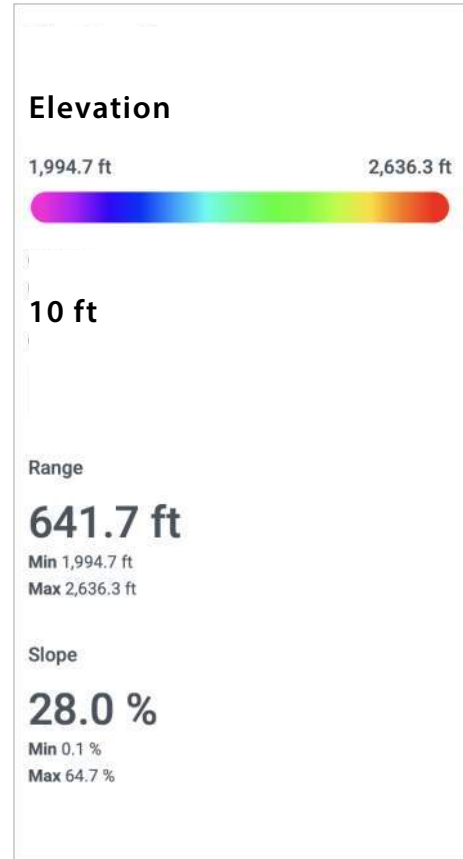
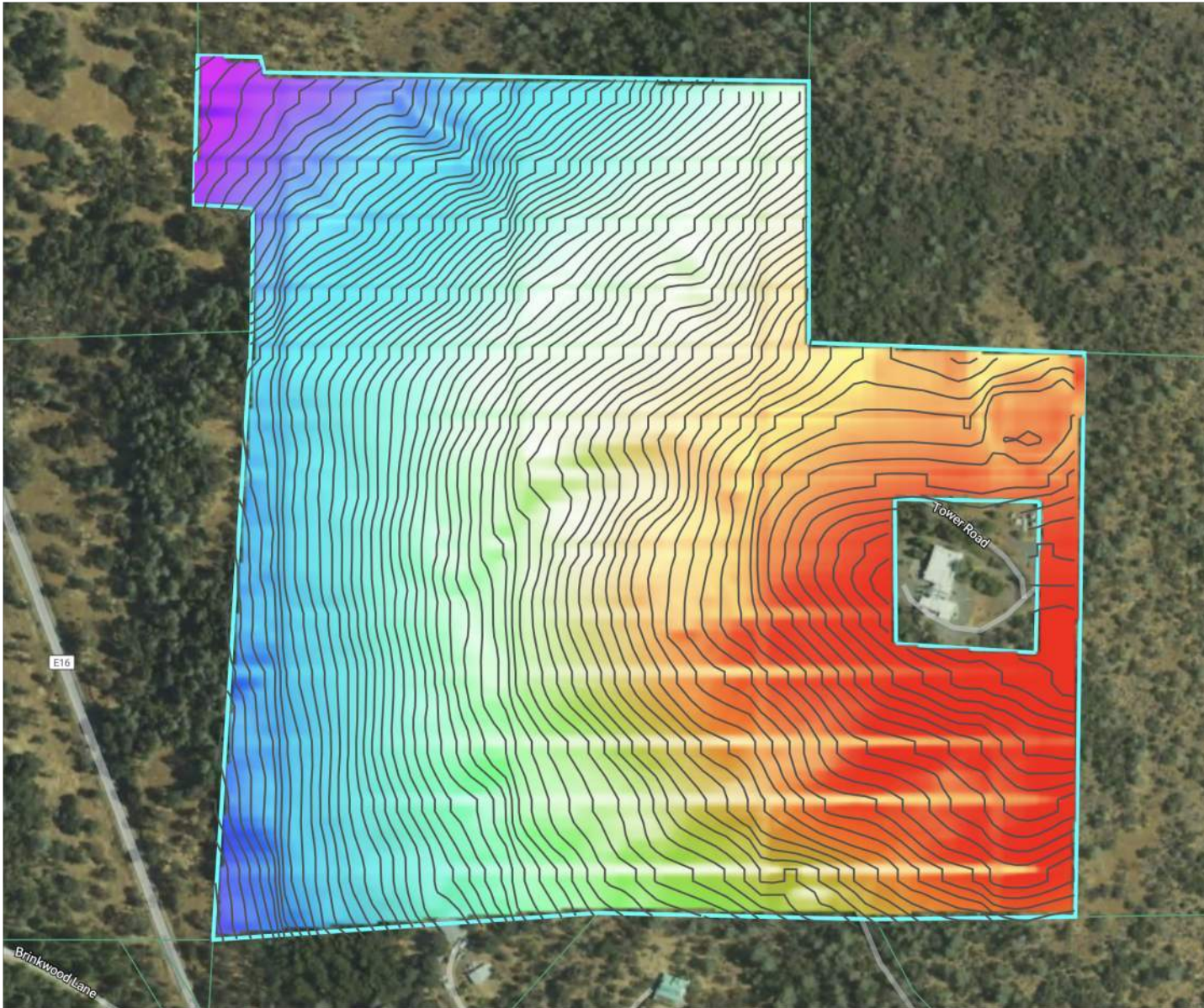
# SOILS



## SOILS

Soil Code	Soil Description	% of Field
HkE	Holland very rocky coarse sandy loam...	83.5
HtE	Hotaw very rocky coarse sandy loam...	16.4
SdE	Shaver very rocky coarse sandy loam...	0.1

# ELEVATION





**Kehret Vineyards**  
6781 Tower Rd,  
Somerset CA 95684  
5 Ac. Vineyard  
3,831 Plants +-

Block 5  
Chardonnay  
1 Ac. 6x12  
605 Plants

Graft to Cab Sav - In 2022 Min Farm

Block 4  
Malbeck  
1 Ac. 6x12  
605 Plants

Block 3 Zin - Head train  
0.35 Ac. 8x7  
272 Plants +-

Block 2  
0.66 Ac.  
G.B. 6x8  
703 Plants

Block 1  
P.S. 0.74 Ac.  
5x8  
704 Plants

Block 6  
Sav. Blanc  
0.63 Ac.  
12x5  
457 Plants

Block 7  
Charbono  
0.36  
Ac.  
10x6  
261

Block 8  
Charbono  
0.26  
Ac.  
10x6  
236

2022

# ASSETS

Asset description	Date placed in service
MACHINERY AND EQUIPMENT:	
CHILLER	11/15/2018
GLYCOL SYSTEM	11/19/2018
CONCRETE PAD-CHILLER	11/15/2018
WINE PRESS	10/12/2018
ELECTRIC FORKLIFT	09/20/2018
SHAKER TABLE	09/25/2018
WINE PUMP	01/21/2019
INSULATION-INTERIOR	12/31/2018
PROPANE FORKLIFT	10/18/2018
BARREL WASHER	01/02/2019
WATER STATIONS	01/06/2019
OZONE MACHINE	01/18/2019
WINE BARRELS	12/28/2018
GENERATOR	07/11/2019
WATER SYSTEM & PAD	08/05/2019

REBUILD OLD PUMP	03/31/2019
* TOWER ROAD IMPROVE	10/03/2019
PUMP & SCREEN	11/06/2019
TRELLIS PROJECT	04/08/2020
ROAD & PAD	08/04/2020
OAK BARRELS	07/28/2020
OAK BARRELS	10/08/2020
OAK BARRELS	10/20/2020
STAINLESS WINE BARRE	09/29/2020
TEMP CONTROL	10/14/2020
OZONE MACHINE	01/08/2021
TEMP CONTROL	01/19/2021
SUBTOTAL	
LAND IMPROVEMENTS	
TOWER ROAD IMPROVEME	09/03/2023



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KEHRET WINERY

# LOCATION



6781 Tower Road  
Somerset, CA 95684

## DISTANCES

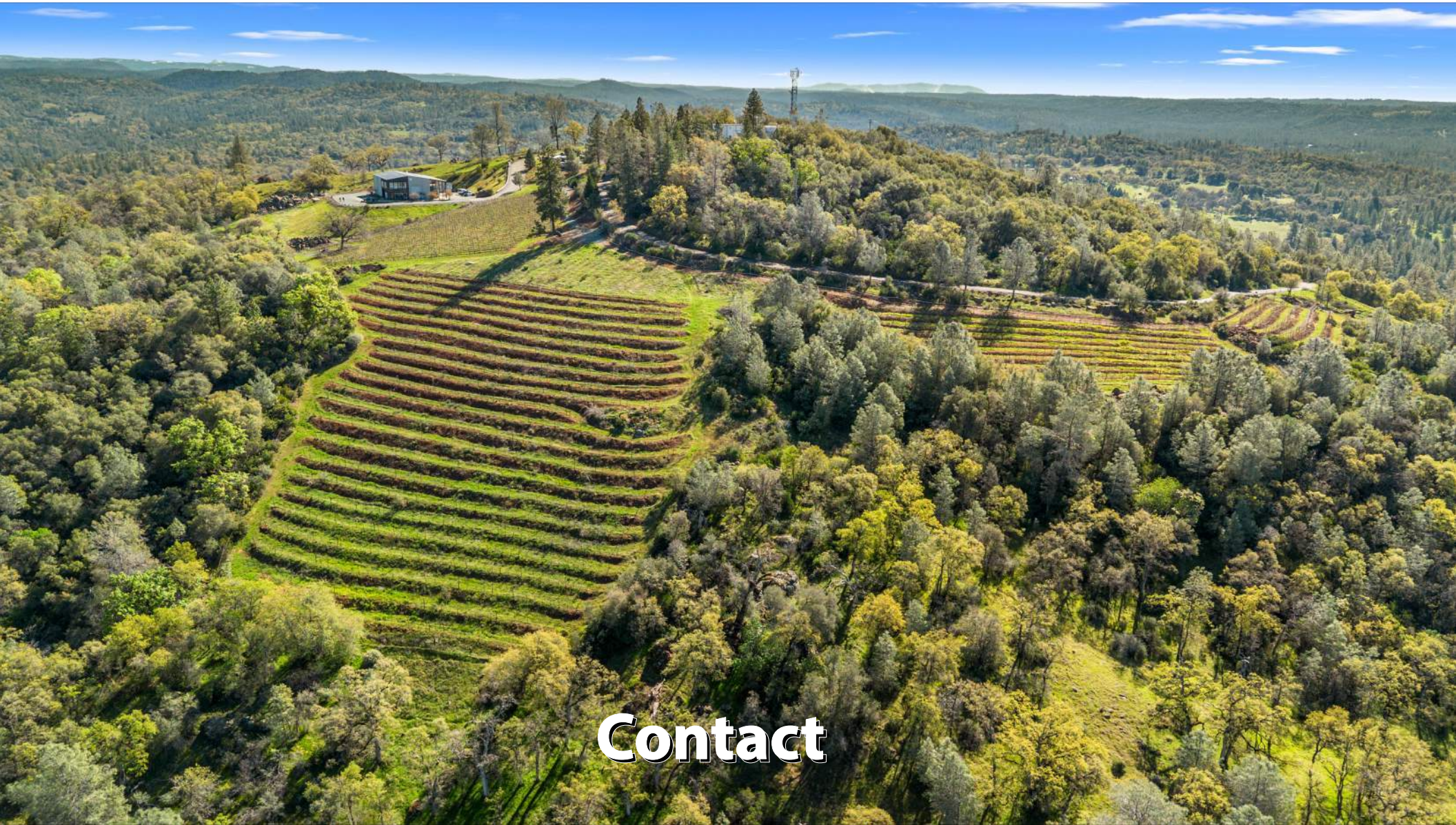
CITY	MILES
El Dorado Hills	30
Folsom / Granite Bay	35
Sacramento	50
South Lake Tahoe	74
San Francisco	131

## 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



KEHRET WINERY



# Contact

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