



NARROW GATE VINEYARDS
BOUTIQUE WINERY, MID-CENTURY RESIDENCE & ORGANIC VINEYARD
FOR SALE | EL DORADO COUNTY

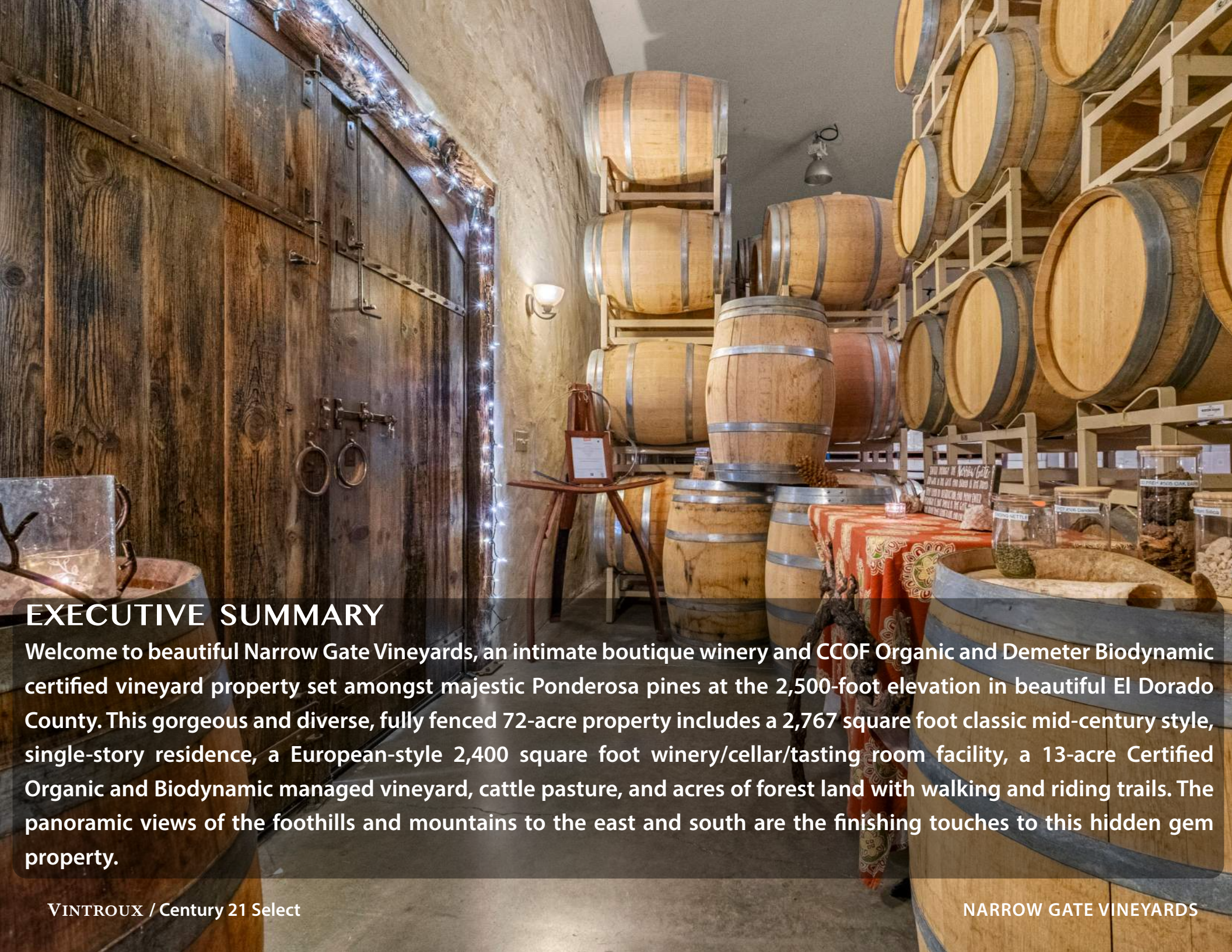


"Narrow Gate is where the refinement of wine country meets the independent spirit of the Sierra foothills."



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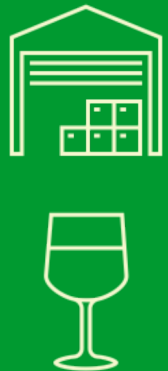
EXECUTIVE SUMMARY

Welcome to beautiful Narrow Gate Vineyards, an intimate boutique winery and CCOF Organic and Demeter Biodynamic certified vineyard property set amongst majestic Ponderosa pines at the 2,500-foot elevation in beautiful El Dorado County. This gorgeous and diverse, fully fenced 72-acre property includes a 2,767 square foot classic mid-century style, single-story residence, a European-style 2,400 square foot winery/cellar/tasting room facility, a 13-acre Certified Organic and Biodynamic managed vineyard, cattle pasture, and acres of forest land with walking and riding trails. The panoramic views of the foothills and mountains to the east and south are the finishing touches to this hidden gem property.

PROPERTY INFORMATION



**DISTINCTIVE
MID-CENTURY
VINEYARD
RESIDENCE**



**TURN-KEY
EUROPEAN
INSPIRED
MODERN
WINERY**



**CERTIFIED
ORGANIC
VINEYARD
BIODYNAMIC
FARMING**



NARROW GATE VINEYARDS

4180 Pleasant Valley Road, Placerville

APN 078-050-059

LAND

- >> 72.17 ± Acres Total
- >> 13.26 ± Acres Planted to Vineyard
- >> Cattle Pasture

IMPROVEMENTS

- >> 2,767± SqFt Mid-Century Style Residence (3 Bedroom - 3 Bathroom)
- >> 2,400± SqFt Winery & Tasting Room

ZONING

- >> AE
- >> In Williamson Act

WINE PRODUCTION

- >> 2,500± Cases at Peak Production
- >> 1,000± Current Production

VINEYARD

- >> 13 ± Acres Planted
- >> Syrah, Counoise, Mourvedre, Roussanne, Viognier, Vermentino, Aligote, Petite Sirah, Grenache, Gamay, Primitivo, Cabernet Sauvignon
- >> Demeter Biodynamic Certified 2011
- >> CCOF Certified 2026

WATER

- >> Private Well - 450' Deep (22± GPM 5HP Pump) Estimated Capacity @ 60± GPM
- >> 5K Gallon Storage

**PRESENTED AT
\$2,650,000**

Wine Inventory Available Separately

Two Adjacent Parcels Totaling 12.9 Acres Also Available

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.

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NARROW GATE VINEYARDS



MID-CENTURY RESIDENCE

The mid-century 2,767± square-foot custom residence is a distinctive three-bedroom, three-bath home that captures the character and craftsmanship of its era. Largely preserved in its original form, the home offers an appealing collection of period details, including custom light fixtures, extensive natural woodwork and cabinetry, and substantial stonework. At the heart of the home, a dramatic great room features a soaring open-beam ceiling, an impressive floor-to-ceiling stone fireplace and walls of glass that bring the surrounding landscape into the living space. Abundant natural light also fills the attached sun and game room.



The home's vintage character continues through the kitchen with a double oven and 5-burner cooktop, breakfast area, dining room and bedrooms, creating an inviting opportunity for a new owner to preserve, reinterpret or thoughtfully update its mid-century origins. The primary suite includes a beautifully remodeled bath with a freestanding soaking tub, walk-in shower and dual vanity, while an additional bath has also been updated. A second stone fireplace adds warmth and character to one of the bedrooms, further distinguishing the home's custom design. Additional highlights include central heating and air conditioning, dual-pane windows, and a two-car garage connected by a breezeway.

Perhaps most compelling is the residence's connection to its setting. Generous windows frame the surrounding trees and vineyard, while expansive covered outdoor living areas extend the home into the landscape and provide an ideal setting for dining, entertaining or simply enjoying the quiet of the property. Rather than a newly constructed wine country residence, this is a home with history and individuality— a comfortable country retreat whose architecture reflects an earlier era while offering considerable potential for its next chapter.



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NARROW GATE VINEYARDS



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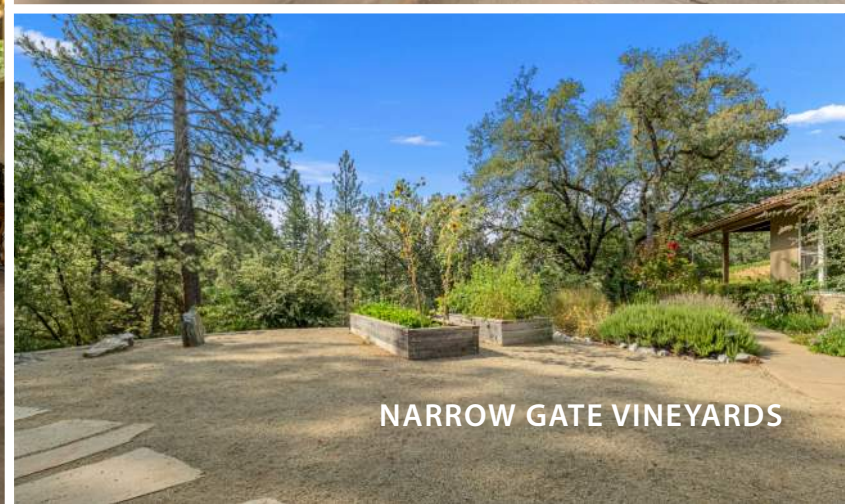
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NARROW GATE VINEYARDS



NARROW GATE WINERY

Enter through the old barn wood doors of this European style winery and you are welcomed to a wonderful wine tasting experience in the candle lit cellar/tasting room that includes a licensed commercial kitchen that has provided food for numerous food and wine pairing events throughout the years. The El Dorado County Ranch Marketing Winery Ordinance allows for unlimited marketing events to promote tourism and sell wine as well as and up to 12 weddings (and more with a Special Use Permit) for up to 250 people. A commitment to exceptional, low to no intervention winemaking, organic/Biodynamic farming, warm hospitality, great food, and memorable experiences in this natural landscape, along with a long-time, loyal wine club following continues to sustain this turnkey business for over 22 years.



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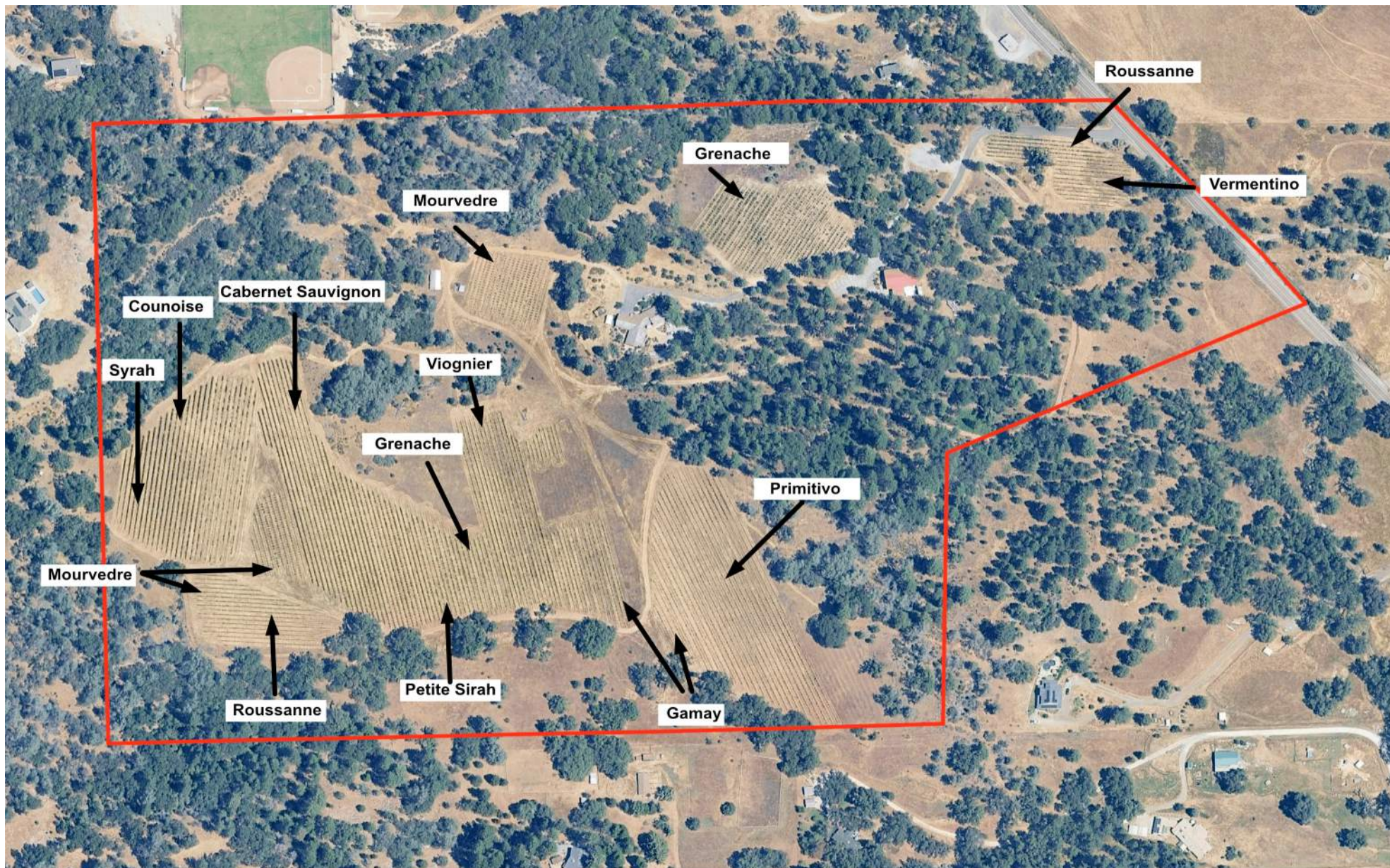
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With stewardship of the land the focus, the vineyard is managed according to Demeter Certified Biodynamic and CCOF Certified Organic farming protocols that enhance soil health, biodiversity and zero synthetic or harmful chemicals. The vineyard and property are serviced by a well with 60 gpm capacity currently operating with a 5 hp 20 gpm pump. The equipment to operate the vineyard and winery are included in the offering. Wine inventory is separate and negotiable. Two adjacent, adjoining properties, zoned RE5, totaling 12.9 acres are also each available, potentially creating an 85-acre property. PG&E is now in the process of converting the overhead power lines on the property to all underground. Located in the Pleasant Valley Ag District, the winery is located less than 1/8 mile off an easily accessible, well-traveled road and is just 12 minutes to famous Apple Hill. The property is about thirteen minutes to US Hwy 50 and 65 minutes to Myers in the Tahoe Basin per Google maps. Located within a 1/2 to 14-mile stretch are excellent elementary, junior, high schools with a plethora of charter and homeschool options making this welcoming community a thriving and safe place to raise a family. Welcome to El Dorado, welcome to Narrow Gate, welcome to living your dream...

VARIETALS



VINEYARD BLOCK DETAILS

Varietal	Acres	Vine Count	Clone / Rootstock	Vine Count
Syrah	1.67	300	Clone 877 on 3309C /	600 Clone 470 on 3309C
Counoise	5	300	Clone 508 on 1103P	
Gamay	1.0	955	Clone 284 on 101-14	
Mourvedre	.81	714	Clone A on 140 R	
Cabernet Sauvignon	1.5	363	Clone 337 on 110R /	887 Clone 337 on 3309C
Petite Sirah	.4	389	Clone 03 on 3309C	
Primitivo	2.4	1,473	Clone P03 on 110R	
Viognier	1.2	1,261	Clone 642 on 101-14	
Roussanne	.9	663	Clone A on 101-14	
Vermentino	.34	261	Clone 1 on 101-14	
Grenache	2	1,525	Clone 7 on 3309C	



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NARROW GATE VINEYARDS



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NARROW GATE VINEYARDS

GENERAL PROPERTY DETAILS

4180 Pleasant Valley Road, Placerville

El Dorado County

APN 078-050-059

Zoning: AE, Williamson Act

Land

72.17± acres

13+acres of Vineyard; +15 acres min Plantable

Improvements

2,767± SqFt 3 Bedroom, 3 Bathroom Residence

2,400± SqFt Winery Building

Fire Hydrant

16,000 Gal Above Ground Pool (serves Fire Hydrant)

800 SqFt Tractor Barn

30,000 ft Perimeter Deer Fence

Irrigation

450 Ft Deep Well

5.0 K Gallon Storage

AVA

El Dorado

Vineyard

13.26 ± acres

Syrah, Counoise, Mourvedre, Roussanne, Viognier, Vermentino,
Aligote, Petite Sirah, Grenache, Gamay, Primitivo, Cabernet
Sauvignon

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Winery Building

2,400± SqFt Insulated Wood Building with Stucco Inside/Outside

1,500± SqFt Concrete Fermentation Pad (500 SqFt Covered)

Metal Roof

Single Phase (120/240) Multiple Outlets & Three Phase Service 3
Outlets

14 Gravel Parking Spaces; Separate Paved Handicap Parking Spot

ADA Unisex Restroom

Commercial Kitchen

Office Space With Internet and Storage Cabinets

Insulated Roll Up Door

Commercial Refrigerator

Commercial Dishwasher

Commercial Convection Oven and Proofer

50 Gallon Electric Water Heater

Propane Air Conditioner/Heater

Tasting Bar With Reclaimed Wood from Historic Bunkhouse

Outside Patio for Tasting Area

NARROW GATE VINEYARDS

GENERAL PROPERTY DETAILS

Winery Equipment

1500 Liter Wilmes Bladder Press
Enoveneta Heavy Duty Grape Destemmer-Crusher
Yamada Air Pump
Voglesang Rotarty Lobe Pump
500 Gal SS Dairy Tank
500 Gall Plastic Tank
Toyota Electric Forklift
3 Phase Electric Forklift Charger

Farm Equipment

Spring Tooth Harrow "The Leinback Line" 3 Point Hitch
Quantity 2 of Forks for Tractors 3 Point Hitch
6' Gearmore Disc 3 Point Hitch
6' Falc Flail Mower 3 Point Hitch
5' Cimarron Grader/Angle Blade 3 Point Hitch
Rear's 100 Gallon Pak Blast Sprayer
Kubota L3200 4WD Tractor
Kubota L4701 4WD Tractor
Kubota M6040 4WD Tractor
2 Sided Clemens Radius SL Undervine Weeder
Shur Farms Cold Air Drain Model 925 for Frost Protection
Aerway Aerator

Cow Pasture

The property includes two pastures and standing agreement for cattle grazing to source manure for vineyard compost.

Mastication Contract

FSA – NRCS Grant awarded 2026 for \$29k mastication contract for 3 years through 2030 and is transferrable to new owner.

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Vineyard Block Details

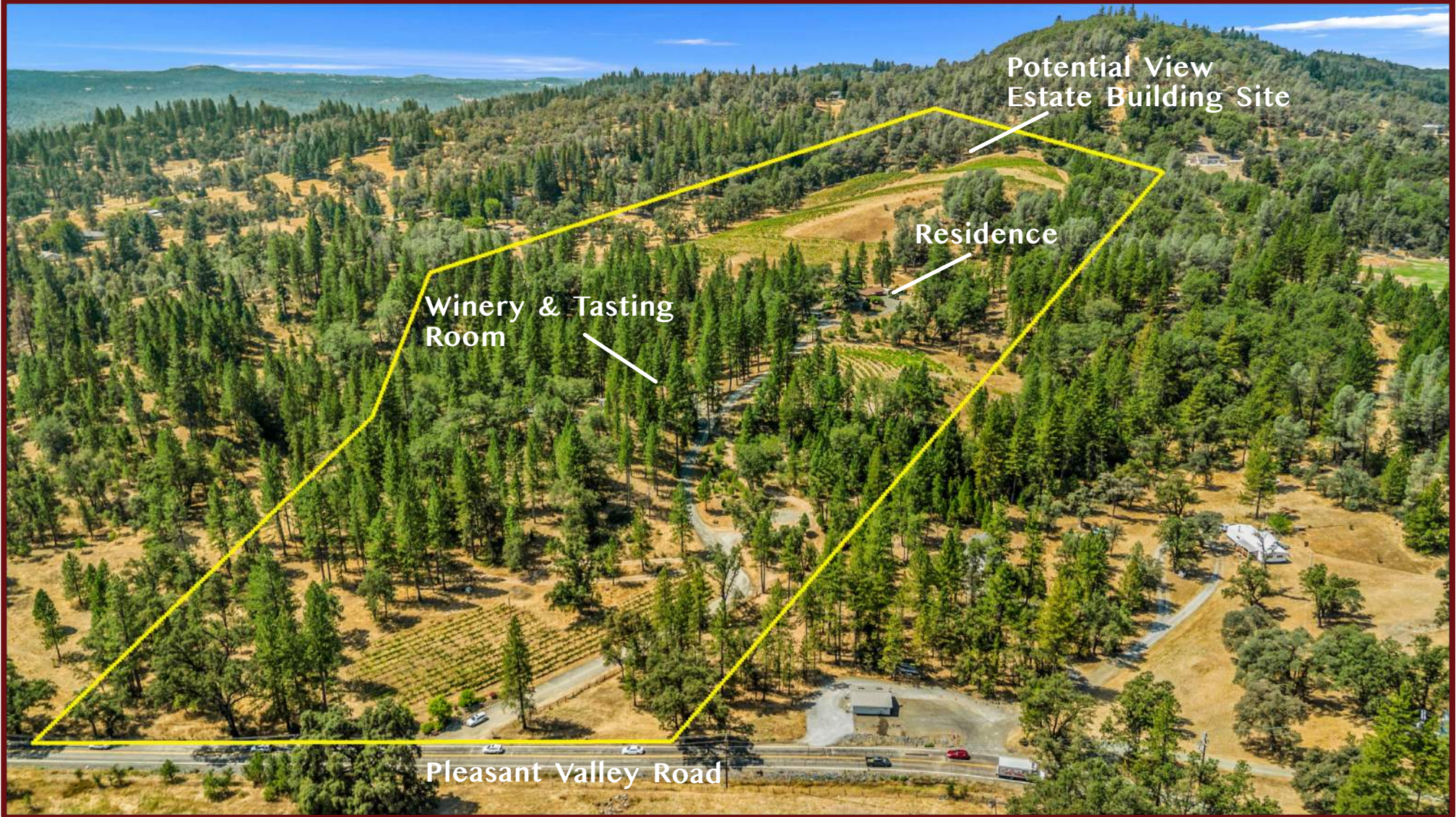
Syrah 1.67 acres
300 Clone 877 on 3309C/600 Clone 470 on 3309C
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Mourvedre .81 acres
714 Clone A on 140 R
Cabernet Sauvignon 1.5 ac
363 Clone 337 on 110R/887 Clone 337 on 3309C
Petite Sirah .4 acres
389 Clone 03 on 3309C
Primitivo 2.4 acres
1473 Clone P03 on 110R
Viognier 1.2 acres
1261 Clone 642 on 101-14
Roussanne .9 acres
663 Clone A on 101-14
Vermentino .34 acres
261 Clone 1 on 101-14
Grenache 2 acres
1525 Clone 7 on 3309C

Two Adjacent Parcels

Two adjacent, adjoining parcels (7.1 and 5.8 acres) are available together, keeping the land contiguous and unlocking potential for additional building or custom projects.

NARROW GATE VINEYARDS

APPROXIMATE PROPERTY BOUNDARY

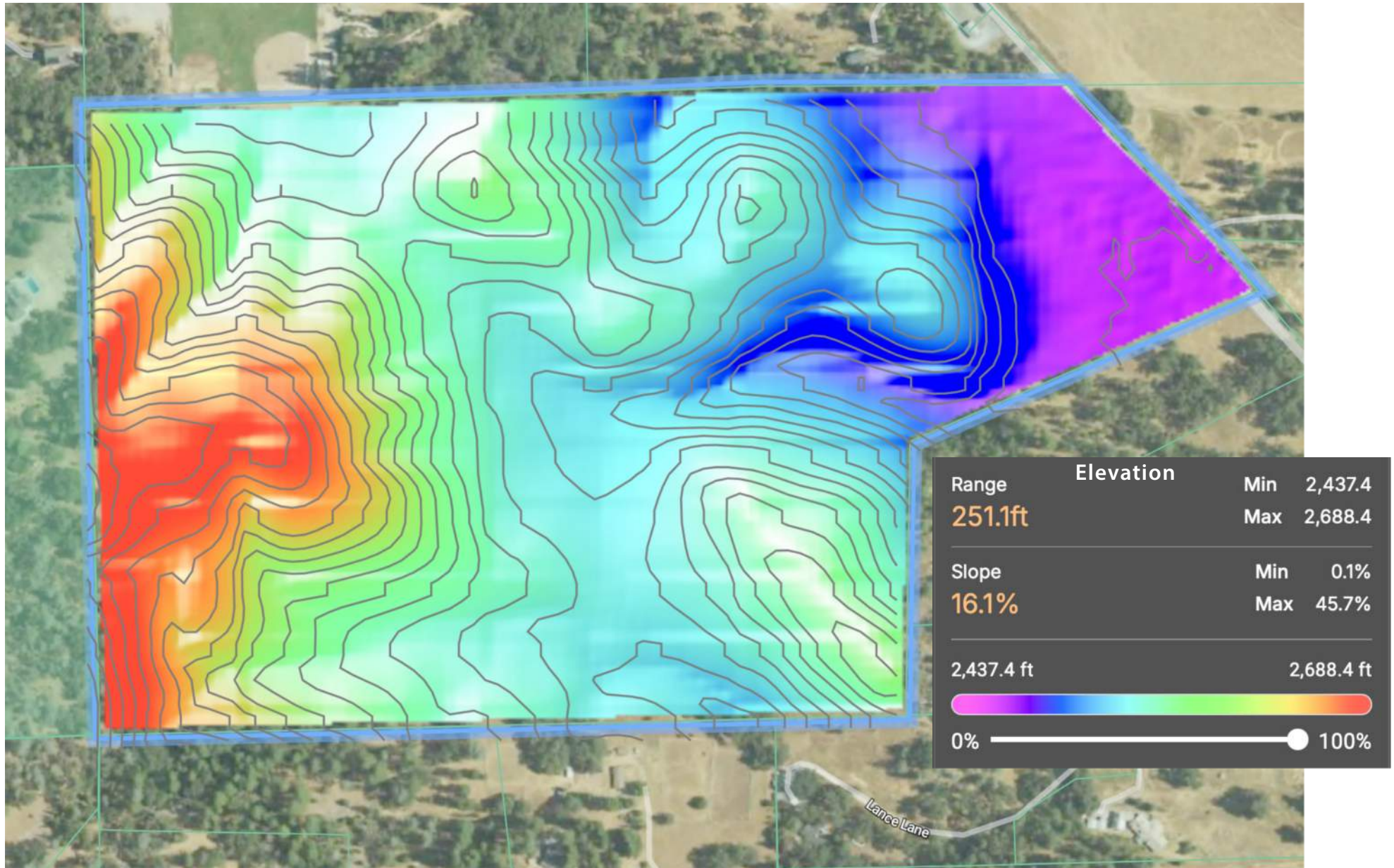


SOILS

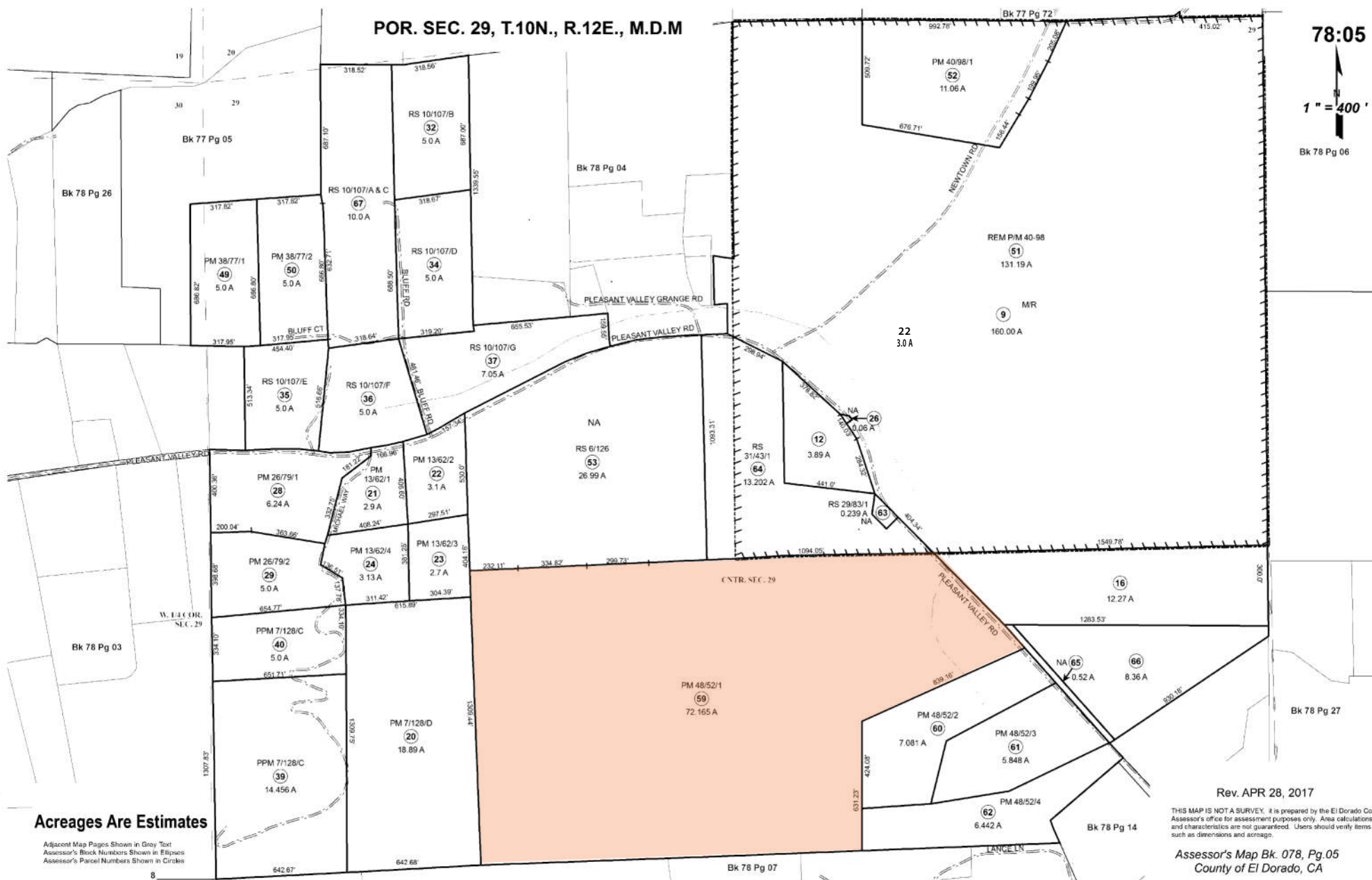


Soil Code	Soil Description	% of Field
● JsE	Josephine very rocky loam, 15 to...	78.4
● JtC	Josephine silt loam, 5 to 15 perce...	17.7
● MpB	Mixed alluvial land	3.9
● PrD	Placer diggings	0.1

ELEVATION



Parcel Map



LOCATION



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4180 Pleasant Valley Road
Placerville, CA 95667

DISTANCES

CITY	MILES
Apple Hill (Placerville)	8
El Dorado Hills	27
Folsom / Granite Bay	32
Sacramento	51
South Lake Tahoe	56
San Francisco	136

ACCESS

- >> Approximately 40 miles to **Mather Airport**, which accommodates private jets.
- >> Easily Accessible via Interstate 5 and 50 in the Bay Area, Lake Tahoe and Sacramento Airport



NARROW GATE VINEYARDS



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