

*139+/- Acre Ranch & Premium AVA Vineyard*







## PROPERTY FEATURES

- Paso Robles AVA Vineyard
- 139+/- gently rolling acreage
- 2 modest but charming residences
- 2 parcels offers partnership opportunity
- Nearly 60 acres planted in Cabernet Sauvignon and Syrah
- Premium grapes = award winning wine

Great opportunity to own Demeter Certified Biodynamic & Stellar Certified Organic Vineyard with superior quality grapes producing award winning wines, Gold Medal & Double Gold Medal honors from San Francisco Chronicle International Wine Competition. These grapes are sought after and used for premium label wines for various wineries in San Luis Obispo, Santa Barbara, Sonoma and Napa Counties, and Canada. This 139 acre ranch with approx. 37 acres Cabernet Sauvignon and 20 acres Syrah consists of 2 parcels, encompassing a wildlife corridor, reservoir potential, winery location potential, high producing AG well, a hilltop building site with 360 degree view, and 2 residences, 1 used as a vacation rental. Offered at \$2,995,000.