

Estate Winery AND VINEYARDS

231.47± acres
TULARE COUNTY, CA

SALE PRICE:
\$20,000,000



EXCLUSIVELY PRESENTED BY:

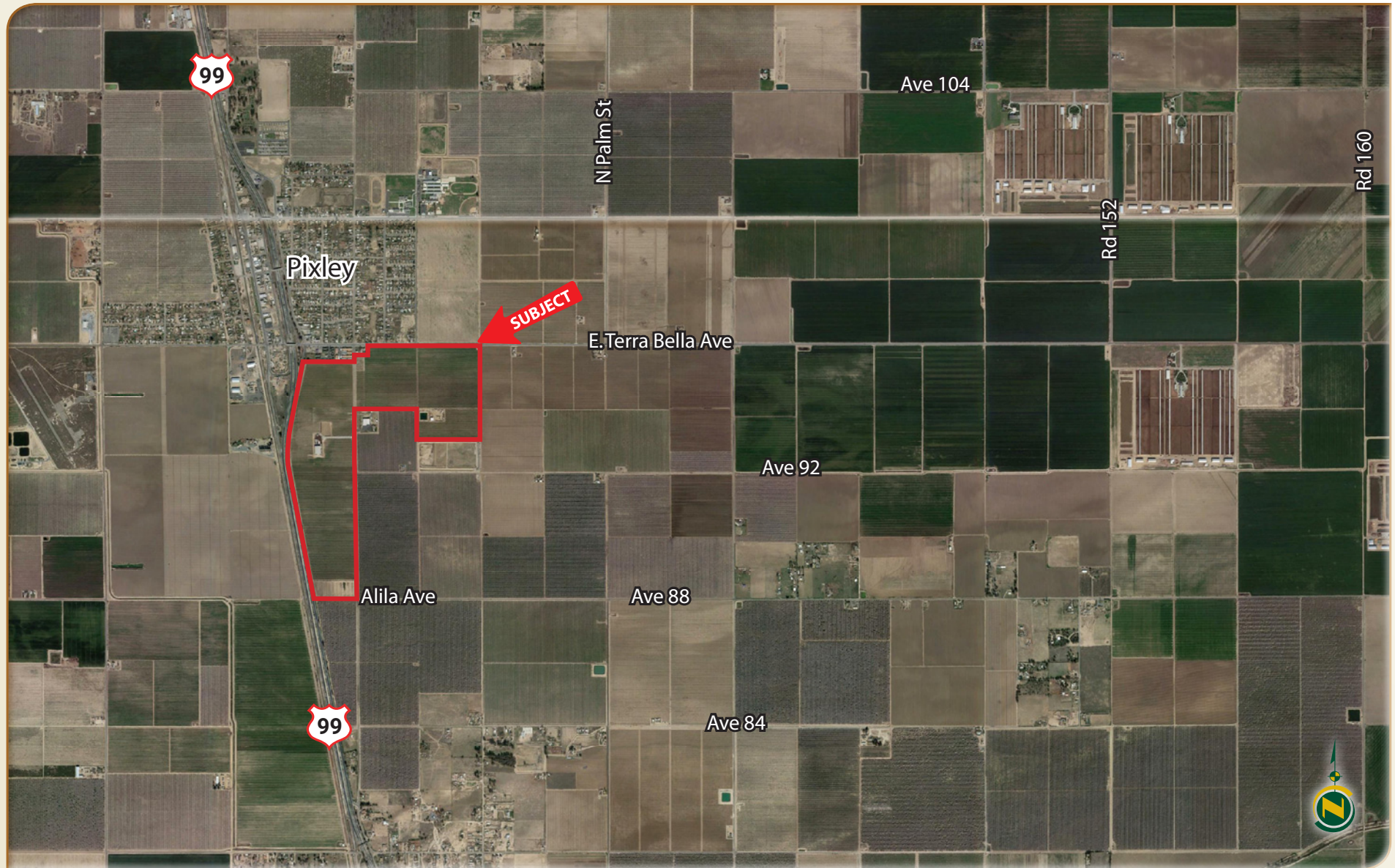


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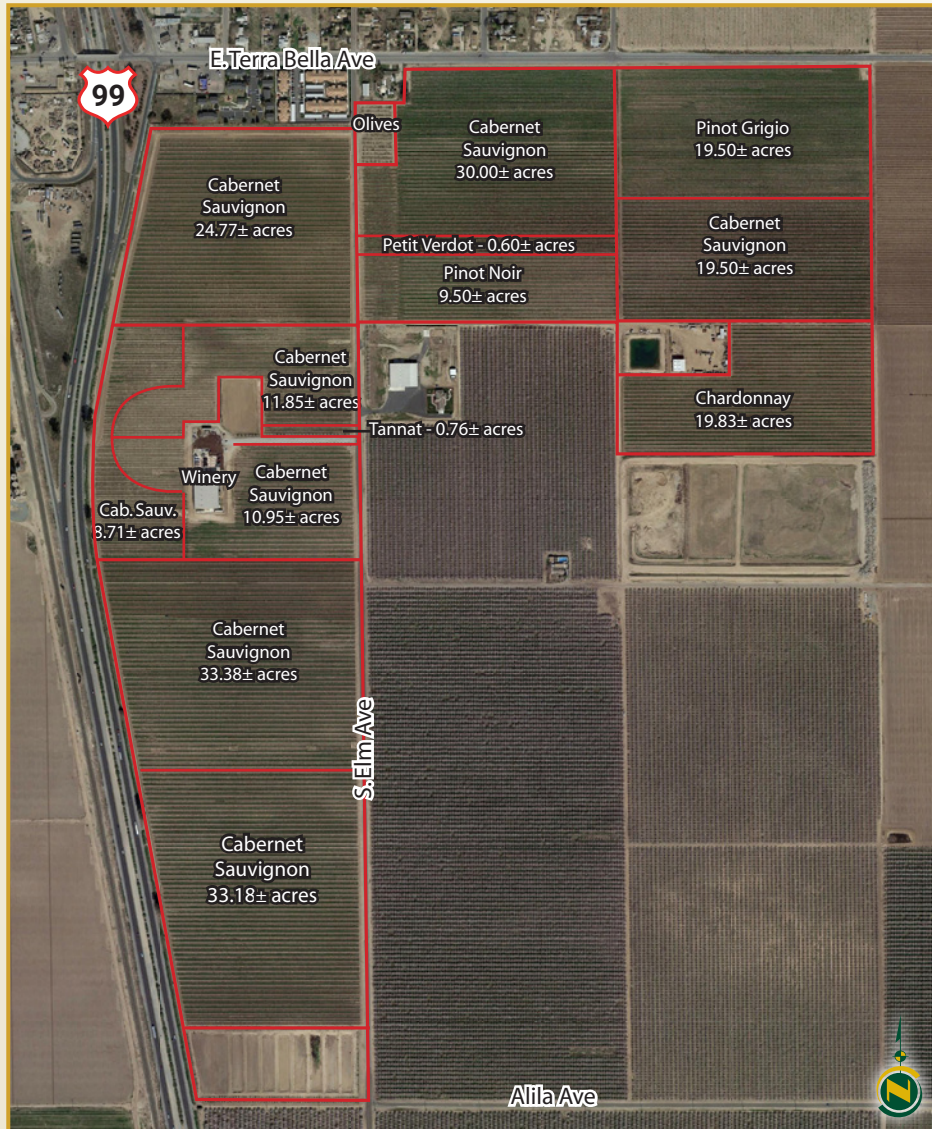
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OVERVIEW AERIAL

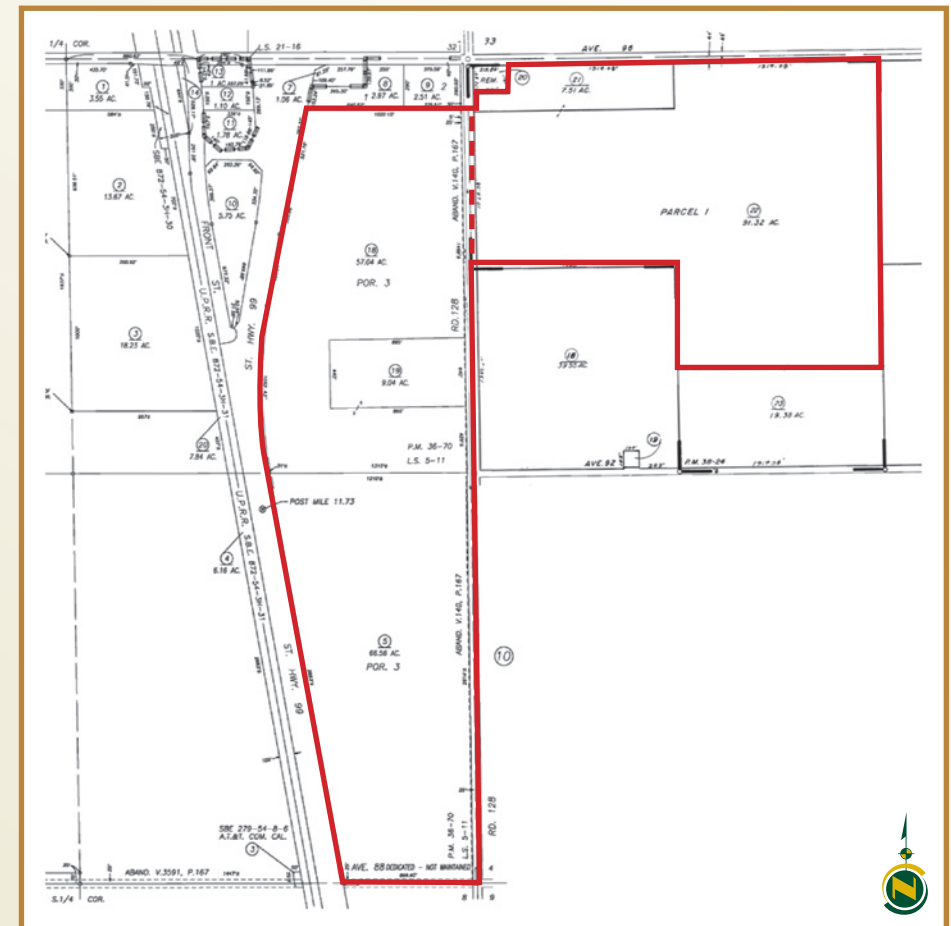


PLANTING MAP



ASSESSOR'S PARCEL MAP

Estate Vineyard and Winery - 231.47± Acres



Estate Vineyards Parcels: 314-090-021; 314-090-022; 314-250-018; 314-260-005
Winery: 314-250-019

PROPERTY INFORMATION

DESCRIPTION:

The subject consists of 231.47± acres that include both a state of the art winery and vineyard, with one mile of Highway 99 frontage for the winery.

All acres are producing and planted in premium varietals, mostly in Cabernet Sauvignon. The vineyards are producing approximately 382,500 gallons of wine annually, or 160,880± cases of 12 x 750 ml bottles.

The winery includes a cutting-edge bottling line and houses 116 winery tanks with a combined capacity of over 1,070,000 gallons.

LOCATION:

The assets are located in the southern San Joaquin Valley in Tulare County, California. The vineyard and winery is located just east of Highway 99 and south of Pixley.

LEGAL:

All parcels are located in Tulare County.

Section	APN	Acres
Estate Vineyard and Winery	314-250-018-000	57.04±
	314-250-019-000	9.04±
	314-260-005-000	66.56±
	314-090-022-000	91.32±
Winery	314-090-021-000	7.51±
Total		231.47±

WATER INFORMATION:

Estate Vineyard and Winery - Pixley Water District

- 2 wells with 100 HP pump in each well
- Reservoir / water table at approx. 290 feet
- Distribution system with filters and chem inject
- Irrigation by drip system

SALE PRICE/TERMS:

\$20,000,000 all cash at close of escrow or terms acceptable to Seller.



VINEYARD ASSETS

Recent planting (oldest in 1997).

Large assortment of premium varieties.

Premium variety grafted on wild rootstock.

High density planting (approx. 1,250 vines per acre).

Water reservoir to simultaneously irrigate the whole vineyard.

Water filtration system with fertilizer introduction.

Dual irrigation system flood & drip with two water emitters per vine.

Water is supplied from vineyard's wells and federal district water.

Controlled per vine production from 14 to 20 lbs. of grapes.



VINEYARD (CONT.)

The wild root gives excellent canopy coverage to respond to the most extreme climate changes, avoiding freezing and sunburn injuries.

The high density planting removes vine stress and achieves excellent yields while producing the highest quality grapes grown in the southern area of the California Central Valley.

Notwithstanding the drastic climatic changes in the Valley, the grape production is rarely affected and consistently produces grapes with 100% color, high sugars and no rot. The wine quality begins with the quality of the grapes.

State of the art dual irrigation system of drip and flood. The infrastructure has been planned with multiple zone, property wells, reservoirs, accessibility to district water and filtration system with the capacity to a designated area or the whole vineyard with water pressure consistency and uniformity to each vine.



OVERVIEW OF WINERY



WINERY PROFILE

Started in 1998 and completed in 2001, the winery is strategically located in the middle of over 200 acres of breathtaking vineyards and olive groves fronting Highway 99 for one mile. The Estate Winery commands an imposing position overlooking the richly fertile land of the San Joaquin Valley.

The projected Winery's Visitor Center will be located adjacent to the traditional winery and will consist of a Valley lookout point with binoculars and picnic tables, water cascade with vines, tasting room, wine and oil museums, and administration offices. Open land has been left to accommodate the projected lodging center with plans to plant an assortment of fruit trees and vegetables to create a park-like garden area. This aims to

attract the Sequoia, Kings Canyon and Yosemite National Park's visitors to the area, with the goal of producing a profound understanding of the California agricultural industry.

The traditional winery has been uniquely conceived and built to accommodate a very gentle processing method for all quantities, from very small batches of highly specialized grape varieties to the largest tonnages. It is capable of handling delicate grapes along with the special requirements of each variety.

Part of this unique conception is the inclusion of a large assortment of technologically leading edge fermenting equipment which provides the flexibility necessary to cater to the specific individual needs of each variety of grapes and

ensures that the transformation process brings out all of the grapes' potential character.

The aging process, critical to the production of fine wines, takes place in a spectacular aging room – a must see on any visitor's itinerary. Within this room, a large number of storage tanks, each equipped with individual self-contained temperature controls, provides the ideal environment to assist and enhance the wine to age as nature intended.

It is by the harmonious combination of the latest technological equipment from around the world accompanied with the tried-and-true traditional wine making methods that our winery is able to produce high quality wines at a low cost.



PROJECTED VISITOR CENTER | FRONT VIEW



PROJECTED VISITOR CENTER | SOUTH VIEW

BUILDING IMPROVEMENTS

1. Closed building with 3 mezzanine levels

117w x 170d x 33h 19,890 sq. ft.

- First level: washrooms, kitchen, bottling line, laboratory and offices
- Second level: administration offices
- Third level: bottling material inventory and archives

2. Exterior crush and vinting pad:

117w x 100d 11,700 sq. ft.

- 1 bulk grape receiving dumping station and de-stemming
- 6 rotary fermenters, 15 tons
- 3 bladder presses, 18 tons
- 1 chiller

3. Exterior services pad:

20w x 17d 3,400 sq. ft.

- Tunnel to center of winery and exterior processing pad tunnel 5w x 60d x 6h
- Boiler station
- Glycol refrigeration system
- CO2 evacuation system

4. Winery equipment repair shop

15w x 15d x 10d 225 sq. ft.

5. Interior and exterior service tunnel for:

- Refrigeration system pipes
- Processing pipes system
- Waste water pumping system to ponds

6. 1 pumping station to waste water ponds

7. 8 ponds for waste water

8. 1 large storm water pond

9. Wash station at each tank row

10. Perimeter metal fence.

11. Fire sprinkler system

12. Theft alarm system



WINERY ASSETS

Vineyard and winery have enormous exposure and visibility from the one mile frontage east of Highway 99 with an exit at Avenue 96.

Winery was built from 1998 to 2000.

The winery sits on 11.03± acres, allowing for present and future expansion.

The building has 2 foundation structures. Both are seismic resistant. The first structure is the shell and roof. The second is for the internal wine load. All floors are ceramic tile.

Within the winery building there are two mezzanines – the first for management offices and the second for bottling material storage.

The winery has 8 exterior waste water ponds for present and future use.

The winery has an exterior cement floor pad used for grape receiving and crushing station; 6 rotary fermenters; 3 bladder presses; vacuum filter; chiller station and other vinting equipment.

Winery is equipped with state of the art equipment, mostly from Europe and mostly stainless steel.

All grape fermenting is done under controlled temperature and small batches of 15 to 25 tons.

The winery uses four types of fermentation procedures: rotary, piston punching, pump over and carbonic.

All grape pomas are pressed with bladder presses (no screw systems).

All tanks are made of stainless steel with double walls with refrigeration jackets and insulated. The outer skin is finished with decorative skin.

Most of the tanks have 3 temperature probes. All are monitored by the electronic management system located at the laboratory.

A full equipped laboratory is in place to do all internal analysis and to manage and set the wine temperature electronically.

Tanks	Size (gallons)	Gallons
24	10,734	257,616
12	20,677	248,124
24	7,577	181,848
8	12,240	97,920
14	6,850	95,900
12	7,291	87,492
12	5,200	62,400
6	5,812	34,872
4	1,390	5,560
116	TOTAL	1,071,732



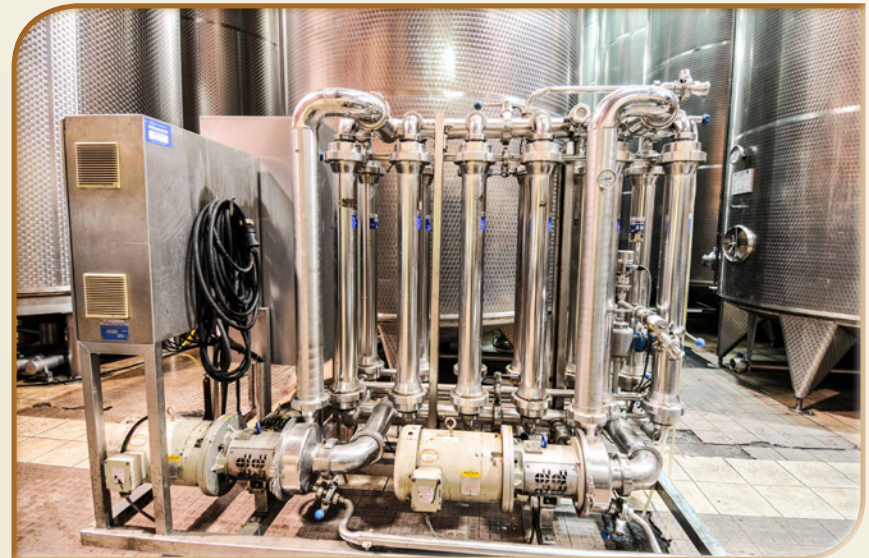
WINERY EQUIPMENT

Processing Equipment

- | | |
|---------------------------|--------------------------|
| 1. Crusher/de-stemmer | 9. Fork lift |
| 2. SS mixing tank | 10. Scissor lift |
| 3. Strainer | 11. Man lift |
| 4. Ozone machine | 12. Plastic bins |
| 5. Vacuum filter for lees | 13. Macro bin 27 S 8 |
| 6. Pump | 14. Falling film chiller |
| 7. Filter model | 15. Triclover pump |
| 8. Filter model | 16. Tank valves |
| | 17. Safety materials |
| | 18. Oak barrels |



WINERY EQUIPMENT



WINERY EQUIPMENT

Bertolaso Bottling Line

1. Bottle rinsing
2. Filling station (CO2 injection and wine filling)
3. Cork station
4. Bottle cap station
5. Labeling station able to affix 5 labels simultaneously
6. Bottle casing conveyor
7. The line can bottle 2,000 x 750 ml bottles per hour



WINERY ASSETS

Electronic Monitoring System

The wine electronic monitoring system displays the wine temperature, wine variety and gallons of each tank on screen.



Laboratory Equipment

1. Temperature and volume electronic monitoring.
2. All types of equipment to perform internal analysis.

WINERY ASSETS

Sales and Administration

1. Bulk and cased wine sale
2. Personalized labels
3. Custom labels
4. Conference and tasting room
5. Website
6. MAS 90 software and server
7. Canon C2000 color copier
8. Filing cabinets, chairs, desks
9. Telephone system
10. Employee dining room
11. Employee lockers



Estate Winery AND VINEYARDS

231.47± acres
TULARE COUNTY, CA



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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