

Carmody-McKnight

ESTATE VINEYARD

Pure Organic & Non-GMO

80.0± ACRES

West Paso Robles, CA

\$12,000,000

(\$150,000 per acre)



Exclusively Presented by:



PEARSON
REALTY
AGRICULTURAL PROPERTIES



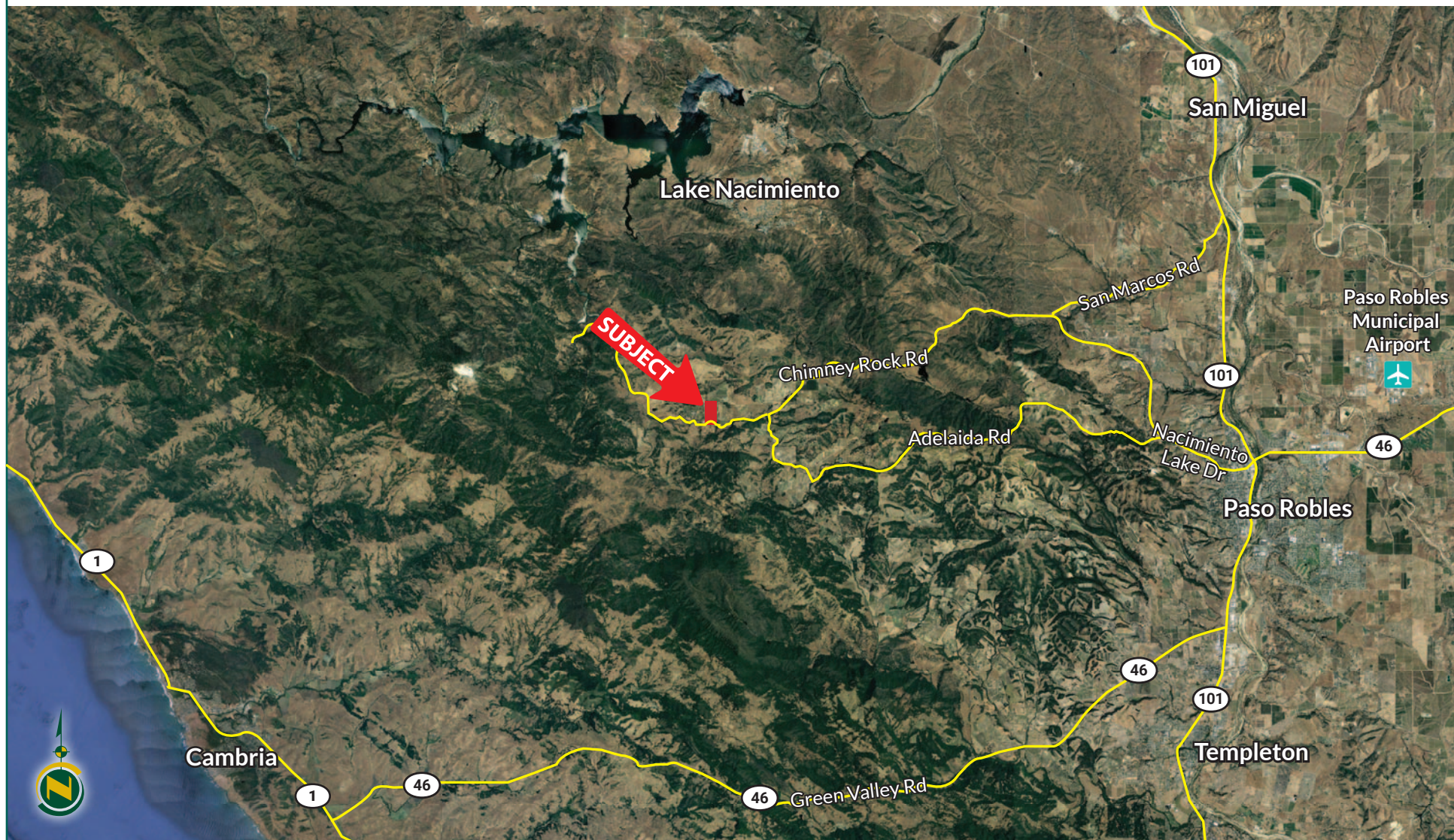
www.pearsonrealty.com
CA DRE# 00020875

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

Aerial Map

LOCATION:

The subject property is located approximately 13.5± miles inland from the Central Coast of California, just 11± miles west of the city of Paso Robles which is located on Highway 101 and Highway 46.



Property Highlights

This beautiful and unique 80± acre property is situated within the desirable West Paso Robles “Adelaida” AVA and includes 50± acres of mature vineyard planted on its picturesque hillside with spectacular views of vineyards and oak studded mountains. There are also approximately 15± acres of land available to plant additional vineyard.

The attributes of this high quality investment opportunity are summarized in the following:

1

USDA compliant organic vineyard, farmed sustainably without any agri-chemicals -- from petro-fertilizers to fungicides; fertilizers of any kind have historically never been required or applied.

2

FDA conforming, non GMO vineyard with each premium varietal planted on its own root.

3

A rare and fertile soil composition that is naturally high in nutrients and micro-nutrients deposited from three ancient volcanoes discovered on the property.

4

Irrigation water supplied by artesian wells and distributed by a drip system throughout the remarkably drought-resistant vineyard.

5

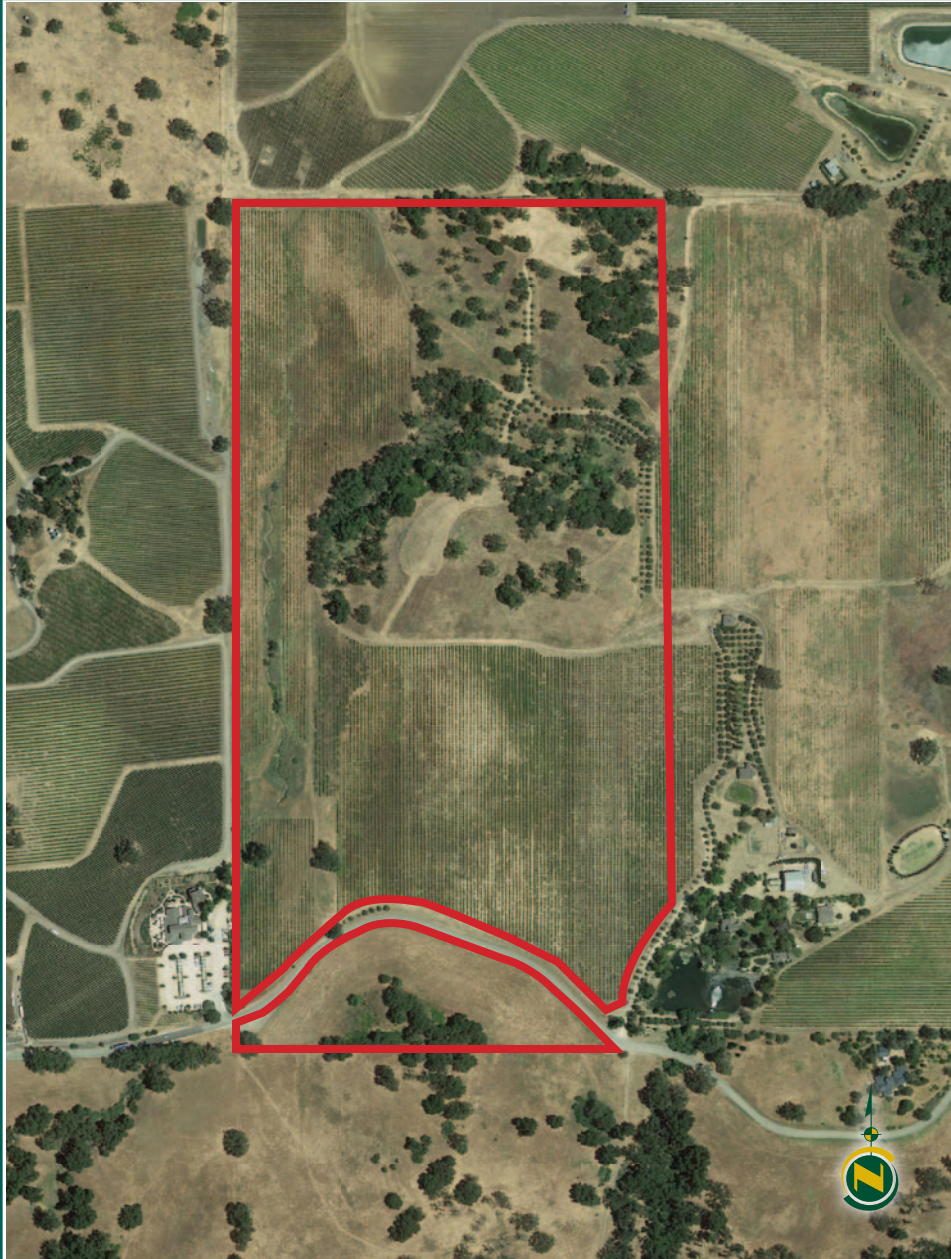
Grapes produced from the estate vineyard for the owner’s Carmody-McKnight Winery, located on the adjoining property, have resulted in highly acclaimed, international award-winning wines.

6

Ideal, and now rare, Mediterranean micro-climate conducive to growing quality premium wine grapes.



Property Aerial



Topography



Property Information

LEGAL:

80.0 ± acres located in a portion of the west 1/2 of the northeast quarter of section 21;
T26S., R10E., M.D.B. & M.

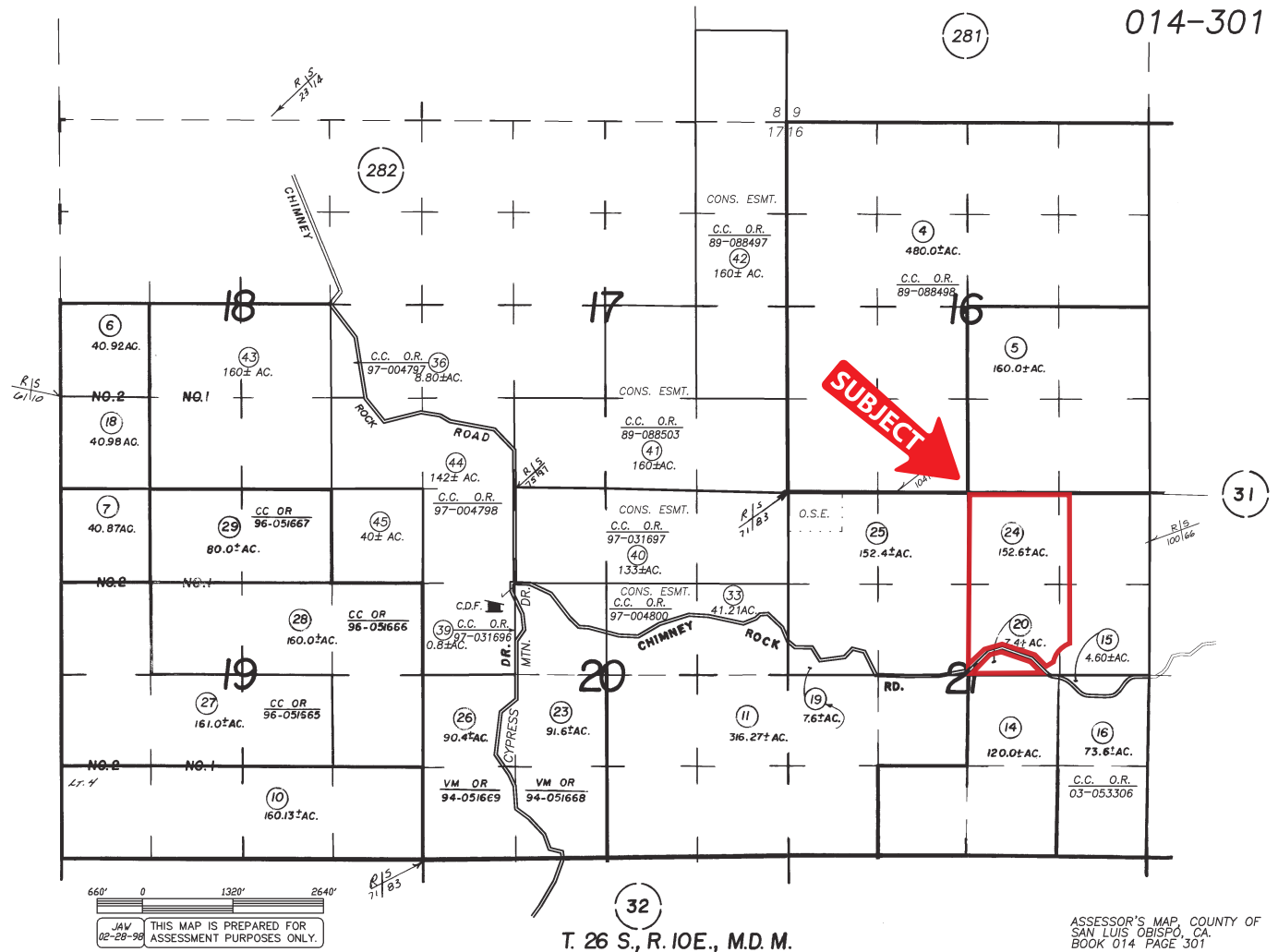
SAN LUIS OBISPO COUNTY PARCELS:

APN	Acre±	Zoning
014-301-24*	72.6	AG
014-301-20	7.4	AG

*NOTE: Only the westerly portion.

ZONING: AG (Agricultural, Rural)

PRICE/TERMS: \$12,000,000 Cash at the close of escrow. The seller will consider terms to a qualified buyer. A sale is subject to a property line adjustment and certificate of compliance issued by the County of San Luis Obispo.



ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 014 PAGE 301

Water & Wells

There are two off-site water wells serving the 80 acre parcel for irrigation purposes:

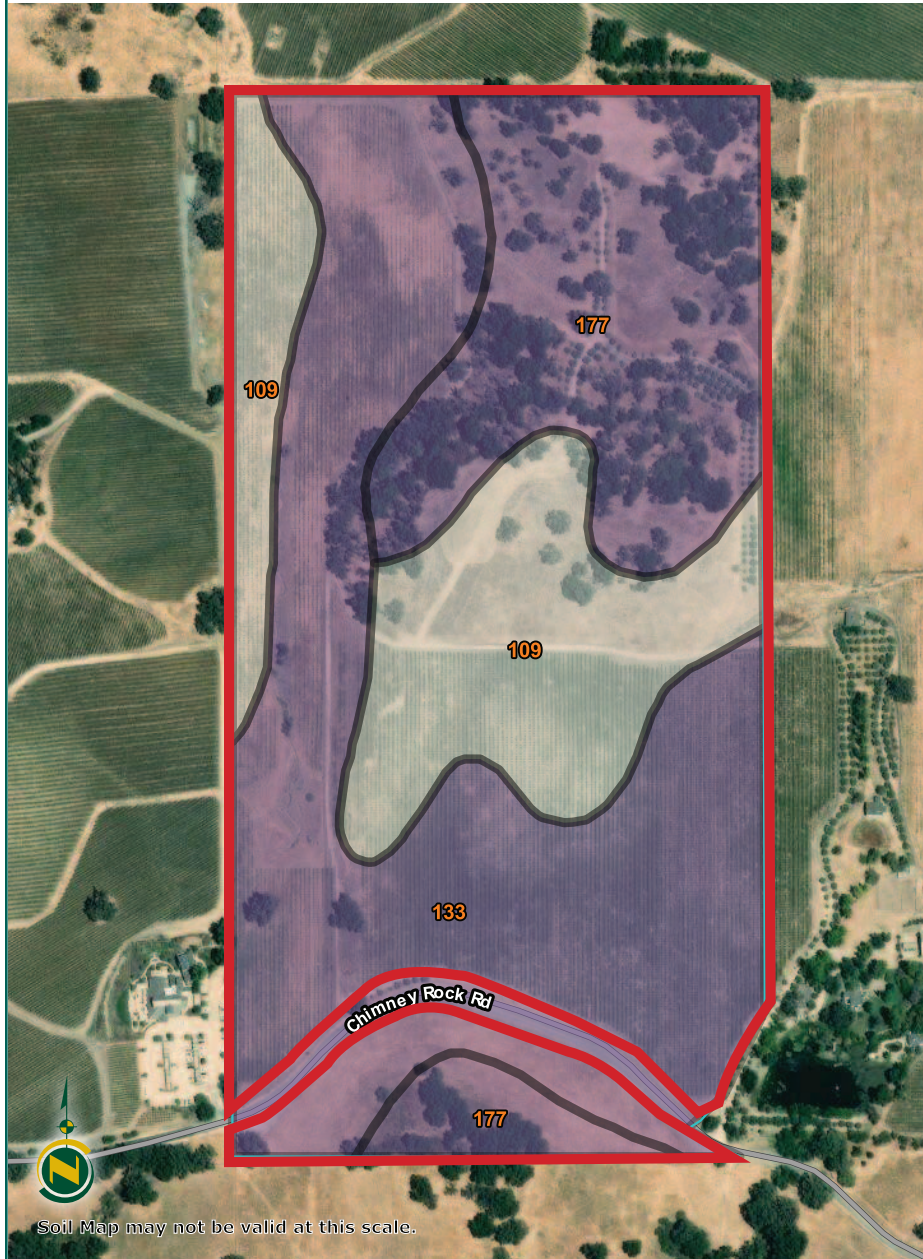
- 1) Original Artesian Well: 1,100± gallons per minute capacity. General use and irrigation.
- 2) Lakeside Well: 100± gallons per minute capacity. Primarily irrigation and lake supplementation.

- One acre reservoir/pristine lake, 6-acre feet storage, 2± million gallons.
- Protective-lined for storage efficiency.
- Additional landscape ponds with supplementary holding capacity.
- Full irrigation system and drip system, pumps, water storage ponds, holding tanks.

NOTE: Seller will provide a water sharing agreement for the pumps, wells and reservoir on sellers adjacent property to the east.



Soils



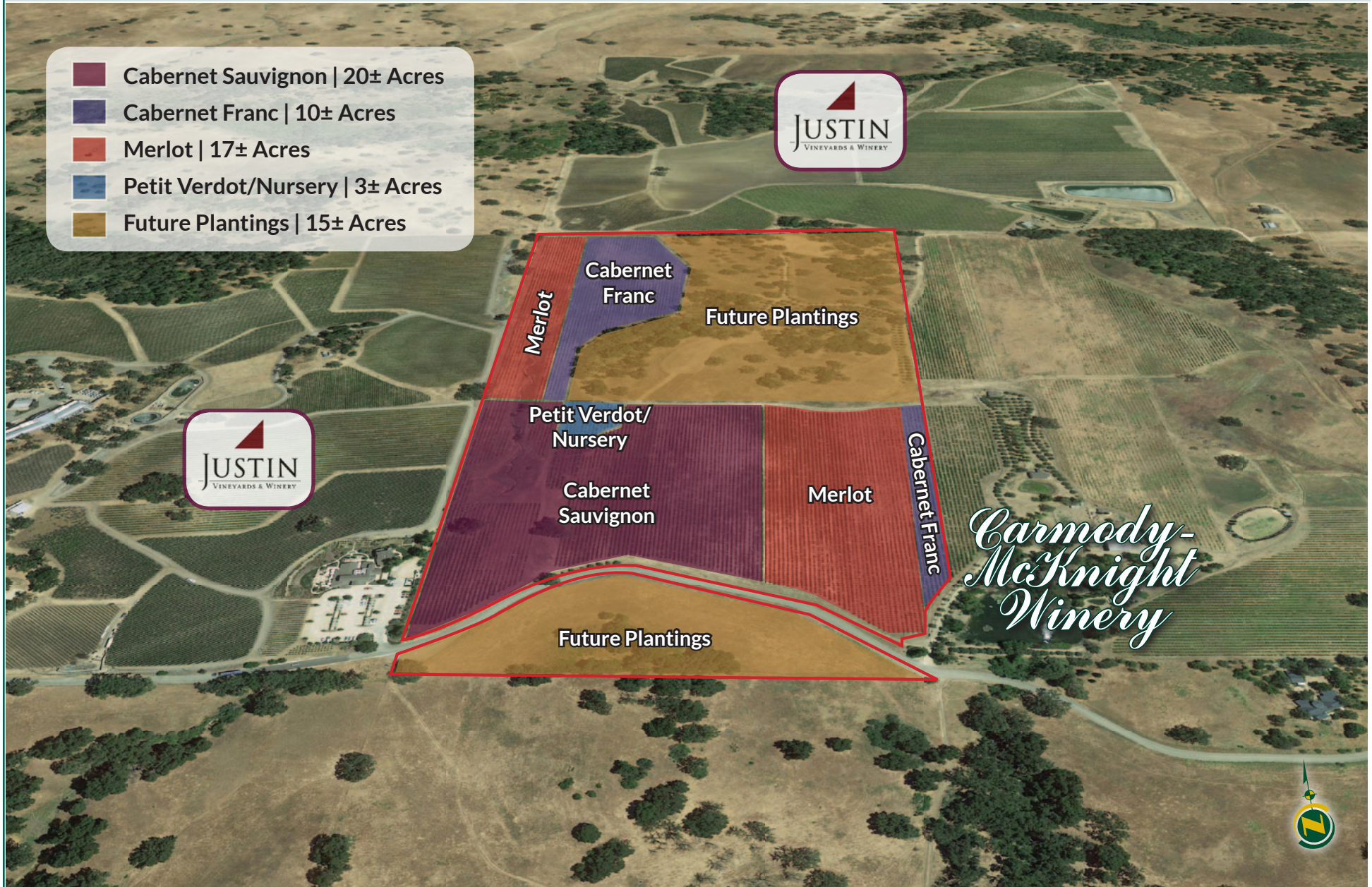
Carmody-McKnight Estate Vineyards have undergone extensive and unprecedented studies by Cal Poly State University, John Deere Global Ag Services, Motorola, Earth IT and partnering universities and industry and funded by the State of California and others. The property's nutrient rich soils were found to contain vertisols, calcareous limestone, calcium montmorillonite, black limestone, volcanic magma, and more. This combination of unique soils, which the USDA found unmatched by over 25,000 soil types, maximizes water retention and holding capacity, which is complemented by nearly twice the historical average rainfall of most of Paso Robles. Also, in these studies, the relationship between abundant macro and micro nutrients and trace elements could be observed as relating to crop health, disease resistance, and vineyard performance.

California Revised Storie Index (CA)

Map unit symbol	Map unit name
109	Ayar and Diablo soils, 9 to 15 percent slopes
133	Cropley clay, 2 to 9 percent slopes, MLRA 14
177	Nacimiento-Ayar complex, 9 to 30 percent slopes



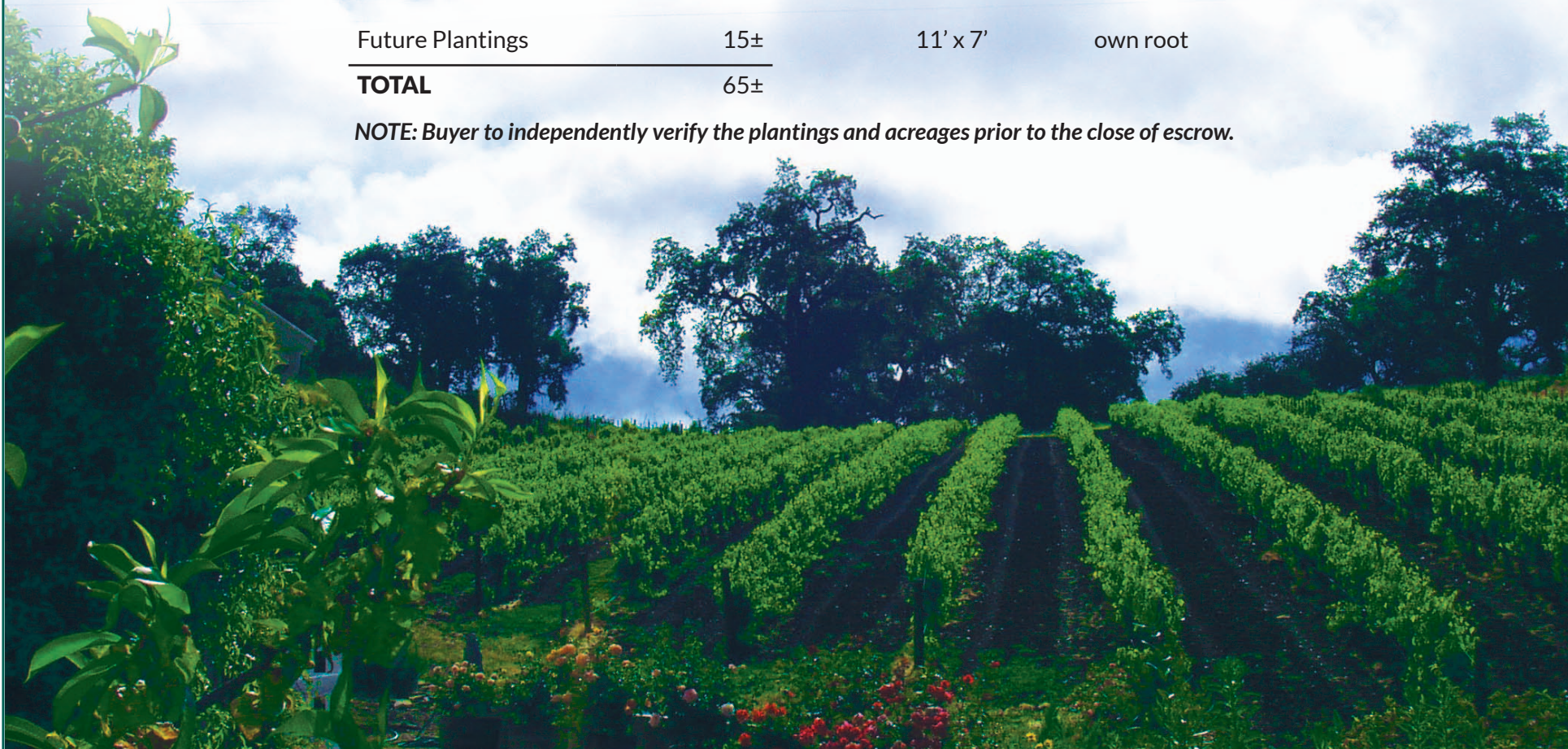
Planting Map



Vineyard Plantings

VARIETY	ACREAGE	SPACING	ROOTSTOCK
Cabernet Sauvignon	20±	11' x 7'	own root
Cabernet Franc	10±	11' x 7'	own root
Merlot	17±	11' x 7'	own root
Petit Verdot/Nursery	3±	11' x 7'	own root
Future Plantings	15±	11' x 7'	own root
TOTAL	65±		

NOTE: Buyer to independently verify the plantings and acreages prior to the close of escrow.



Wine Region



Paso Robles was the largest un-subdivided AVA in California at approximately 614,000 acres. By contrast, the Napa Valley appellation (which includes sixteen AVA's delineated within its bounds) is roughly one-third the area at 225,000 acres. Since the Paso Robles AVA was established in 1983, Paso Robles has grown to encompass 200+ wineries and 40,000 vineyard acres. This vineyard acreage is spread over a sprawling district roughly 42 miles east to west and 32 miles north to south. Average rainfall varies from more than 30 inches a year in extreme western sections to less than 10 inches in areas farther east. Elevations range from 700 feet to more than 2,400 feet. Soils differ dramatically in different parts of the AVA, from the highly calcareous hills out near us to sand, loam and alluvial soils in the Estrella River basin.

The 11 new AVA's will be a powerful tool for wineries to explain why certain grapes are particularly well suited to certain parts of the appellation, and why some wines show the characteristics they do while other wines, from the same or similar grapes, show differently. Ultimately the new AVA's will allow these newly created sub-regions to develop identities for themselves with a clarity impossible in a single large AVA.

The highly desirable Adelaida District has an average annual rainfall of 25 inches with a 30-40° F diurnal growing season temperature change.

The Paso Robles American Viticulture Area is situated along California's Central Coast. Framed by two mountain ranges, the region enjoys a Mediterranean climate with warm days and cool nights. More than 200 wineries dot the landscape, sourcing fruit from 40,000 acres of wine grapes that vary from Albarino to Zinfandel.

Over 46 different varieties are grown in the Paso Robles region. The majority being Cabernet Sauvignon, followed by Merlot, Syrah and other red varieties like Grenache and Mourvèdre. Paso's exceptional climate, proximity to the Pacific Ocean, varying topography, and diversity of soils make it a great place to produce world class wines.

ADELAIDA DISTRICT



reg. ii-iii



30-40°F



25 in

TOPOGRAPHY | Santa Lucia Range, high mountain slope grading to foothills; 900-2200 ft

SOIL | Shallow, bedrock residual soils and patchy colluvial hillside soils from middle member of Monterey Formation and older rocks; largely calcareous soils.

CRESTON DISTRICT



reg. iii



25-35°F



11.5 in

TOPOGRAPHY | Old erosional plateau at the base of the La Panza Range; alluvial terraces and fans of Huerfuer Creek; 1,000-2,000 ft.

SOIL | Old, well developed terrace and hillside soils; mix of granitic and sedimentary rocks.

EL POMAR DISTRICT



reg. ii



20-35°F



15 in

TOPOGRAPHY | high, older terraces, fans, and hills; 740-1,600 ft.

SOIL | Quaternary alluvial soils, well developed loams to clay loams, some calcareous, with Monterey Formation sand-stone and siltstone at depth in some areas.

PASO ROBLES ESTRELLA DISTRICT



reg. iii



35-40°F



12.5-15.5 in

TOPOGRAPHY | rolling plains of Estrella River valley and terraces; 745-1819 ft.

SOIL | Quaternary alluvial soils of diverse ages across younger to older terraces, deep to moderate depth, with remnant patches of older valley fill at highest elevations.

PASO ROBLES GENESEO DISTRICT



reg. iii-iv



30-50°F



13-14 in

TOPOGRAPHY | Up faulted hills through old river terraces along Huerfuer-La Panza fault; 740-1,300 ft.

SOIL | Old alluvial terrace and residual hillside soils of moderate depth with cementation of the gravelly Paso Robles Formation and older granites.

PASO ROBLES HIGHLANDS



reg. iv



30-50°F



12 in

TOPOGRAPHY | Old Pliocene-Pleistocene erosional surface across the Simmler, Monterey and Paso Robles Formations below the La Panza Range; 1,160-2,086 ft.

SOIL | Deep, sometimes cemented alluvial soils; old leached alkaline soils common, with younger sandy soils along active streams.

PASO ROBLES WILLOW CREEK DISTRICT



reg. ii



20-30°F



24-30 in

TOPOGRAPHY | High elevation mountainous bedrock slopes across a more erodible member of the Monterey Formation; 960-1,900 ft.

SOIL | Mostly bedrock (residual) soils from the middle and lower members of the Monterey Formation, patches of alluvial soil along streams, largely calcareous, loams to clay loams.

SAN JUAN CREEK



reg. iii-iv



35-50°F



10.4 in

TOPOGRAPHY | San Juan Creek younger river valleys with alluvial terraces and fans as a tributary to the upper Estrella River; 980-1,600 ft.

SOIL | Well to moderately drained, deep alluvial soils, sandy loams to loams to clay loams on the highest, oldest terraces.

SAN MIGUEL DISTRICT



reg. iii



30-40°F



11.4 in

TOPOGRAPHY | Foothills of Santa Lucia Range, with alluvial terraces of the Salinas and Estrella rivers and small recent alluvial fans; 580-1,600 ft.

SOIL | Deep, alluvial sandy loams to loams to a few clay loams (some with clay pans) from the river bottoms up onto the higher terraces.

SANTA MARGARITA RANCH



reg. ii



20-30°F



29 in

TOPOGRAPHY | High, steep mountain slopes of ancient Salinas River and upper reaches of incised contemporary Salinas River along the Rinconada Fault; 900-1,400 ft.

SOIL | Deep alluvial soils derived from many lithologies and varying in texture, with patchy residual soils on mountain slopes.

TEMPLETON GAP DISTRICT



reg. ii



20-40°F



20 in

TOPOGRAPHY | Santa Lucia Range mountain slopes and broad alluvial terraces; elevations 700-1,800 ft.

SOIL | Broad alluvial terraces and fans of Paso Robles Creek and the Salinas River over bed-rock; alluvial soils of shallow to moderate depth and sandy to silty to clay loams; calcareous in places.

Wine Awards

Estate grapes grown on the Chimney Rock Road Vineyard for the Carmody McKnight Winery garnered an unprecedented number of awards in the California State Fair Wine Competition with the top awards in Best of Show; Double Gold; Best Bordeaux Varietal Blend; Best of California; Best of Region; and highest points awarded, including over 20 perfect scores of 100 points. And this was a panel of over 100 judges that make that final assessment.

GOLDS, DOUBLE GOLDS AND BEST OF SHOWS

California State Fair Wine Competition
Orange County Fair Competition
San Francisco Wine Competition
Riverside International Wine Competition
Grand Harvest Awards Wine Competition
San Diego National Wine Competition
West Coast Wine Competition
Orange County Fair Label Competition
L.A. County Fair Wines of the World Competition
Pacific Rim International / National Orange Show
Jerry D. Mead's NWIWC Label Competition

BEST WINE IN THE WORLD

Wine in China (2013)

FIRST PLACE

Orange County Fair Label Competition

CHAIRMAN'S AWARD

Riverside International Wine Competition

HIGHLY RECOMMENDED

Beverage Testing Institute

BEST USE OF ART

San Diego National Wine Competition

SILVER MEDALS

Pacific Rim Wine Competition
Riverside International Wine Competition
Orange County Fair Commercial Wine Label Competition
The International Eastern Wine Competition
West Coast Wine Competition
L.A. County Fair Wines of the World Competition
National Orange Show Wine Competition
San Diego National Wine Competition



The Owner's Story

Over 45 years ago, Gary Conway fell in love with the light in a faraway place from L.A. – Paso Robles. It seemed dream-like for Gary to perhaps purchase a real ranch in this cowboy town that looked like a Hollywood set. Gary was familiar with Hollywood sets for he was about to star in the iconic TV series, "Land of the Giants."

Gary and the broker made a date with destiny and Gary found himself soon ensconced in the broker's helicopter high above the headlands of the magnificent Santa Lucias. Gary never thought land could be so stunning, even surreal. Gary's smile widened at the thought, but suddenly there was an explosion!

The helicopter hit high-tension wires and it began to plummet toward the lush earth. Terrifying seconds split into infinity. Gary's eyes, still fixed upon the valley floor and the ranch below in this cataclysmic moment, vowed that if he survived he would buy this ranch. Somehow...Gary and the pilot pulled through...miraculously.

As Gary staggered from the helicopter crash site, he dusted himself off and promptly announced to the still stunned real estate broker, "We made it. I'll buy this place."

"This place" was a 19th century homesteaded ranch west of Paso Robles and six miles from the

Big Sur art colony of Cambria. The land was an oats and barley farm and some cattle.

Escape and solitude worked for the Conways for a decade or so until one day the esteemed head of the viticulture department at Cal Poly, SLO discovered, quite by accident, that their pastoral property had three volcanoes – a phenomenon – and everything was soon to change. Scientific studies began in earnest after that initial discovery.

As the stunning realizations of the land came to the forefront, starting with the trio of volcanoes, the most significant ag and vineyard research ever conceived were initiated at the Carmody McKnight vineyard. Geology itself was about to be reinvented.

These ground-breaking investigations and analyses lasted for decades, financed by the State of California, John Deere, Motorola and others and directed by Cal Poly, SLO, one of the leading viticultural universities in the U.S. U.C. Davis and distinguished universities from around the world participated sending hundreds of acclaimed viticulturists and oenologists to study for years in what they considered the greatest opportunity ever presented. This property was now the consummate laboratory for the scientists because the stunning attributes of this property had never occurred before and would never again.

With these incredible viticultural and earth science manifestations, nonetheless the land was soon to be a vineyard – a forecast of wine country.

The revelations progressed with acceleration and were unprecedented, not only for the grape vine, but all agriculture and ultimately, and perhaps most importantly, for human health. This history of the Conway land would take volumes to describe but a start was made with the best-seller Art of the Vineyard published by Journey Editions of Tuttle Publishing.

As near miraculous has been the viticultural saga of this land, the business and sales opportunities that inevitably evolved are equally dramatic and now to be taken advantage in a way never before conceivable. Being able to sell the rarest of wine, winning the highest awards in California (and duplicated in China) and which are not only non-GMO but also the healthiest in the world would be beyond imaginable for any other food or beverage product.

It makes total sense, and as a gift to our society, that we support if not establish or own a non-GMO vineyard proven by esteemed scientific studies to create the healthiest of all food products – determined by world studies – and grown on land also determined the most environmentally pristine.



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West Paso Robles, 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

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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Offices Serving The Central Valley & California

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777