

Premium Vineyard

640 ± Acres  
Tulare County, CA

NEW REDUCED PRICE:  
\$16,000,000



- |                      |           |
|----------------------|-----------|
| ❖ Rubireds.          | 250 Acres |
| ❖ Cabernet Sauvignon | 80 Acres  |
| ❖ Syrahs             | 30 Acres  |
| ❖ Pinot Grigio       | 85 Acres  |
| ❖ French Colombard   | 160 Acres |
| ❖ Chardonnay         | 20 Acres  |

Exclusively presented by:  
Ronda Connolly  
RondaConnolly@gmail.com



CA DRE # 02130675  
Agent Is Related to Seller

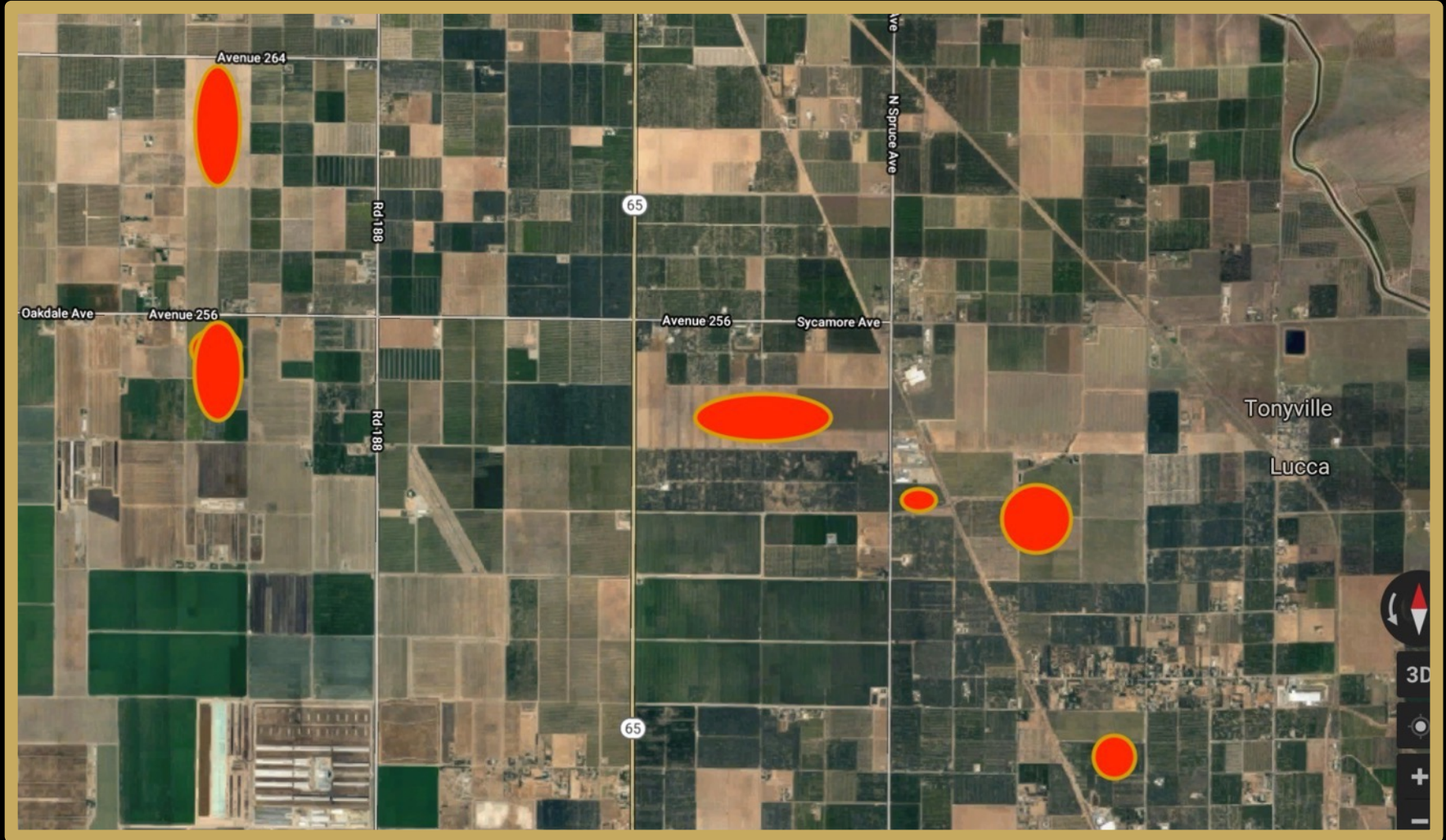
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Premium Vineyard

640 ± Acres  
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Sales Price:  
\$17,000,000



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Grape	Contract #	Company	Cont. Acres	Max Tons	Price	Cont. End	19 Tons	19 Revenue	20 Tons	20 Revenue	21 Tons	21 Revenue
256-80												
Fr. Colombard	U155213	Sazerac	80	2100	\$250.00	2024	1938.346	\$560,333.19	2197.45	\$627,319.60	1523	\$497,083.56
170-80												
Fr. Colombard	U161795	Sazerac	80	2100	\$250.00	2026	1312.2796	\$379,295.33	1281.12	\$365,644.06	856.36	\$279,938.67
264-80												
Cab. Sauvignon	U155627	Constellation	80	1260	\$400.00	2024	1232.423	\$550,188.02	1275.12	\$563,861.55	1031.9494	\$135,468.68
170-50 reduced acreage from 90 acres												\$347,333.33
Syrah	U156232	Constellation	50	15.7	\$400.00	2026	520.7765	\$231,760.98	605.74	247,809.14	463.9688	\$191,918.41
170-40												
Pinot Grigio	U177931	E & J Gallo	40	640	\$425.00	2027	126.6844	\$58,313.10	424.04	\$195,029.74	485.12	\$208,799.89
Azusa II												
Pinot Grigio		CK Mondovi	45	None	\$400.00	2024	315.42	\$140,907.60	382.45	\$165,053.95	308.51	\$220,842.50
BLK. 16												for Azusall
Pinot Grigio		CK Mondovi	above				106.17	\$47,429.32	125.53	\$54,174.99	124.32	& Blk. 16
All Lewis Ck.							421.59					
Rubired	45906	E & J Gallo	250	5500	\$240.00	2028	3593.7872	\$962,056.84	3896.39	\$965,247.04	3456.4	\$917,546.54
Total							9019.2023	\$2,930,284.38	10187.84	\$3,184,140.07	8249.6282	\$2,798,931.58

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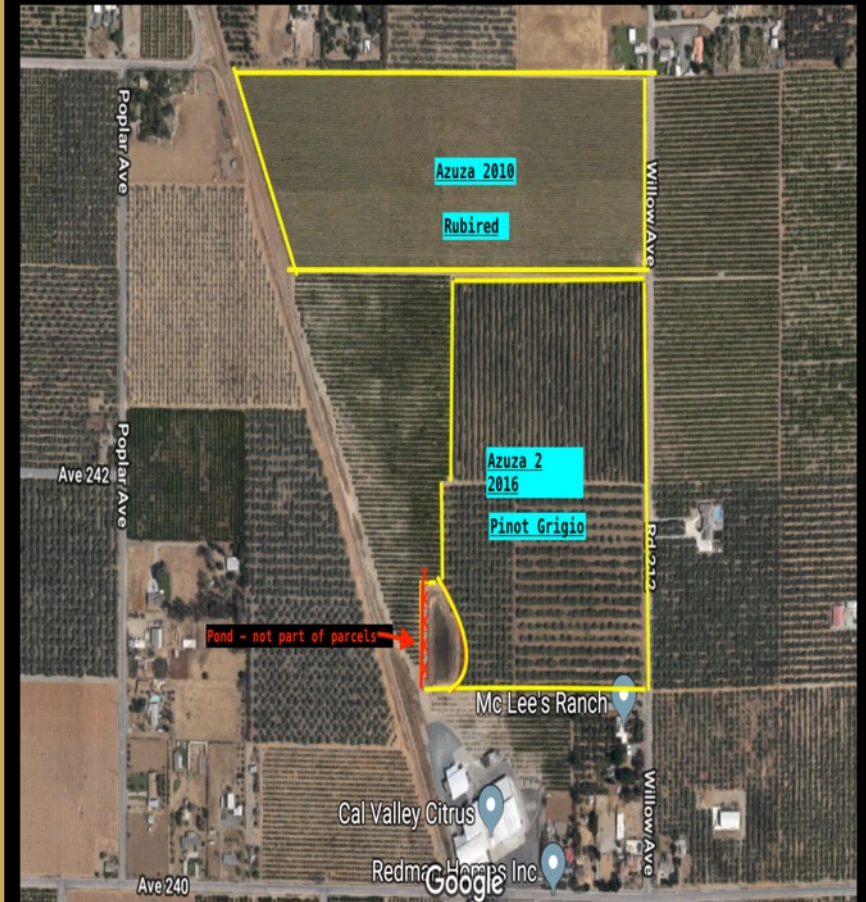
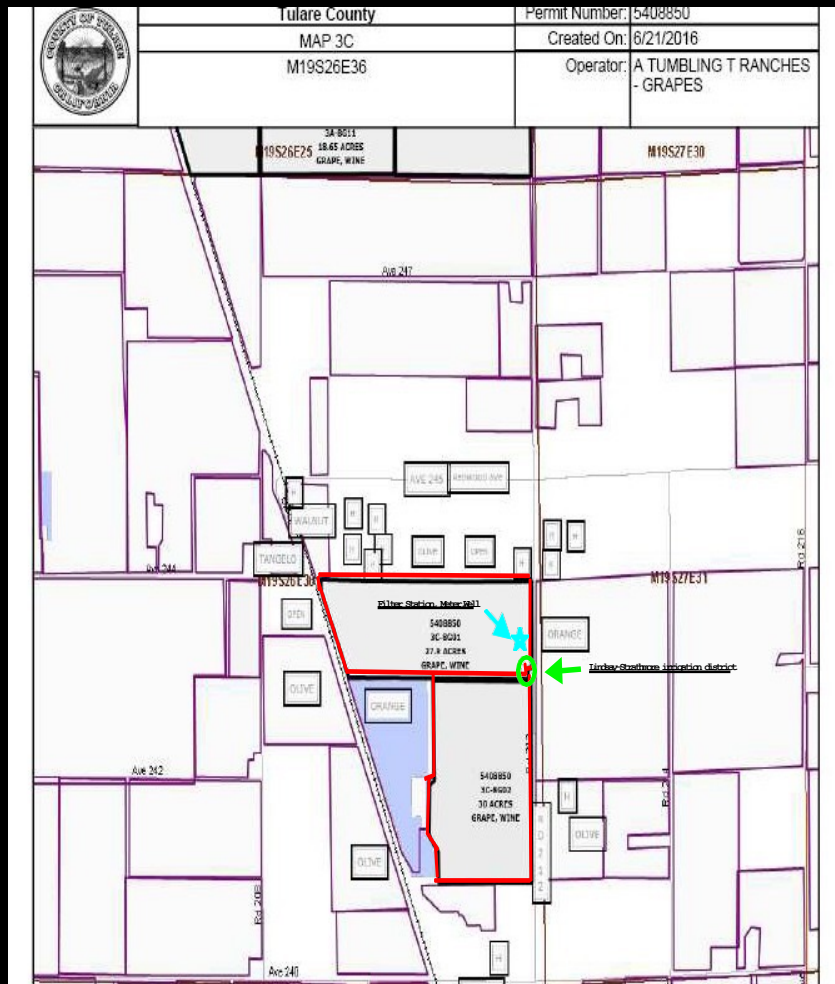
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Assessor's map

Planting Map



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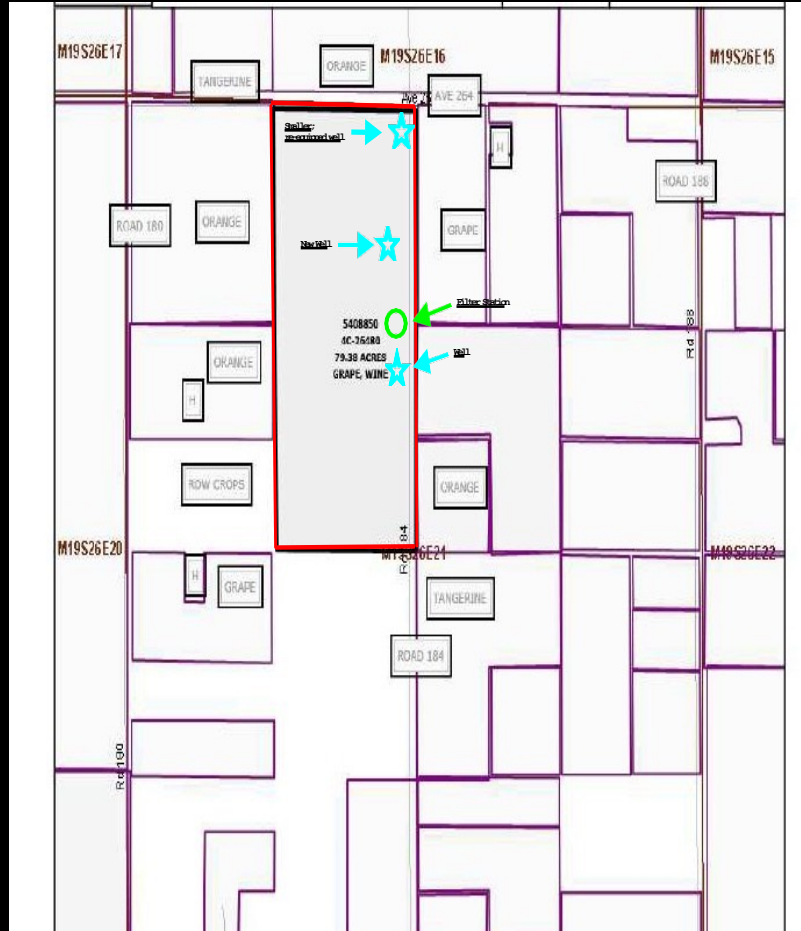
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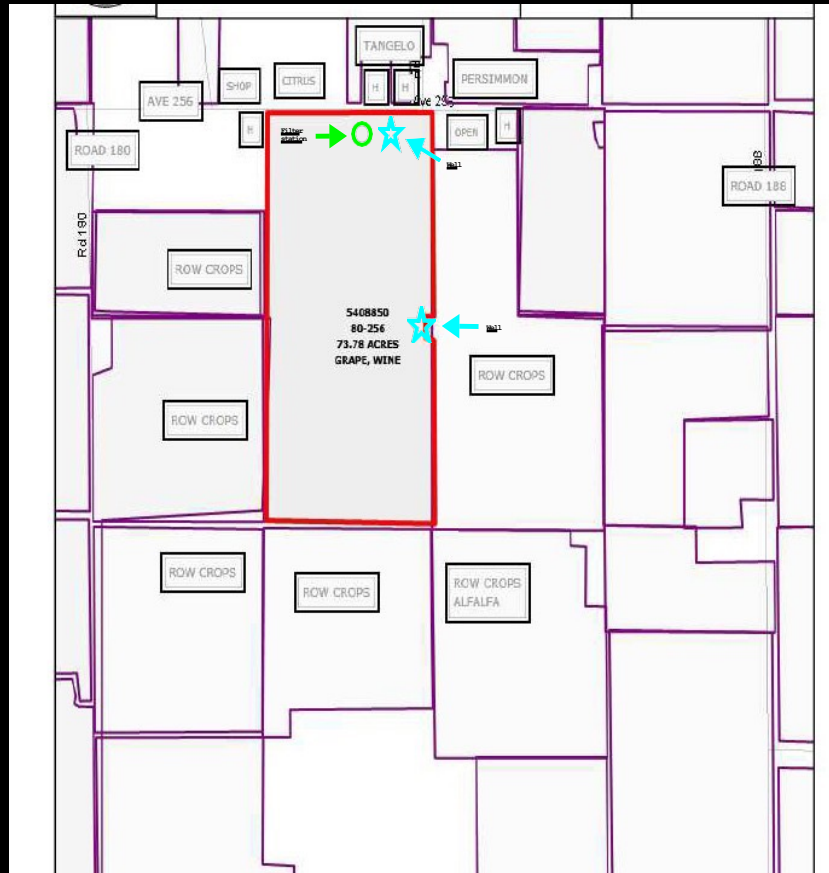


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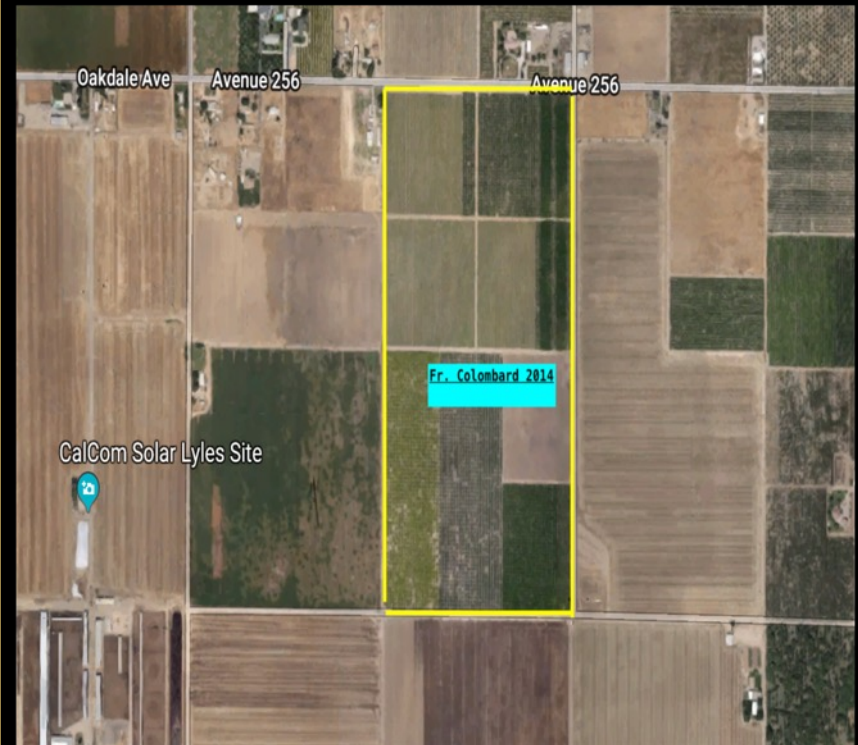
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3 BD 1BA House included

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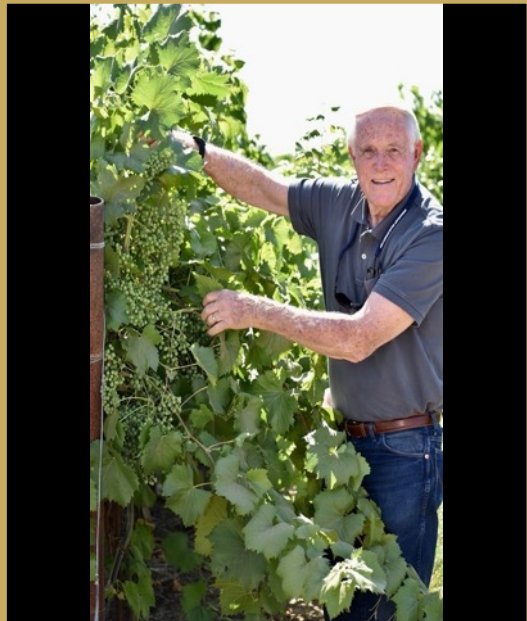
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**Premium quality, professionally managed vineyard with  
Ample water and good production.**

Avenue 256 @ Road 180  
Visalia, CA

**Enormous tax benefit opportunity**

**New Chardonnay grapes 2022: in contract until  
2030**

**Recharge basin to generate ground water credits**

Large assortment of premium varieties

Approximately 726 vines per acre

Machine Harvested

Drip irrigation

Steel trellises

**14 Active Ag Wells 1 domestic well and 1  
new well under construction**

**Also serviced by:**

**Lewis Creek Water District**

**Lindsay Strathmore District**

**Exeter District**

**3 bedroom house with outdoor buildings  
included**



**Ronda Connolly GRI**

**Rise Realty DRE# 01957687**

**1902 Wright Place Ste 200**

**Carlsbad, CA 92008**

**RondaConnolly@gmail.com**

**RondaConnolly@yahoo.com**

**Mobile: (303) 746-5040**

**Office: (866)344-7473**

**CA DRE # 02130675**

**AZ DRE #: BR585141000**

**CO DRE # EA040044637**

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