

FÄSI ESTATE WINERY

Madera County, California

35.41± Acres

\$2,500,000



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Exclusively Presented by:



FÄSI ESTATE WINERY

35.41± Acres
Madera County, CA



AERIAL MAP

LOCATION

The Fäsi Estate Winery is located on the northeast corner of Highway 41 and Road 208, which is 18± miles north of Fresno, 18± miles east of Madera, and 23± miles south of Oakhurst. The property address is 42415 Road 208, Friant, CA 93626.



DISTANCE FROM MAJOR ATTRACTIONS:

- 1 Table Mountain Casino — 12± Miles
- 2 Millerton Lake — 10± Miles
- 3 Chukchansi Gold Resort & Casino — 14± Miles
- 4 Hensley Lake — 21.5± Miles
- 5 Oakhurst — 25± Miles
- 6 Bass Lake — 32± Miles
- 7 Yosemite National Park — 40± Miles



PROPERTY HIGHLIGHTS

DESCRIPTION

This beautiful and unique 35.41± ac property is rich with history, ready to expand its brand in the growing community of Madera. Highway 41 is a heavy thoroughway for people in search of recreation, solitude, nature, business, and escape. With an average of 15,841 vehicles driving by the property daily, there are many opportunities to expand the Fäsi Estate Winery.

1. Upgraded patio and outdoor seating to accommodate large groups or parties.
2. Established wine club membership (350± people) and customer base.
3. Young vineyard with additional acreage for expansion.
4. Turn-key vacation rental.
5. Winery and tasting room.
6. Outstanding 4.7 star review average on Google and 4.5 stars on Yelp. ★★★★★
7. Office headquarters with a kitchen & restroom.
8. Owned solar system to offset energy costs.
9. Facilities and vineyard receive water via a spring fed storage tank and pressure system.
10. Inventory & equipment included with capacity to expand.

FÄSI ESTATE WINERY HISTORY

Nestled in the heart of California's Madera County lies a stunning 35.41± acre property with a rich history and a vision for expansion. This exceptional property is perfectly positioned with Highway 41 running past it, making it easily accessible to those seeking recreation, solitude, and escape.

This incredible property is a testament to the ingenuity, perseverance, and passion of a Swiss couple who immigrated to the United States with a dream of creating exceptional wine. The couple came to the United States with little more than a few thousand dollars in their pockets, but they had a vision, and they were determined to see it through.

Despite the challenges they faced, they found success in farming, eventually acquiring their own River Ranch property that included a stunning 42-acre vineyard. Driven by their passion for winemaking, they set out to create something truly remarkable. They traveled to Argentina where they met Karim Mussi, a local winemaker, and together they became business partners, crafting some of the most exquisite wines to ever grace a glass.

Their wines quickly gained recognition for their exceptional quality, and in 2019, they expanded their winery even further by merging with Buoyant Winery, and with Ken Post as their winemaker, Fäsi Estate Winery now offers wines from three regions: Madera County, Central Coast, and Argentina.

Fäsi Estate Winery is a place where the beauty of nature meets the artistry of winemaking. The rolling hills and fertile soil of Madera County provide the perfect backdrop for this winery, where the owners' commitment to sustainability and environmental stewardship is evident in every aspect of their operation.

At Fäsi Estate Winery, visitors can taste the fruits of the owners' labor, enjoying the unique flavors and aromas of their exceptional wines. From their award-winning Syrah to their crisp and refreshing Sauvignon Blanc,

each wine is crafted with care and attention to detail, ensuring a one-of-a-kind experience for every guest.

For those seeking an exceptional wine experience, Fäsi Estate Winery is not to be missed. Visit their website at fasiestate.com to learn more about their story, their wines, and their commitment to excellence.

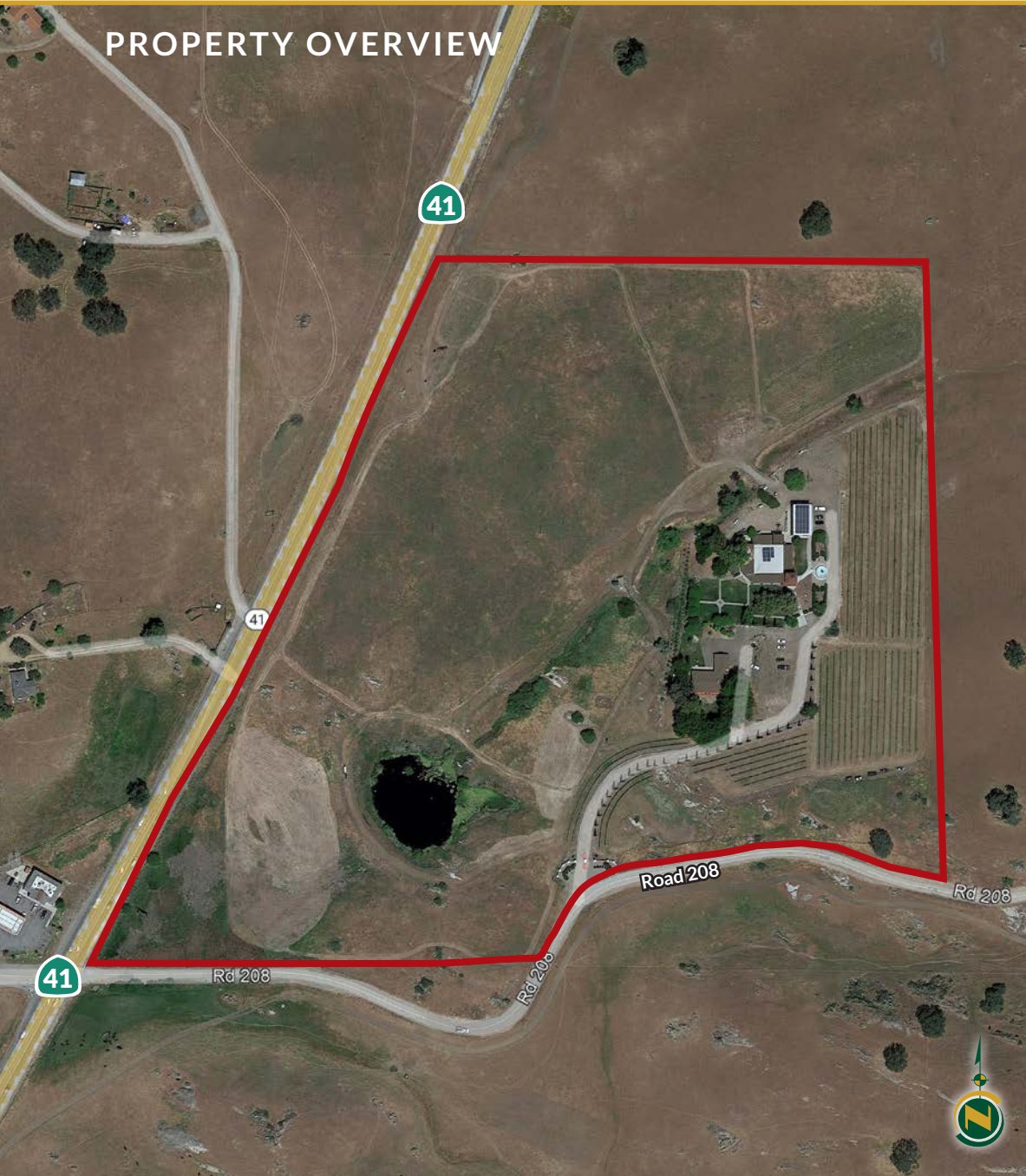


FÄSI ESTATE WINERY

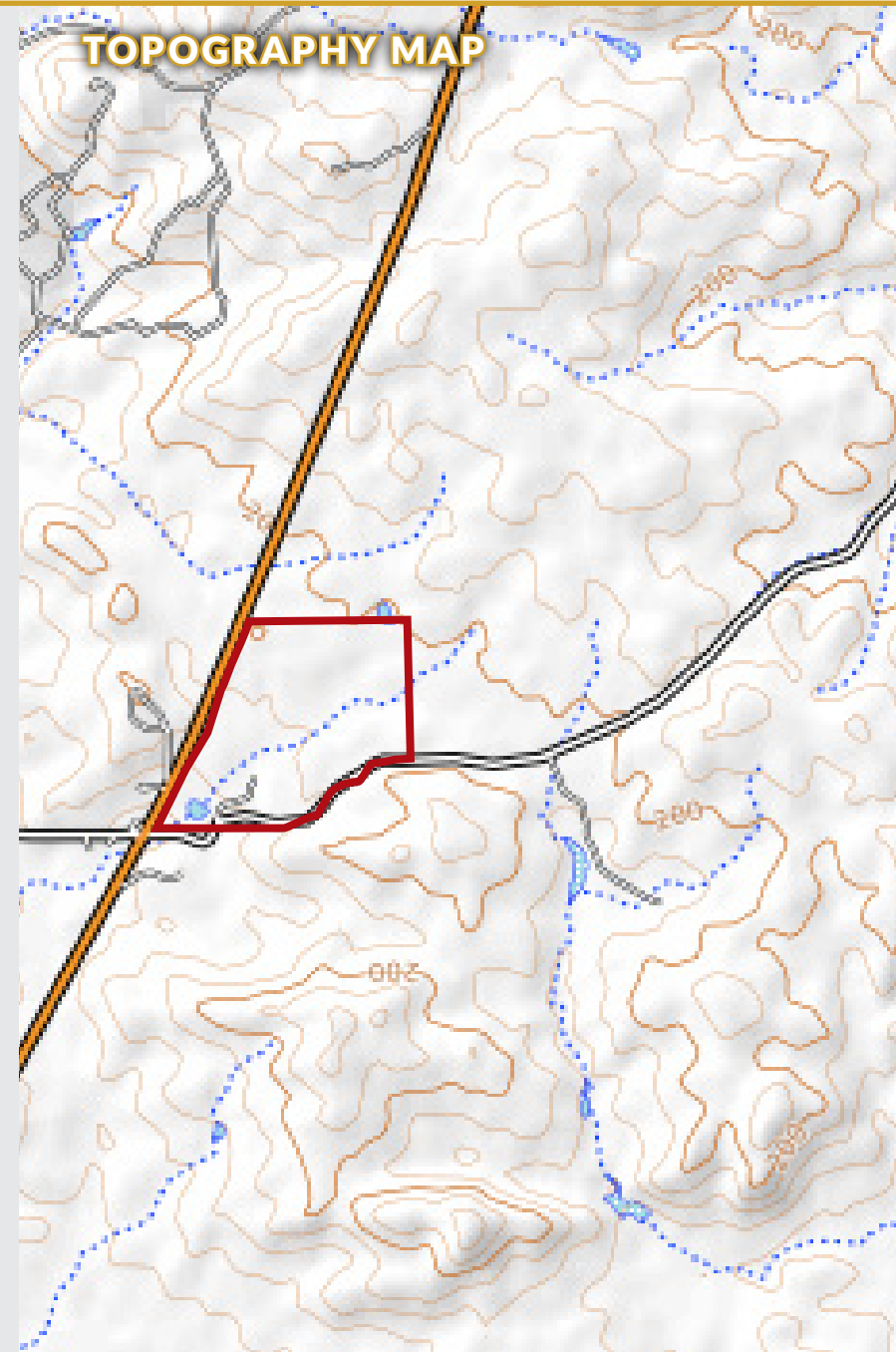
35.41± Acres
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PROPERTY OVERVIEW



TOPOGRAPHY MAP



LEGAL INFORMATION

LEGAL

Madera County APN's: 051-032-012 & 014

Located in a portion of Section 22, Township 10S, Range 20E, M.D.B.&M.

Property address: 42415 Road 208 Friant, CA 93626.

ZONING

ARF, Agricultural, Rural, Foothill District land use with a minimum parcel size of 40 acres.

The property is NOT located within the Williamson Act.

WATER

The property is spring fed via a solar powered pump providing groundwater into a cistern and boosting water to the home, winery, and vineyard.

PRICE/TERMS

\$2,500,000 cash at the close of escrow. Additional Items Included: some furniture, equipment, wine inventory, and labels.



SITE MAP & BUILDING SUMMARY



WINERY BUILDING:

SQ. FT.

Tasting Room 1,000±

Barrel Storage/Lab 1,800±

Office/Employee Area 1,000±

Total SF Area: 3,800±

STRUCTURE OR IMPROVEMENT

SQ. FT.

Covered Patio 2,400±

Crush Area Awning 865±

Storage/Solar Building 1,800±

Residence 1,900±

**Square footages presented are estimated. Buyer to verify all the above information.*

WINERY PHOTOS



WINERY PHOTOS



RESIDENCE SUMMARY & PHOTOS

DESCRIPTION

The home has traditionally been used as a short-term vacation rental or accommodations for various events held on-site. This two-story 1,900± sq. ft. residence has 4 bedrooms and 3.5 updated bathrooms with 2 fireplaces. The kitchen, dining room, living room, 1 master bedroom, garage, laundry, and large outdoor deck are all on the upper level. Downstairs includes an additional living/game room, 1 bathroom and 2 bedrooms with access to the outside seating and oak covered lawn area.



MADERA WINE TRAIL MAP

San Joaquin Winery

MONDAY TO FRIDAY 1PM – 5PM
SATURDAY 11AM – 4PM • SUNDAY 12PM – 4PM

21821 Avenue 16 • Madera, Ca
559.673.0066 • sjwineco.com

San Joaquin Winery (DBA Moody Press Cellars) is proud to produce wines from Madera County vineyards owned and operated by farmer Steve Schafer, who started the winery in 2005 to fulfill a personal dream. Our winery also currently sources grapes from other prestigious AVA's such as Sonoma, Monterey County, and Paso Robles to offer a variety of white, red, sweet, and sparkling wines in our tasting room and event venue. Everyone here is committed to the highest quality and value in every bottle produced and sold. We look forward to future vintages and creating wine for everyone to taste and enjoy. We can't wait to make lasting friendships with all of you! Stop by to meet the Moody Press team, taste the wine, and take home a piece of history in every bottle.

Papagni Wines

SATURDAY & SUNDAY 12PM – 4PM

9505 Road 30½ • Madera, Ca

559.673.5754 • papagniwines.com

Papagni Wines has been crafting quality wine for 95 years. Demetrio Papagni emigrated from Italy with a dream of making fine wines from the grapes grown in the San Joaquin Valley. Papagni has been one of the most award-winning wineries in the state.

Quady Winery

MONDAY TO FRIDAY 9:00AM – 4:30PM
SATURDAY & SUNDAY 12PM – 4:30PM

13181 Road 24 • Madera, Ca
1.800.733.8068 • quadywinery.com

Quady is an internationally acclaimed sweet wine producer – home of Electra Moscato, Vya Vermouth, Starboard (Port) and many others. Their ready-to-serve moscato slushies are a favorite in the summertime. Visit Quady and meet winemakers Andrew Quady, Darin Peterson and Cole Dennis and enjoy their warm hospitality.

Toca Madera Winery

SATURDAY & SUNDAY 12PM – 5PM
WEEKDAYS BY APPOINTMENT ONLY

36140 Avenue 9 • Madera, Ca
559.474.8286 • tocamaderawinery.com

At Toca Madera, we make small-lot, estate wines from warm weather grapes—Tempranillo, Moscato Giallo, Malbec, Zinfandel, etc. (eleven varieties)—hand-picked from our vineyard that grow on beautiful, undulating hills behind the winery. Come pay us a visit, hang out on the veranda in our backyard and enjoy some delicious Madera wines skillfully made by our award-winning winemaker, Shayne Vetter.

Westbrook Wine Farm

BY APPOINTMENT OR INVITATION ONLY 10AM – 5PM

49610 House Ranch Road • O'Neals, Ca
559.868.3499 • westbrookwinefarm.com

Our vineyard and winery are located in the Sierra Nevada foothills of eastern Madera County near Bass Lake and the southern entrance to Yosemite, about 40 minutes from Fresno or Madera. We grow and produce two estate wines from all eight of the red grape varieties originally approved for use in Bordeaux. We also source other specialty grapes from local growers of quality and conscience.



Idle Hour Winery

DAILY 11AM – 5PM

41139 Highway 41 • Oakhurst, Ca
WINERY 559.760.9090 • INN 559.683.4354
idlehourwinery.com

Idle Hour Winery is Oakhurst's first winery. We use sustainably grown grapes and make the wine gently, use native yeasts, gravity flow and other traditional methods.

Birdstone Winery

FRIDAY TO SUNDAY 11AM – 5PM

9400 Road 36 • Madera, Ca

559.645.1825 • birdstonewinery.com

Birdstone Winery produces many award-winning wines including Malbec, Dolcetto, Tempranillo, Chardonnay, Primitivo, Charbono, Tinta Madeira Port and other great varieties.

Fäsi Estate Winery

DAILY 11AM – 5PM

42415 Road 208 • Friant, Ca

559.822.2111 • fasiestate.com

Whether you want to taste something extraordinary, learn something new, or simply enjoy an afternoon, we welcome you to our winery. Fäsi Estate Winery is a hidden gem that overlooks the beautiful backdrop of the Sierra Nevada Mountains. We are known for our world class award-winning Syrah and Argentinian wines, as well as our local White and Rose wines. At Fäsi Estate Winery we believe in providing our guests with a friendly, inviting atmosphere and memorable experience. Come see for yourself what we're all about!

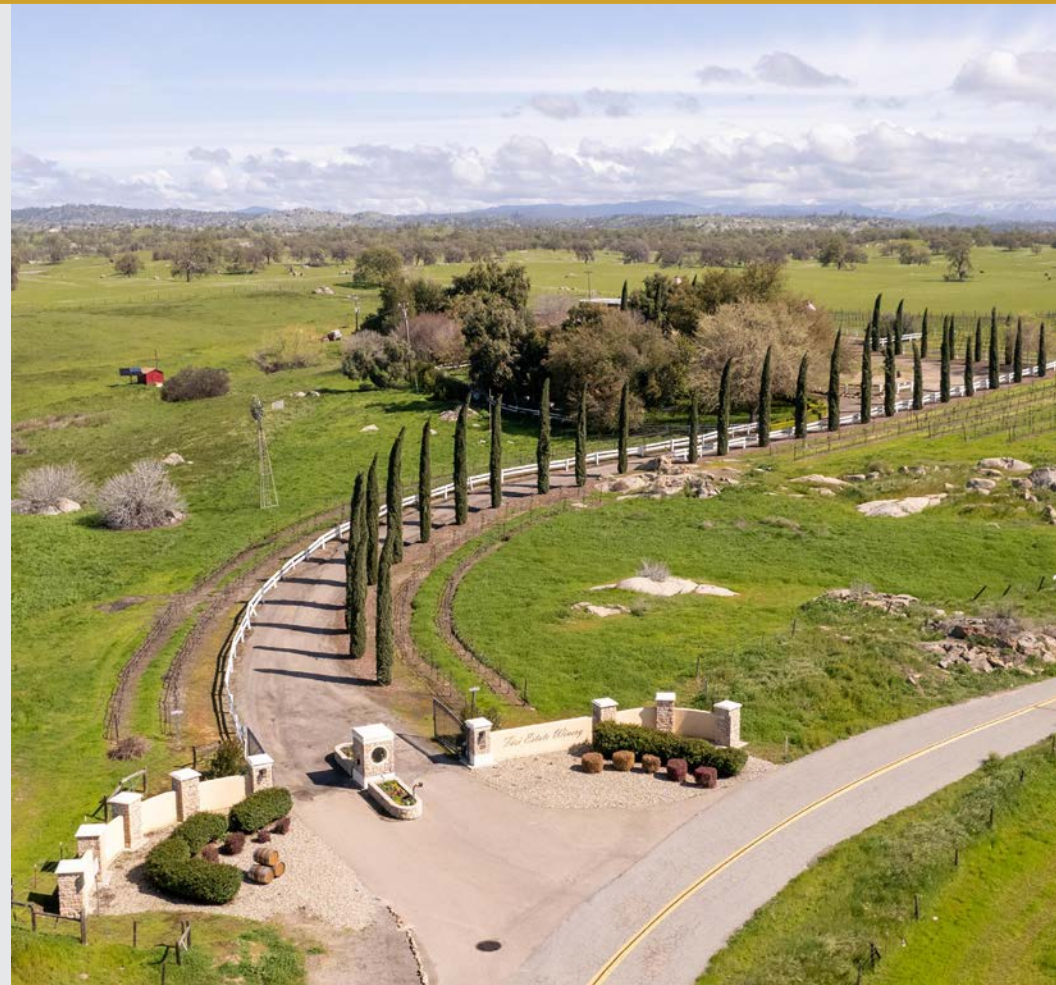


Fäsi Estate Winery

Source: Madera Wine Trail Website (2023)

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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.