

EXTRAORDINARY FAIR PLAY AVA VINEYARD ESTATE SIERRA MOON VINEYARDS

Asking Price: \$1,850,000



- 127.31 acres total with breathtaking views of surrounding vineyards and the Sierras.
- 25+ acres of vineyard with drip-irrigation producing award-winning wines.
- 97+ acres of beautifully pristine, undeveloped woodland.
- 1140 square foot, delightfully designed “Lincoln Log” home (2002) with guest quarters.
- 3,732 square foot, unfinished main home with foundation, utilities, plans, and permits.
- 918 square foot, three-door garage (624 sf) and workshop (294 sf) (2005).
- Five active wells with dedications: one to main home (2.5 GPM), one to log home (6 GPM), and three to the vineyards (46.5 GPM) with storage.
- Well-maintained ingress and egress with gated entry.
- Full 600-amp underground electrical service and a 7kw propane generator for log home.
- Alcohol licenses Type 17 and 20.
- El Dorado County business license.
- Williamson Act.
- Wine inventory, vineyard equipment, and hands-on training for new owner are not included, but negotiable. Equipment and wine inventory lists are available upon request.
- Entrepreneurial expansion could include: a winery, a Bed & Breakfast inn, additional vineyard, an organic orchard and/or garden (17+/- acres) with greenhouse, campsites and trails (80+/- acres), and the long-term, seasonal, or vacation renting of the log home.

Bergman Euro-National - 5850 Anderson Road, Forestville, CA 95436

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BRE #01918534

BRE #00340276

SIERRA MOON VINEYARDS THE VINEYARD ESTATE



This is a dreamer's property! Carefully established just minutes away from notable world-class wineries, the majestic Sierra Nevadas, and Lake Tahoe's year-round playland, this extraordinary opportunity is beautifully nestled amid the gently rolling, oak-and-pine speckled Sierra Foothills wine country. Built amid the Fair Play AVA and centered, with earnest potential, within the up-and-coming El Dorado County wine country, Sierra Moon Vineyards is perfectly situated for a quiet, rural vineyard lifestyle or a clear-sighted, well-designed, entrepreneurial enterprise.

Entrepreneurial expansion could include: a winery to produce your own wines and to potentially provide an additional "custom crush" income stream; a 3732 square foot Bed & Breakfast inn (built upon the existing foundation of the "main home") ideally located inside the Sierra Foothills' wine country and just minutes from the exciting Lake Tahoe; the planting of additional vineyard; the planting of a 17+/- acre organic orchard (for olives, apples, pears, walnuts, etc.) and garden with greenhouse (for vegetables and herbs); 80+/- acres of potential campsites and trails; and the long-term, seasonal, or vacation renting of the existing Lincoln Log home. Or, simply move in for a peaceful and rejuvenating rural vineyard lifestyle!

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SIERRA MOON VINEYARDS FAIR PLAY AVA



Located east of Sacramento and the cooler winds of the Carquinez Strait, Fair Play lies just south of US 50 with a direct pathway to the Sierra Nevada/Lake Tahoe recreational areas to the east and the state's capital to the west. Historically, Fair Play was established as a successful mining, timber, and agricultural community near the center of the California Gold Rush. Today, Fair Play is a 36-square mile AVA of exceptional vineyards and wineries with twenty family-owned boutique wineries.

Renewed interest in Fair Play and the Sierra Foothills wine regions have been driven by bountiful and relatively inexpensive land, excellent soils and climate, and world-class grape production. Located abreast an enormous granite monolith within the beautiful Cosumnes River's three primary forks, the planted vineyards are found on the ridges between those river canyons. The soils, averaging 60 inches in depth (but over ten feet in some locations), are primarily Shaver series of coarse, sandy loams, a derivative of the long-weathered mountain ridges. This is ideal wine country!

Sierra Moon Vineyards, on Fair Play Road, is in the center of it all, perfectly situated for the entrepreneurial and adventuresome spirit or a heart longing for the quiet beauty of a vineyard estate.

SIERRA MOON VINEYARDS

VINEYARD INFORMATION/DATA



Varietal	Planted	Acres	Vine Count	Root Stock	Spacing
Viognier	2005	1.4	1235	110R/01 & 1103/01	5x8
Rousanne	2005	2.2	2305	110R/469 & 140R/469	5x8
Marsanne	2005	1.3	1183	101-14/218	5x8
Syrah	2001	5.8	2656	5/C/877	5x8
Syrah Noir	2001		3083	110R/Noir	5x8
Petite Sirah	2001	7.3	7881	110R/03	5x8 & 5x9
Zinfandel	2001	6.0	6807	110R/Hambrecht	5x8



SIERRA MOON VINEYARDS THE LINCOLN LOG HOME



The absolutely delightful Lincoln Log cabin is currently the owners' primary residence. 1140 square feet and built in 2002, the home is the perfect blend of peaceful country comfort, gentle elegant beauty, and updated modern convenience. The home has three bedrooms and three bathrooms, which include a downstairs guest quarters. The kitchen is beautifully appointed and blends seamlessly into the family room encouraging conversation within a "great room" ambiance. An old-fashioned covered patio (with vineyard and rolling hills views) invitingly wraps around the western face of the home for quiet, restful moments of relaxation, meditation, or celebration. A garden frames the residence edge for fresh vegetables and herbs, as well as delivering a truly country lifestyle. The home even has a 7kw propane back-up generator. This is country vineyard estate living at it finest!

SIERRA MOON VINEYARDS THE UNFINISHED 3732 SF HOME or POTENTIAL BED AND BREAKFAST INN

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The unfinished 3732 square foot home is ready for completion. The purchase includes all plans and present permits. The structure could certainly be your new primary home with breathtaking views of vibrant vineyards and the rising Sierra Nevadas to the east. Or it could be converted into a Bed & Breakfast inn perfectly situated on the road to wine country and to the year-round recreational activities of the Sierras and Lake Tahoe. This could be an excellent opportunity to extract a new source of gold from the land of the Mother Load and the Forty-niners!

SIERRA MOON VINEYARDS THE GARAGE, WORKSHOP, AND STORAGE



The 918 square foot, three-door garage is perfectly crafted to secure vineyard equipment and personal belongings. An ideal storage facility with bundles of room, the garage is also a workshop with extensive small equipment storage. Set on firm foundation and with far more than necessary equipment and vehicle access, the facility is fully hooked to essential electric and water service.



SIERRA MOON VINEYARDS

WATER AVAILABILITY: STATUS OF WELLS ON PROPERTY



#1: Dry well.

#2: 700 ft. 2.5 gpm (dedicated to main house not built). Also includes 1200-gallon in-ground concrete storage tank required by code.

#3: 300 ft. 6.0 gpm (dedicated to log house)

#4: 300 ft. 19.5 gpm (dedicated to vineyard)

#5: 300 ft. 18.0 gpm (dedicated to vineyard)

#6: 300 ft. 9.0 gpm (dedicated to vineyard)

Note: The guidelines for water requirements for a vineyard are 1.5 gpm per acre. Therefore, with 25 acres, this would amount to 37.5 gpm. The total wells dedicated to the vineyard produce 46.5 gpm.

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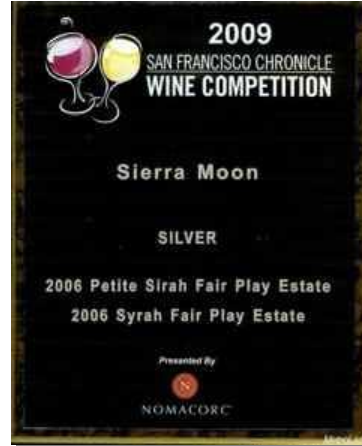
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THE WINES: ACCOLADES AND AWARDS



2005 Estate Syrah---91 points Wine Enthusiast

2006 Estate Syrah---Silver Medal--San Francisco Chronicle

2006 Estate Petite Sirah---Silver Medal—San Francisco Chronicle

Frances Restaurant of San Francisco had purchased the entire production of all estate French Rhone White wine grown by Sierra Moon Vineyards since 2009.

Napa wineries: “The Prisoner” and “Orin Swift” had purchased the entire 2012 vineyard production of Sierra Moon Vineyards.

SIERRA MOON VINEYARDS ENTREPRENEURIAL POSSIBILITIES



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SIERRA MOON VINEYARDS

CONTACT FOR APPOINTMENT

Bergman Euro-National
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5850 Anderson Road
Forestville, California 95436
707 820-2964 Office

Use your "Reader" here
for more information

All measurements and all calculations of area are approximate.
Information provided by Seller and/or other sources and is not verified by Broker.
Information has not been verified, is not guaranteed, and is subject to change.
All interested persons should independently verify accuracy of information.

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