



316.22 Acre Vineyard | Terra Bella, CA

Property For Sale

3714 West Mineral King Avenue
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | **& ASSOCIATES**

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235

Jim Abercrombie
Lic# 01917959

VINEYARD DETAILS

- Location:** SEC of Ave 80 and Road 208 - 3 miles southwest of Terra Bella
- APN:** 320-360-011 | 320-360-014 | 320-360-015
- Acreage:** 316.22 +/- Acres | 263+/- Acres of Scarlet Royal & 40+/- Acres of Summer Royal
- Soil:** Exeter loam 53%, San Joaquin loam 46%, Flamen loam 1%
- Water:** 1st Well: Drilled in 2007 to 1800ft. | 1300 GPM | 64.8% efficiency in 2010 | 200 HP motor
2nd Well: Drilled in 2011 to 2000ft. | 1200 GPM | 200 HP motor
Two 60 HP booster pumps at reservoir | All vines are irrigated by a drip system from filters at the reservoir
- Zoning** AE-20

Additional Comments:

Young vineyard with excellent production. Desirable varieties (Summer Royal & Scarlet Royal) coming into full production, located in the midst of the table grape region. Please call for further details.



Contact Broker:

Matt Graham Jim Abercrombie
Lic# 01804235 Lic# 01917959

to learn more, visit: www.mdgre.com

3714 West Mineral King Avenue
Visalia, California 93291
O | 559.754.3020

VINEYARD DETAILS

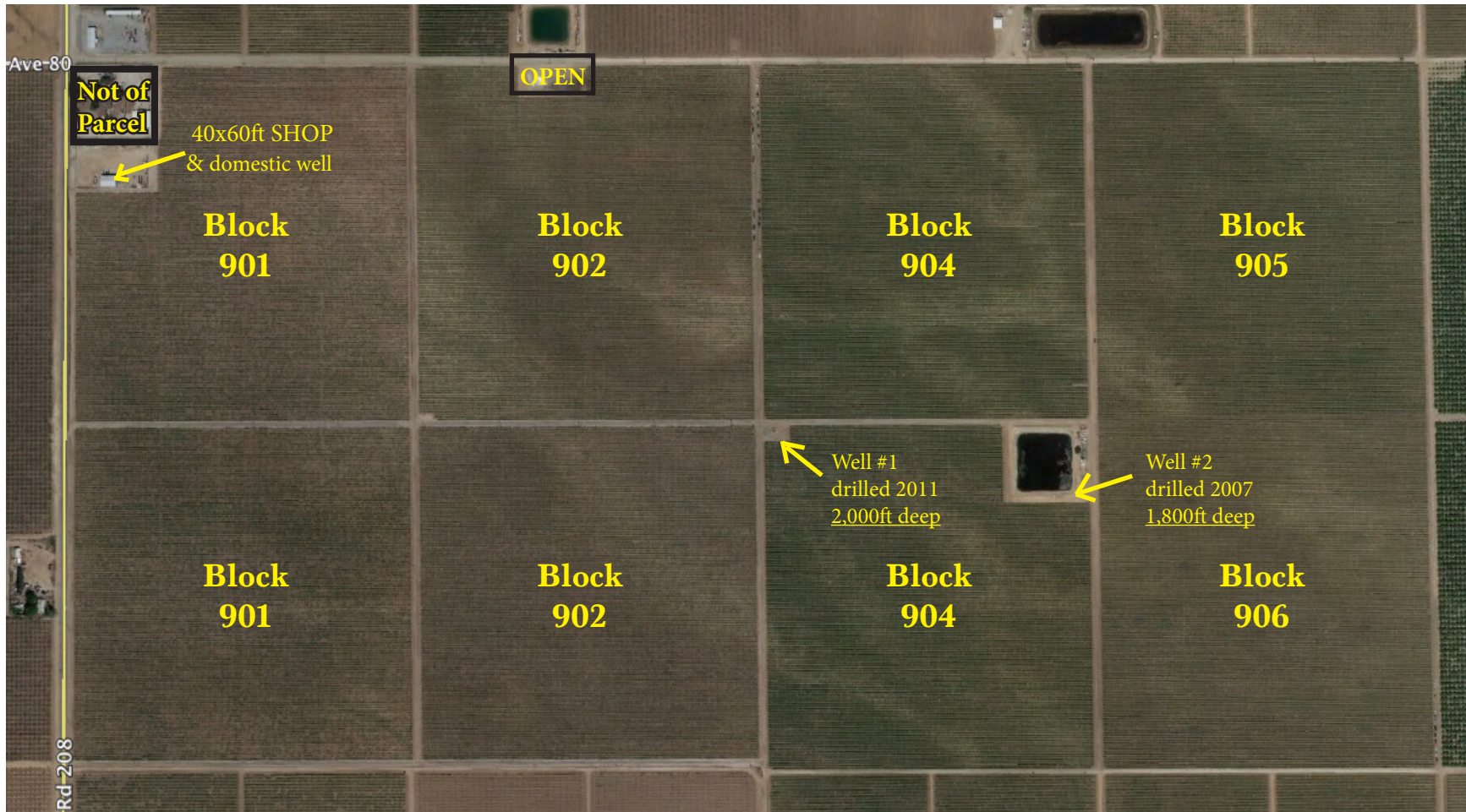
Plantings:	BLOCK	VARIETY	PLANTED	GRAFTED	ROOTSTOCK	ACRES
	901	Scarlet Royal	2005	2014	Crimson	73.03+/-
	902	Scarlet Royal	2005	2014	1/2 Vintage Red (N1/2) 1/2 Crimson	75.35+/-
	904	Scarlet Royal	2006		Scarlet Royal	74.76+/-
	905	Summer Royal	2005		Summer Royal	40.16+/-
	906	Scarlet Royal	2005/2006	2014	Thompson on Certified 2A	39.7+/-

Setup: Spacing on all blocks is 10x5.
Trellis is 5x10 A&P bent rail trellis with wood and metal stakes.
871 vines per acre.
Production figures available upon request.

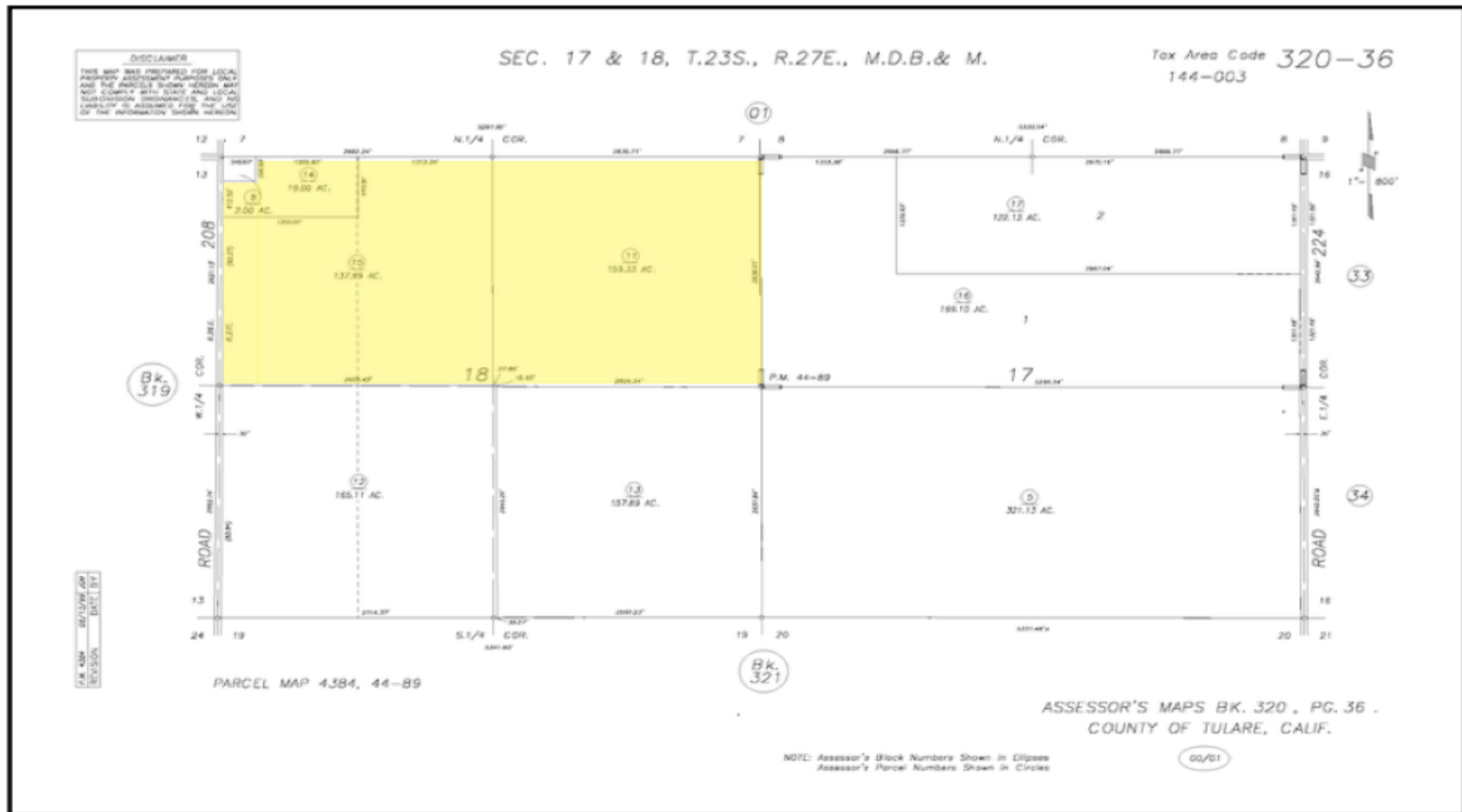
Buildings: 40ft x 60ft shop with restroom.
Shop is fully equipped with security system and cameras
Large fenced equipment yard.

Sales Price: \$10,277,000.00

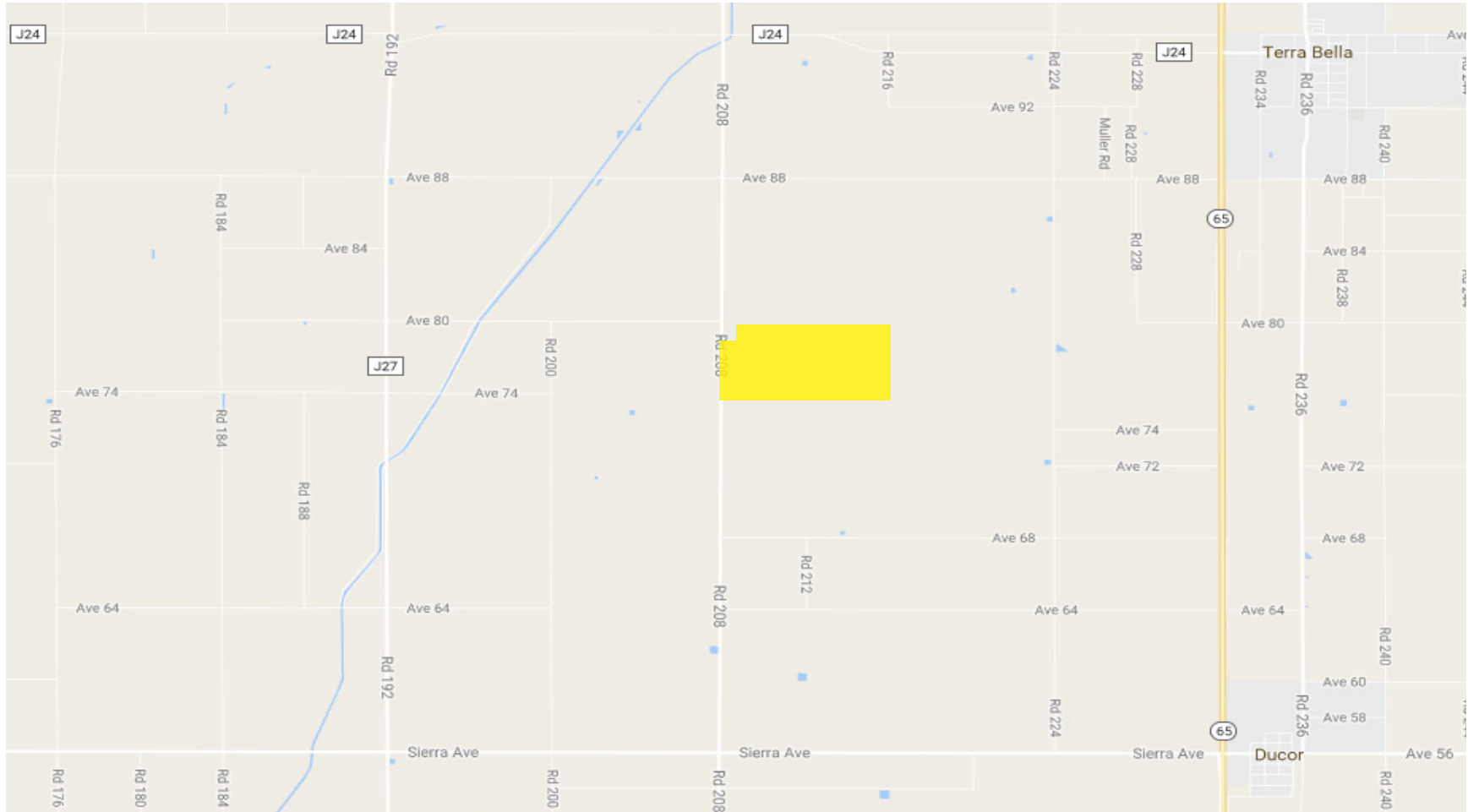
PLANTING MAP



PARCEL MAP

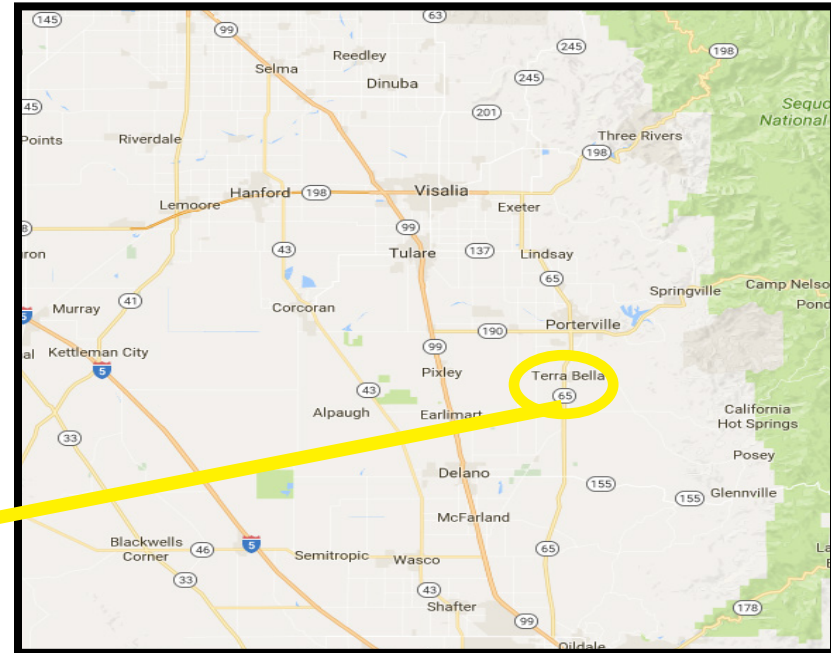
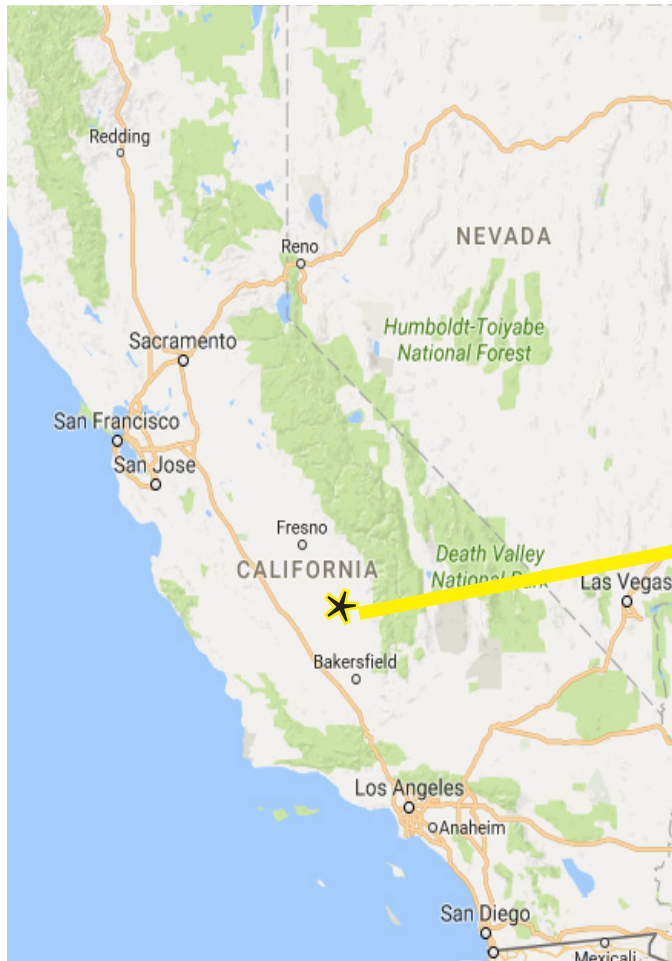


LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LOCATION MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.