



FOR SALE

153 Acres with 86 Acre Investment Vineyard & Commercial Lot

1606 Trilogy Parkway
Nipomo, CA

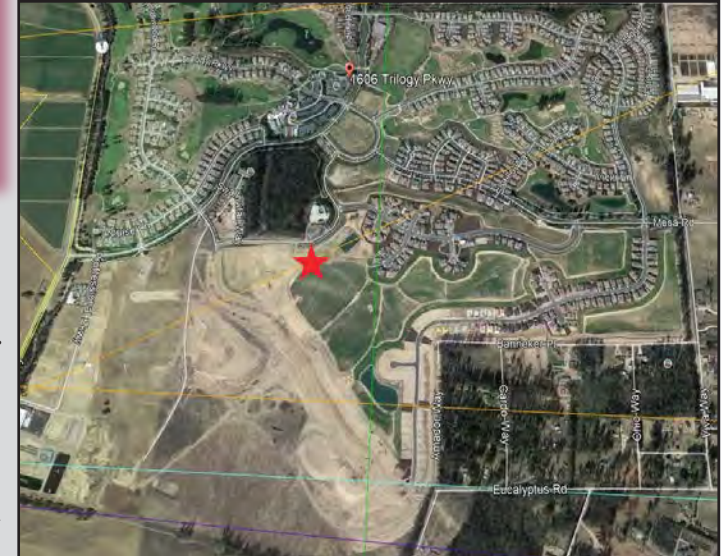


FEATURES

- +/- 154 Total Acres
 - +/- 86 Acre Vineyard
 - +/- 1 Acre Commercial lot
- Coastal Influence for Premium grapes
- Abundance of Water

Offered At: **\$3,675,000.00**

Vineyard and Commercial lot opportunity on the Nipomo Mesa. This property consists of +/- 153 Acres with a +/- 43 Acre vineyard currently planted and a second phase of +/- 43 Acres scheduled for next year for a total of +/- 86 Acres. The Vineyard has a quality mix of varietals perfect for land investment or to add to your winery program. Included in the sale is a +/- 1 Acre commercial lot which can be utilized for vineyard maintenance or has the opportunity to be a production site. This is a rare opportunity priced to sell around \$40K per planted acre.



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Information contained herein has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.