



Rhodes Peak Vineyard

Creston, California
www.rhodespeakvineyard.com

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Premium wine grape vineyard situated on its' own 1860' hilltop which provides a rare microclimate on the Eastside of Paso Robles. With the calcareous soils that grapes love and this enticing elevation you will understand why these grapes are under contract every year. The desirability and quality of these grapes cannot be overstated. The 300+/- view acres include 114+/- acres planted in cabernet, syrah and some varietals; 50+/- acres plantable and the balance in natural buffer. The hilltop has been set aside for an estate or for further plantings. This vineyard includes a vintage, restored 2500+/- sq. foot barn, 60' X 40' shop and 1200+/- sf. care-takers quarters. Five wells and 50,000 gallons of water storage throughout this acreage, in the Williamson Act and plantable land is outside the Water Moratorium. Permit in hand to drill a new well to support additional plantings if desired. Solar system installed to significantly reduce electricity costs. This property is in a class by itself, and well worth your consideration.

Details

This elevated vineyard sits just below 1860' Rhodes Peak in a special microclimate that nearly mirrors the west side of Templeton. The soils are rich in calcareous 114 & 115 that make up the majority of this gently rolling hillside. This 300 +/- acres has much to offer.

~114+/- acres planted
~50+/- acres plantable
~136+/- acres in balance

Grape varieties include 94+/- acres of Cabernet, 13+/- acres of Syrah, and 7+/- acres in other varietals.

- APN: 043-311-013, 043-323-002, 043-321-058
- Shop 60' X 40'
- Barn 50' X 50'
- Caretakers Residence, 1200+/- sf. built in 2001
- 5 wells totaling 375+/- GPM
- Approximately 150 acres are deer fenced

2 easement roads to property; the easement off of Hwy 58 is a 1000' wide for agricultural, utilities and residential use.

Approximately 95% of this property is outside of the Water Moratorium. Please contact agent for more information for further planting.

The grapes are currently under contract to be sold. That contract may be extended to the new owner upon approval of both the purchaser and the current grape buyer.

All grapes, with the exception of the North 20 acres are 1103P root stock. The North 20 is 110R.

- 42 acres planted in 2000 - 32 Cab, 10 Syrah
- 3 acres planted in 2002 - 3 Syrah
- 7 acres planted in 2011 - Granache Blanc, Counoise, Viognier, Mourvedre
- 62 acres planted in 2013 - 62 Cab

Offered at \$4,999,999
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