

185.82± ACRES \$4,000,000

PRICE REDUCED!



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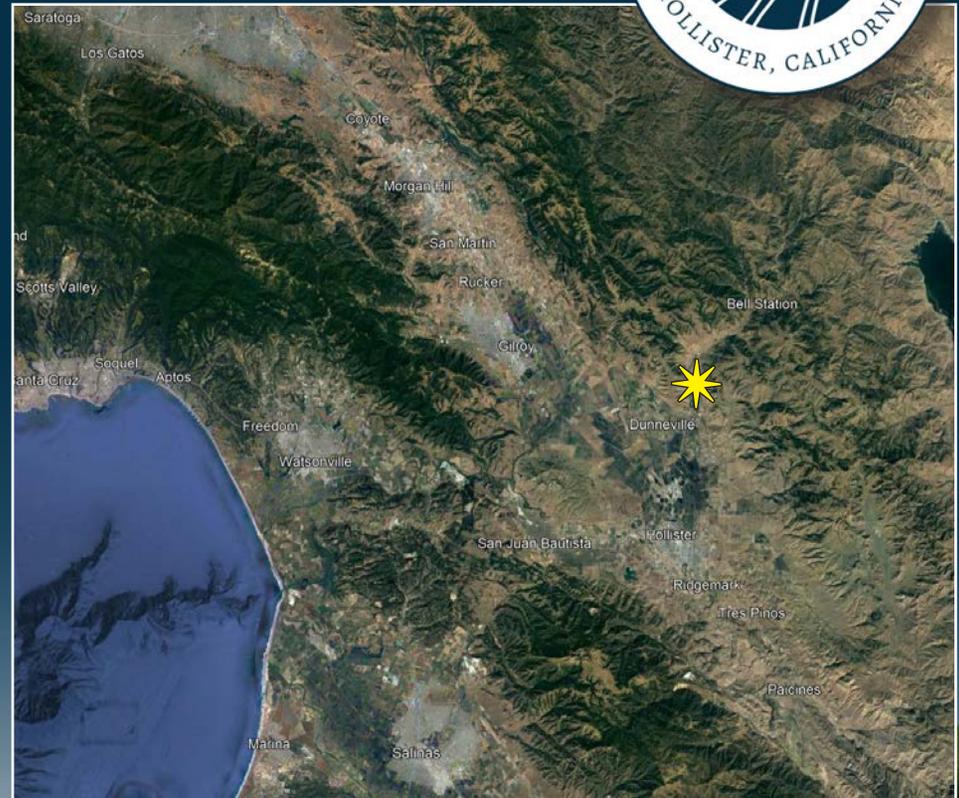
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OFFERING HIGHLIGHTS



- **145.63± Acres of productive Pinot Noir & Chardonnay vines, including:**
 - 122.15± Acres planted in 2000 – farm, replant, or development to row crops
 - 23.48± Acres planted in 2015 to a strong Chardonnay block
- **Two wells and a desirable groundwater basin that is not critically over-drafted**
- **Extremely fertile loam soils with over 98% of the farmable land in Class 1 Soils**
- **Three homes for rental income or labor housing and two storage buildings**
- **Excellent Santa Clara Valley location approximately 35 miles south of San Jose**
- **Available for \$4,000,000**
- **Motivated seller. Significant price reduction of 24±%.**



PROPERTY DETAILS



ADDRESS 210 WALNUT AVENUE
HOLLISTER, CA 95023

COUNTY SANTA CLARA

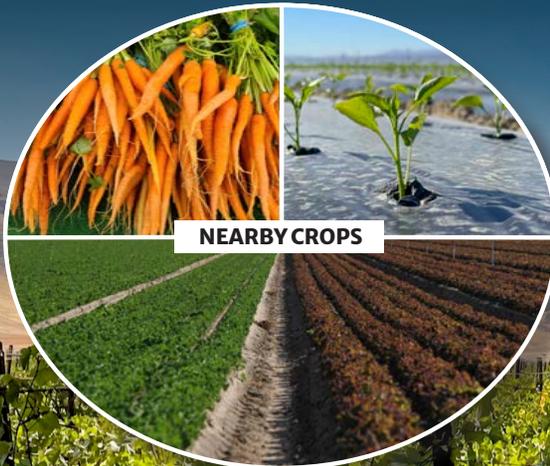
APN 898-22-(026, 027)

AVAs CENTRAL COAST, SANTA CLARA VALLEY,
PACHECO PASS

ZONING AR-SR (AGRICULTURAL RANCLANDS)

STRUCTURES 3 HOMES, STORAGE SHED, BARN
HOMES OFFER THE POTENTIAL FOR RENTAL
INCOME OR H2A/EMPLOYEE HOUSING

NEARBY CROPS LETTUCE, LEAFY GREENS, SPINACH, SPRING
MIX, PEPPERS, ONIONS, GARLIC, CARROTS
AND MORE



NEARBY CROPS



PLANTINGS & WATER



PLANTINGS

VINEYARD PLANTINGS 145.63 acres on disease resistant rootstock. See below.

BLOCK SUMMARY

Block	Variety	Clone	Rootstock	Year	Spacing	Vines / Acre	Acres	Contract
A	Pinot Noir	181	101-14	2000	6 x 7	1,037	21.28	Available
B	Chardonnay	96	101-14	2000	6 x 7	1,037	10.09	Expires 2022
C	Chardonnay	17 Robert Young	3309	2000	6 x 7	1,037	32.26	Expires 2022
D	Pinot Noir	677	101-14	2000	6 x 7	1,037	25.45	Available
E	Pinot Noir	08	110-R	2000	6 x 7	1,037	22.96	Available
F	Pinot Noir	3309	110-R	2000	6 x 7	1,037	10.11	Available
G	Chardonnay	17 Robert Young	1103P	2015	5 x 7	1,245	23.48	Expires 2022
Total							145.63	

VINEYARD YIELDS

Approximately 5 to 8+ tons/acre, mechanically harvested. Blocks E and F are not being farmed for the 2022 season.

WATER

WATER SOURCE

2 agricultural wells (435± GPM), 1 domestic well

SGMA BASIN

Gilroy-Hollister Valley – North San Benito (3-003.05)

SGMA BASIN STATUS

Medium priority, **not** critically over-drafted

IRRIGATION SYSTEM

Sand media filter station, PVC mainlines & sub-mains, drip lines with 0.5 GPF emitters



SOILS



SOILS MAP



Soil Code	Soil Description	Acres	%	CAP
YaA	Yolo loam, 0 to 7 percent slopes, MLRA 14	152.5	81.18	1
SnAsb	Sorrento silt loam, 0 to 2 percent slopes, MLRA 14	5.9	3.15	1
Rg	Riverwash	26.3	14.02	-
LoF	Los Osos clay loam, 30 to 50 percent slopes, MLRA 15	0.7	0.37	6e
GbB	Garretson gravelly loam, 0 to 5 percent slopes	2.4	1.28	2e
Totals		187.8	100%	0.89



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Price: \$4,000,000

