

Price Reduced

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For Sale | 160 Acre Vineyard
Paso Robles, California

Ready-to-Build Land already Subdivided into 16 Legal Lots

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Property Summary

Location:	4860 Camp 8 Road, Paso Robles, CA 93446 2 miles north of Creston, CA and 7.5 miles southeast of Paso Robles. Property adjoins Windfall Farms.
Purchase Price:	\$3,750,000, all cash or terms acceptable to Seller
APNs:	035-381-034, 035, 037 & 035-391-001 San Luis Obispo County
Property Size:	160 acres total
Use:	Producing vineyard with 7 varieties of red winegrapes on 123 acres. There are 30 acres of open ground.
Available:	Now
Water:	There is one irrigation well powered by a 100 HP submersible pump producing 450 GPM per a well test report. All the vines are irrigated through sand media filters via suspended drip line system.
Zoning:	The property is subdivided into 16 buildable and legal lots with current certificates of compliance from San Luis Obispo County.
Comments:	The property is located in an area with many homesites. There are 16 buildable lots with current certificates of compliance. The wine grapes were sold to Doah Winery in 2022 & 2023. There are no conservation easements or Williamson Act contracts on the property.

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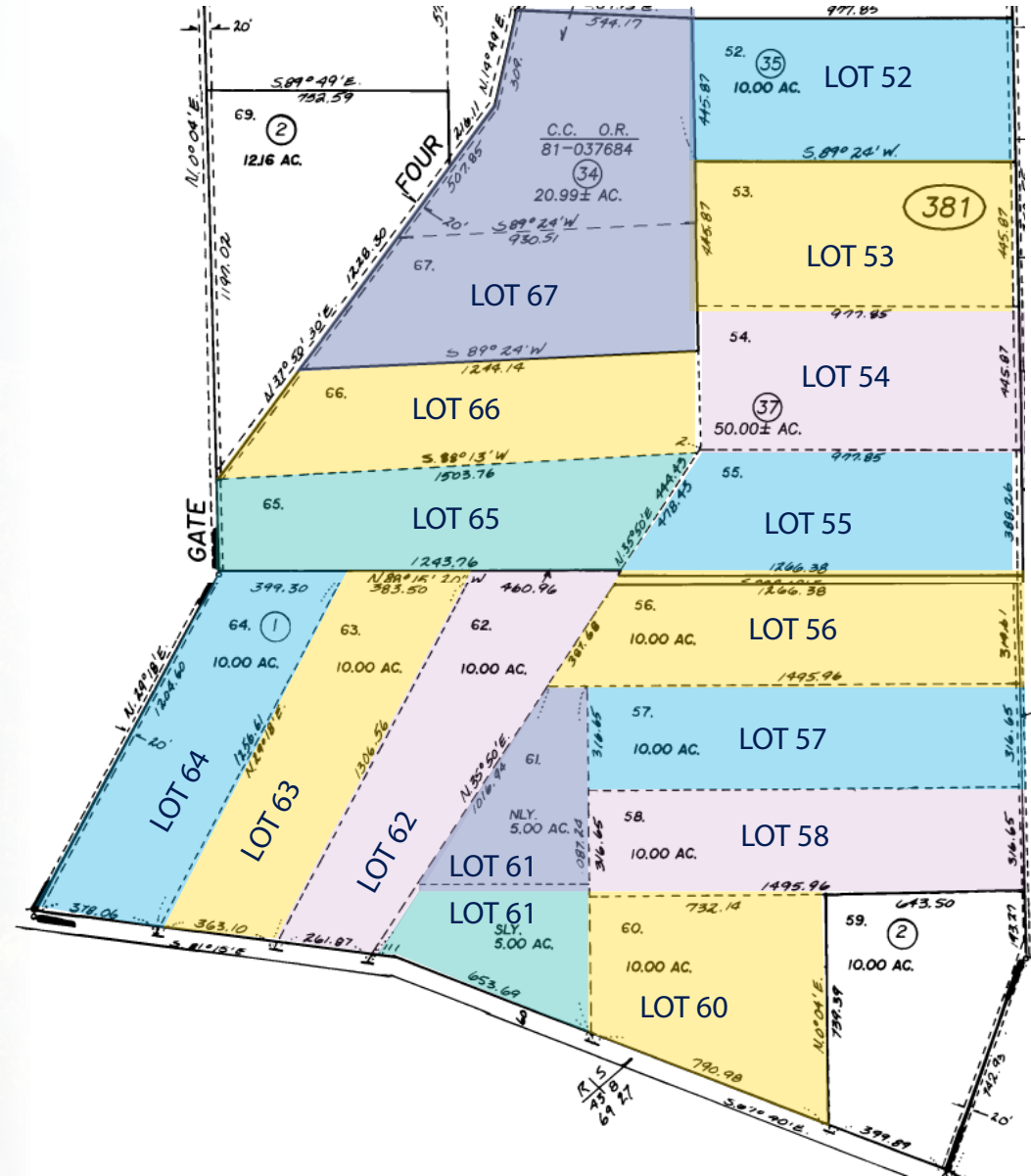
SGMA Water Disclosure: The sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Management Act Portal - <https://sigma.water.ca.gov/portal/> Telephone number: 916-653-5791



Property
Photos



Parcel Map



Parcel 1 - Lot 53
 Parcel 1 - Lot 56
 Parcel 1 - Lot 60
 Parcel 1 - Lot 63
 Parcel 1 - Lot 66
 Parcel 2 - Lot 54
 Parcel 2 - Lot 58
 Parcel 2 - Lot 62

Parcel 3 - Lot 52
 Parcel 3 - Lot 55
 Parcel 3 - Lot 57
 Parcel 3 - Lot 64
 Parcel 4 - Portion of Lot 61
 Parcel 4 - Lot 67
 Parcel 5 - Portion of Lot 61
 Parcel 5 - Lot 65

Click for Property Video:



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500 ft



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