



LEGACY & LAND
GROUP

± 216 ACRES AVAILABLE

2992 PLEASANT VALLEY
RD SAN MIGUEL, CA

FOUR SISTERS

RANCH VINEYARDS AND WINERY

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2992 Pleasant Valley Road, San Miguel, CA – ±216 Acres in San Miguel, CA

Nestled in the heart of Paso Robles wine country, Four Sisters Ranch Vineyards and Winery is a rare opportunity to own an established, turn-key vineyard estate on approximately 216 acres of rolling hills and panoramic vistas. Located just minutes from downtown San Miguel, this extraordinary property offers an unmatched combination of lifestyle, business potential, and natural beauty.

The ranch boasts 155 acres of producing vineyards, thoughtfully planted with premium varietals including Cabernet Sauvignon, Grenache, Petit Verdot, Tempranillo, and Orange Muscat—perfectly suited to the region's renowned terroir.

Complementing the vineyard is a fully operational winery and tasting room, ready to welcome guests and wine enthusiasts. The property also includes a versatile event venue with rentals, ideal for weddings, retreats, and private gatherings, offering income-generating opportunities year-round. A beautifully appointed 3,000 sq. ft. residence sits at the heart of the property, offering comfort, privacy, and stunning views of the vineyard-covered landscape.

This legacy estate is available now—an unparalleled investment in California's thriving wine industry.

Property Overview

Four Sisters Ranch Vineyards and Winery | ±216 AC

PROPERTY HIGHLIGHTS

- 216± acres in the Paso Robles AVA, San Miguel, CA
- 155± acres of producing vineyard, planted with:
 - Cabernet Sauvignon
 - Grenache
 - Petit Verdot
 - Tempranillo
 - Orange Muscat
- Fully operational winery with established infrastructure
- Inviting tasting room for guests and wine club members
- Versatile event venue with rental spaces—ideal for weddings, retreats, and private events
- 3,000± sq. ft. residence with sweeping vineyard views
- Multiple income opportunities: wine sales, events, rentals, and vineyard production
- Gated entrance and paved access roads
- Established brand and customer base (optional inclusion)
- Utilities and infrastructure in place to support commercial operations
- Zoned for agricultural and hospitality uses

LOCATION

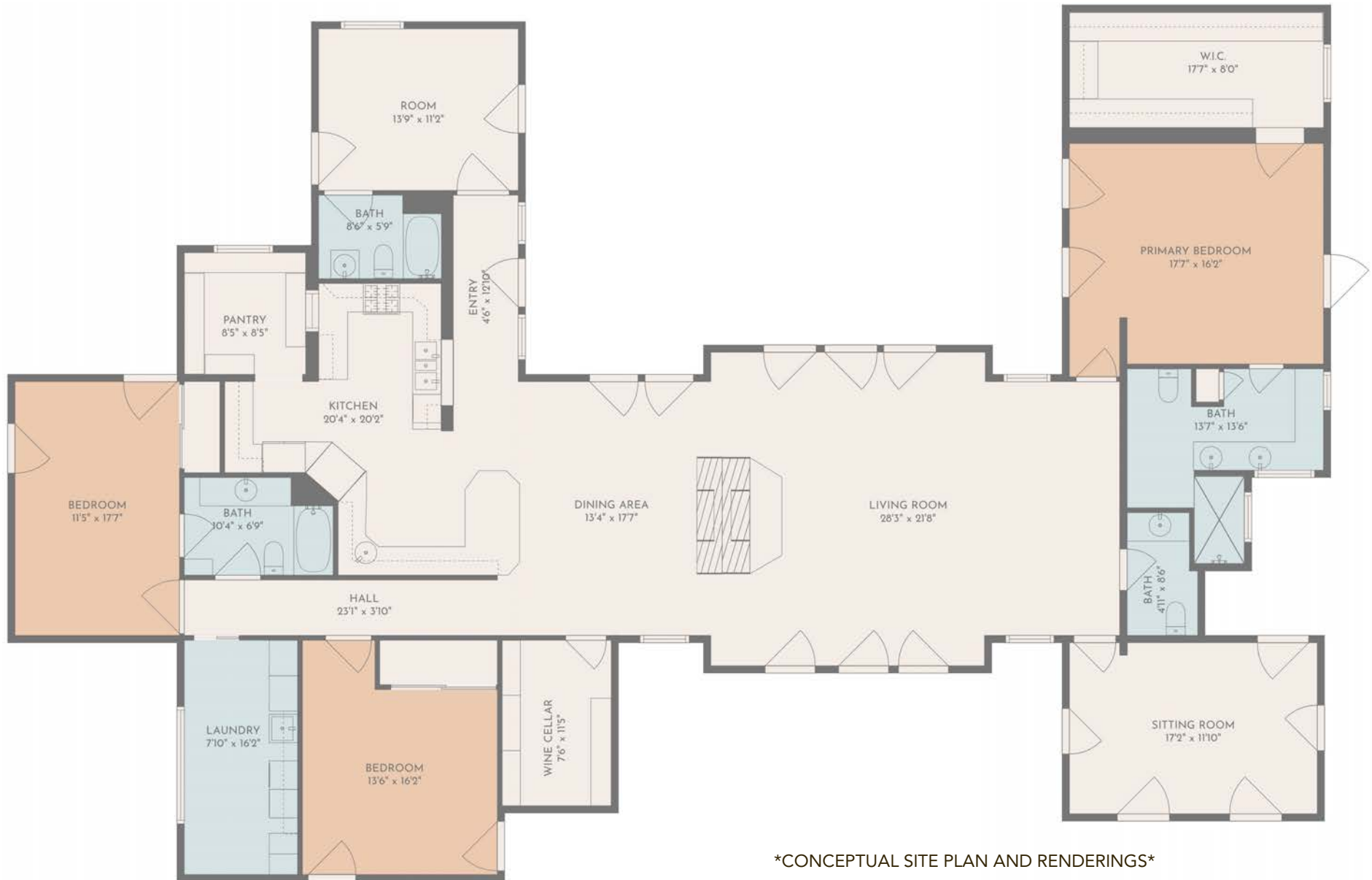
- Address: 2992 Pleasant Valley Road, San Miguel, CA 93451
- Located in Paso Robles Wine Country, one of California's fastest-growing AVAs
- Easy access to Highway 101 and nearby towns of Paso Robles and Templeton
- Close to tasting rooms, boutique wineries, and established vineyard estates
- Approximately:
 - 15 minutes to Paso Robles
 - 40 minutes to San Luis Obispo
 - 3 hours to San Francisco or Los Angeles



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HOME FLOOR PLAN

± 3000 SF



CONCEPTUAL SITE PLAN AND RENDERINGS

ADDITIONAL IMAGES





LEGACY & LAND GROUP

For more information, please contact one of
the following individuals:



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This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal:

<https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

Disclaimer:

Information provided by Legacy and Land Group is from sources believed to be reliable but has not been independently verified. No guarantee is made as to accuracy or completeness. Past performance of the property is not a guarantee of future results, which may be affected by weather, market conditions, management, and regulatory changes.

Legacy and Land Group is acting solely in its capacity as a real estate brokerage. We do not provide specialized expertise in engineering, hydrology, geology, environmental science, or financial investments. Buyers are advised to consult with qualified professionals (attorneys, engineers, financial advisors, or environmental experts) as needed to fully evaluate the property.