

PRICE REDUCED!



HIGHWAY 152 VINEYARD



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OFFERING SUMMARY

The 311.51 acre Highway 152 Vineyard is well situated in the northern part of the Central Coast AVA in desirable Santa Clara County. It includes 126.93 acres of fertile farmland on the valley floor that rises gently to the foothills. The 144.05 acre vineyard consists entirely of newer Pinot Noir and Chardonnay vines and numerous recently cleared blocks of plantable land are available for development.

Highlights



144.05± Acres
of Pinot Noir & Chardonnay



126.93± Acres
of Plantable Land



Desirable Santa Clara County
location in multiple AVAs



Potential for future winery development



Balanced groundwater basin that
is **not** critically over-drafted

\$7,500,000

PRICE: ~~\$9,600,000~~

PROPERTY DETAILS

Location

3385 Pacheco Pass Highway
Gilroy, California 95020

AVA Regions & Subregions

Central Coast AVA
>San Francisco Bay AVA
>Santa Clara Valley AVA
>San Ysidro District AVA

Parcel Summary

The following parcel information is sourced from the Santa Clara County Interactive Property Assessment online GIS tool.

APN	ACRES	ZONING
841-42-012	78.54	HS-d1
841-42-015	53.14	A-40Ac-sr
841-42-018	110.36	A-40Ac-sr
841-42-019	69.47	A-40Ac-sr
TOTAL	311.51	

Access & Traffic

Excellent access and visibility is provided by Pacheco Pass Highway (27,500 Average Annual Daily Trips per CalTrans). Regional access is also excellent with an aerial distance of about 3 miles to Gilroy and 32 miles to San Jose.

Zoning & Land Use

A-40Ac-sr (Exclusive Agriculture) and HS-d1 (Hillside) zoning permits an array of agricultural uses including vineyard, row crop, and winery uses. Small-scale wineries are permitted by right, while medium- and large-scale wineries require a Special Permit and Use Permit, respectively. See County Zoning Ordinance for more information: [Click Here](#)

Property Taxes

\$69,223 for 2021/2022.
Not in the Williamson Act.

Improvements

Home with detached garage, shop with office and canopy, and barn



PROPERTY DETAILS

Grape Production & Contracts

Pinot Noir yields range from 5 to 9+ tons per acre and, upon maturity, Chardonnay yields are anticipated to be similar. The vineyard is almost entirely mechanically harvested. The grape contracts for several blocks expired at the end of 2021 harvest and the current contract status is shown in the vineyard summary table below. Actual production records and contract information are available with a signed NDA.

Plantable Land

As older plantings have aged out, vineyard blocks have been removed or replanted. The property currently has approximately 126.93± acres of open plantable land.

Water Source

Irrigation water is provided by two on-site groundwater wells with a total combined pump rate of approximately 950± GPM. One domestic well serves the improvements.

Block Summary

This vineyard is planted on disease resistant rootstock as summarized below.

BLOCK	VARIETY	CLONE	ROOTSTOCK	YEAR	TRELLIS	SPACING	VINES / ACRE	ACRES	CONTRACT
B	Pinot Noir	123	1103P	2021	VSP	5 x 8	1,089	19.90	N/A - Immature
E1	Chardonnay	17 Robert Young	1103P	2019	VSP	5 x 7	1,245	29.40	Expires 2025
E2	Chardonnay	17 Robert Young	5BB	2015	VSP	5 x 7	1,245	19.73	Expires 2022
F2	Pinot Noir	05 Pommar	3309C	2015	VSP	5 x 8	1,089	11.85	Available
I	Pinot Noir	115	1103P	2016	VSP	5 x 7	1,245	21.73	Available
J	Pinot Noir	115	5BB	2015	VSP	5 x 7	1,245	17.92	Available
K1	Chardonnay	17 Robert Young	1103P	2019	VSP	5 x 7	1,245	13.30	Expires 2025
K2	Pinot Noir	05 Pommar	1103P	2015	VSP	5 x 7	1,245	10.22	Available
TOTAL								144.05	

Irrigation System

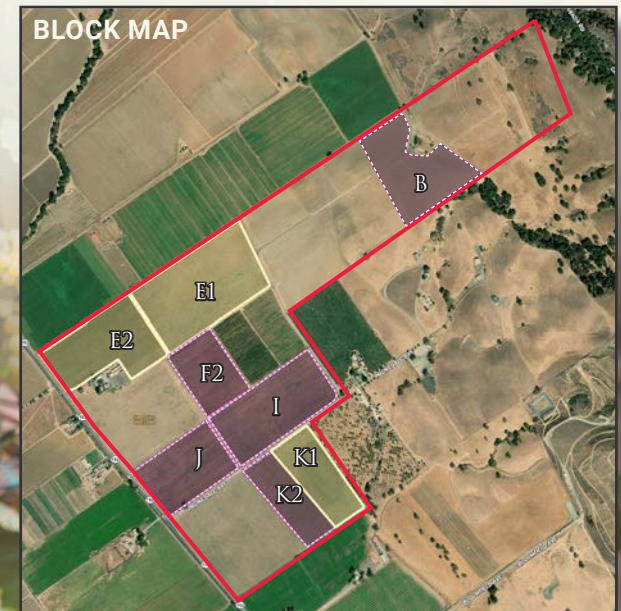
The primary well has five sand media filters and the secondary well has an in-line filter system. A reservoir located midway up the hill to the east is currently not in use. Water is distributed throughout the property via 6 and 12 inch PVC mainlines with a 4 inch mainline from the reservoir to the top of the hill. The vines are fully irrigated by drip lines with one 0.5 GPH emitter per vine.

SGMA Details

Located in the Gilroy-Hollister Valley – Llagas Area (3-003.01) SGMA Basin, which is a high priority basin; however, it is not critically over-drafted. According to a Valley Water representative, this groundwater basin is in long-term balance due to a program of ongoing recharge and its Groundwater Sustainability Plan (GSP) has been approved.

Climate

Average annual rainfall is about 16 inches (per Santa Clara County) and there are approximately 260 sunny days per year.



PROPERTY DETAILS

Soils

The Highway 152 Vineyard has fertile loam and clay loam soils, approximately 50% of which are Class I and II capability class when irrigated.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
SfA	San Ysidro Loam, acid variant, 0 to 2 percent slopes	47.6	15.23	3s
PoC	Pleasanton loam, 2 to 9 percent slopes, MLRA 14	30.5	9.76	2e
SdB2	San Ysidro loam, 2 to 5 percent slopes, eroded	46.7	14.96	3e
PoA	Pleasanton loam, 0 to 2 percent slopes, MLRA 14	46.9	15.02	1
ZaA	Zamora loam, 0 to 2 percent slopes	6.7	2.15	1
GmF	Gaviota-Los Gatos complex, 30 to 50 percent slopes, MLRA 15	0.0	0.0	-
LhG	Los Gatos-Gaviota complex, 50 to 75 percent slopes	8.3	2.66	-
AuE2	Azule clay loam, 15 to 30 percent slopes, eroded	32.4	10.37	4e
RaC2	Rincon clay loam, 2 to 9 percent slopes, eroded	11.4	3.66	2e
AuG	Azule clay loam, 30 to 75 percent slopes	27.2	8.71	-
ZbC	Zamora clay loam, 2 to 9 percent slopes	48.1	15.39	2e
ZbA	Zamora clay loam, 0 to 2 percent slopes	6.6	2.1	1
Totals		312.4	100%	2.09



MARKET OVERVIEW

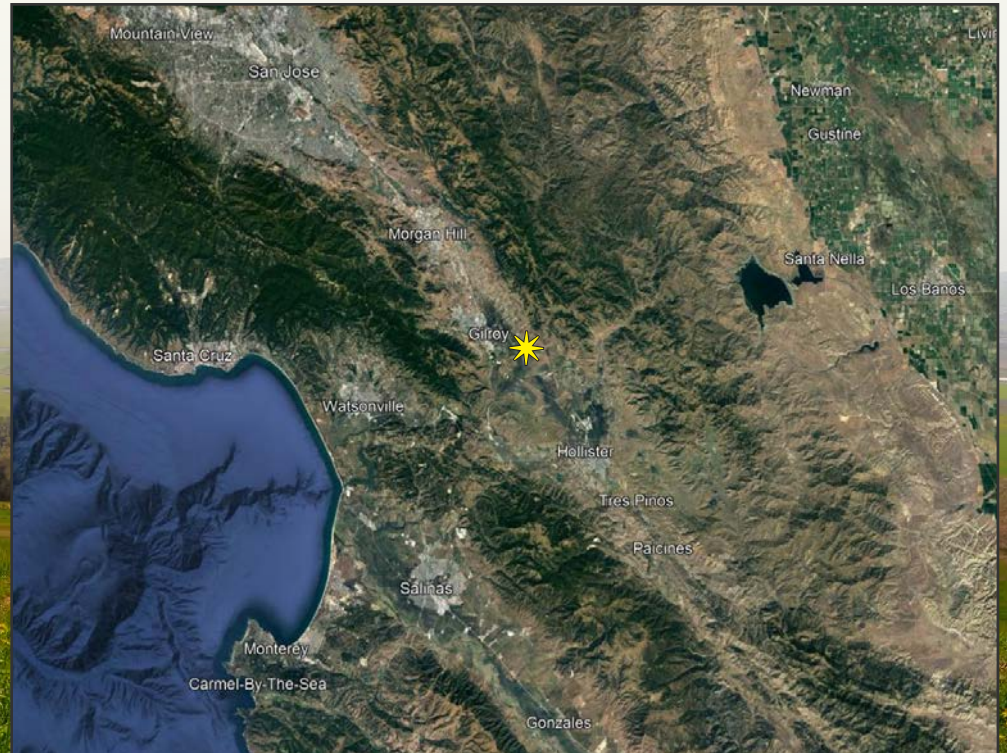
MARKET OVERVIEW

Santa Clara County Background

Santa Clara County celebrates a rich history. It was one of the original counties at California's statehood and its seat, San Jose, was the state's first capital. The county has always had success adapting to changing economic times and, in the past, it experienced economic surges from the gold rush, an oil boom, and its extensive agricultural industry. It was previously a leading producer of wine, canned and dried fruits, flower and vegetable seeds, stonefruit, and other farm commodities. Today, home to a population of around 2 million, Santa Clara County is best known as the home of Silicon Valley, the epicenter of America's high-tech industry. Because of the huge economic impact of the tech industry, Santa Clara County ranks as the most affluent county in the western United States and its GDP-percapita surpasses that of nearly every other economic center across the world.

Agriculture in Santa Clara County

While urbanization around San Jose has displaced agricultural uses in the county's northern end, farming is a highly productive use in the southern part of the Santa Clara Valley. The Valley is dominated by vegetable production; however, wine grapes are a top crop, ranking as the fifth most valuable crop in 2019 (most recent data).



MARKET OVERVIEW

AVA Details

The subject tract is situated within the bounds of several overlapping American Viticultural Areas (AVA) as a result of the unique intersection of soils, topographical, and climatic characteristics making the location well suited to wine grape production. The adjacent table summarizes all of the subject's AVAs and those that most aptly describe the tracts are further discussed below.

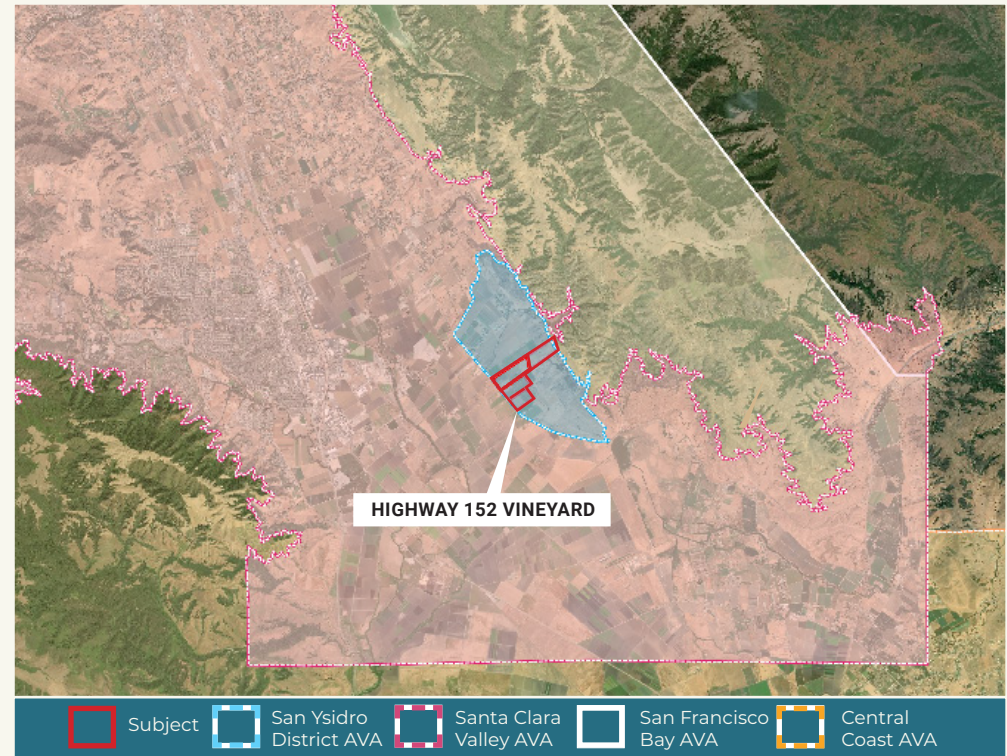
AVA	AVA STATISTICS (ESTIMATED)				
	Est.	Gross Acres	Vineyard Acres	Vineyards	Wineries
Central Coast	1985	6,255,838	101,087	640	122
San Francisco Bay	1999	1,566,713	4,213	75	30
Santa Clara Valley	1989	317,377	1,442	21	15
San Ysidro District	1990	2,507	486	2	1

Santa Clara Valley AVA

Early settlers to the Santa Clara Valley first planted vineyards for sacramental wines in the late 1700s, many years prior to California's statehood in 1850 when the Valley's winemaking began to flourish. The Valley extends south from the foot of the San Francisco Bay and lies between the Santa Cruz Mountains to the west and Diablo Range to the east. This AVA is generally characterized by favorable growing conditions provided by rich soils and an excellent climate.

San Ysidro District AVA

This AVA is situated on the eastern edge of the Santa Clara Valley and lower slopes of the Diablo Range. San Ysidro Creek runs through the area and the AVA is in the upper watershed of the Pajaro River, which provides a cooling maritime climatic influence. The lower slopes comprise loamy soils while the foothills consist of clay loams and other complexes.



HWY 152

VINEYARD

TERMS

Price

\$7,500,000

Machinery & Equipment

Available separately.

M&E inventory available with signed NDA.

Site Visits

By appointment only.

Do **NOT** enter property.

AVAILABLE WITH NDA

The following documents are available with a signed NDA.

- Vineyard Yields
- Grape Contracts
- Irrigation System Diagram
- Well Efficiency Reports
- Vineyard Studies





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