



PROPERTY REPORT

ADDRESS: 14110 Ridge Road, Sutter Creek, CA 95685

DESCRIPTION: 347+/- acre Unique Ranching & Agricultural Investment Opportunity in the heart of Amador County's wine country and situated in the Sierra foothills near the historic towns of Sutter Creek and Jackson. This formerly operated roadside winery, tasting room, processing facility and event venue offers much potential for future development. Extensive Ridge Road frontage provides high visibility congruent with a farm operation direct to consumer, family farm tour experience and many other potential uses. This property also offers an ideal location and naturescape for high-end expansive, legacy ranches. The classic California Oak studded rolling foothills property create the perfect canvas with numerous potential home-sites. Developed infrastructure is in place, including water, power, septic and road systems, in addition to several well-built buildings. An excellent investment opportunity awaits with close proximity to the major metropolitan areas of San Francisco and Sacramento.

PRICE: **\$2,500,000 (Entire Ranch - Parcels A,B &C)**

Also available as separate offerings:
\$1,400,000 (Parcels A & B Only)
\$1,100,000 (Parcel C Only)

APN: 040-030-034; 042-010-025 & 66 & 67; 044-110-006 **MLS:** Exclusive

CONTACT: *Donn Bree** www.Donn.com * Donn@Donn.com * 800-371-6669

AMADOR COUNTY

14110 Ridge Road, Sutter Creek, California

RANCHING & AGRICULTURAL INVESTMENT OPPORTUNITY

This beautiful 347^{+/-} ACRE *property* is located in the heart of Amador County's wine country and situated in the Sierra foothills near the historic towns of Sutter Creek and Jackson. Held by a pioneering family in the California wine industry for more than 3 decades, this formerly operated roadside winery & vineyard, tasting room, processing facility and event venue offers much potential for future development. Developed infrastructure is in place, including water, power, septic and road systems, in addition to several well-built buildings. Irrigation is supplied from the Amador Water Agency via aqueduct running near the perimeter of the property.

The classic California Oak studded rolling foothills create the perfect canvas for numerous uses such as agricultural farming, winery & vineyard operation, event venue, boutique roadside business or custom ranchettes.

High visibility Ridge Road frontage and close proximity to the major metropolitan areas of San Francisco and Sacramento add to the overall appeal of this versatile property. Excellent investment opportunity awaits!



DRE# 01109566
NMLS# 243741



RED HAWK REALTY

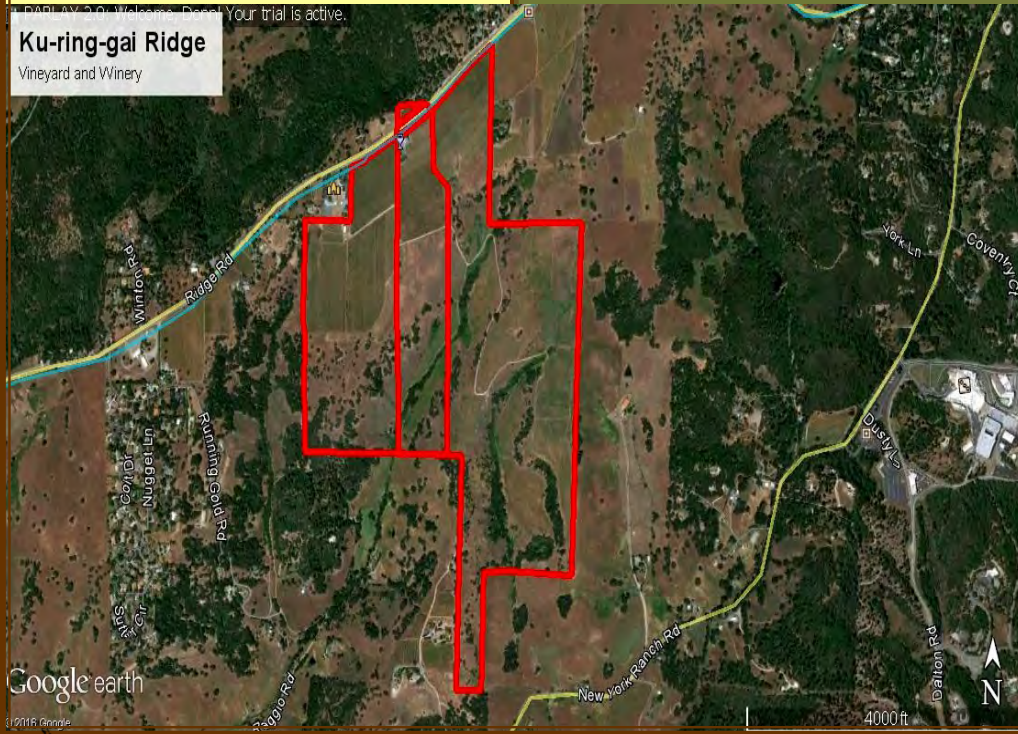
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

We Know The Backcountry!



The former **Ku-ring-gai Ridge Vineyard and Winery** is ideally located on Ridge Road, a well-traveled route providing high visibility for a roadside operation such as a quaint winery and tasting facility with an expansive vineyard. Turning onto the ranch reveals an oak-studded terrain consisting of the remnants of the interconnected vineyard blocks demarcated by gentle ridges. There are many desirable home sites on the property with incredible



panoramic, pastoral views. This property has special appeal as a result of not having been developed for residential use; a pristine palette upon which the discriminating buyer can create their own vision.

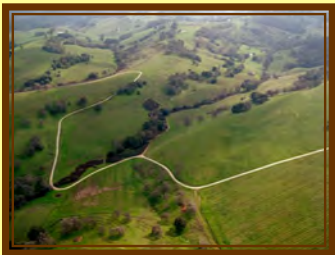
Historically the planted grape varieties include: *Cabernet Sauvignon, Cabernet Franc, Merlot, Sangiovese, Chardonnay, Pinotage, Nebbiolo, Viognier, Aglianico, Sousao, Petite Syrah, Syrah, Orange Muscat, Grenache Noir, Barbera.*

The towns of Sutter Creek and Jackson are 2 and 5 miles from the winery. Both towns feature a variety of lodging, restaurant, and entertainment options. Agriculture and tourism are the dominant economic activities in this historic Gold Rush area.

There are over 20 wineries located in the Shenandoah Valley, a scenic 30 minute drive, and several wineries in nearby Calaveras County, just 40 minutes from the ranch. Within 20 minutes from the ranch are three large lakes, all of which are stocked with a variety of fish. Many other recreational activities are available in the area: golf, world-class skiing, and hiking are minutes away. South Lake Tahoe is less than a two hour drive from the ranch.

Seller will consider financing your purchase with an acceptable offer.

We Know The Backcountry!





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PROPERTY DESCRIPTION

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Ranching & Agricultural Investment
Opportunity
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INTRODUCTION & OVERVIEW

This stunning 347^{+/-} **ACRE property** is located in the heart of Amador County's wine country. This beautiful property is situated in the Sierra foothills near the historic towns of Sutter Creek and Jackson. Held by a pioneering family in the California wine industry for more than 3 decades, this formerly operated roadside winery, tasting room processing facility and event venue offers much potential for future development. Extensive Ridge Road frontage provides high visibility congruent with a farm operation direct to consumer, family farm tour experience, event venue and many other potential uses. This property also offers an ideal location and naturescape for high-end expansive, legacy ranches. The classic California Oak studded rolling foothills property create the perfect canvas with numerous potential home-sites. Developed infrastructure is in place, including water, power, septic and road systems, in addition to several well-built buildings. An excellent investment opportunity awaits with close proximity to the major metropolitan areas of San Francisco and Sacramento. Irrigation is supplied from the Amador Water Agency via aqueduct running near the perimeter of the property. The immediate area receives approximately 33⁺ inches of precipitation annually. Average high temperature for the area is 71.8 degrees Fahrenheit, while the average low is 49 degrees Fahrenheit. The overall average temperature is 60.4 degrees Fahrenheit. Half of the annual precipitation falls during the first trimester of the year. The ranch elevation is approximately 2000 feet above sea level; above the fog line and exposed to the pleasant daily on-shore/off-shore coastal breezes. The Amador County Rhone zone has a reputation of consistently producing superior wines.

Historically planted varietals include: *Cabernet Sauvignon, Cabernet Franc, Merlot, Sangiovese, Chardonnay, Pinotage, Nebbiolo, Viognier, Aglianico, Sousao, Petite Syrah, Syrah, Orange Muscat, Grenache Noir, Barbera.*

The former Ku-ring-gai Vineyard and Winery is ideally located on Ridge Road, a well-traveled route providing high visibility for a quaint winery and tasting facility and an expansive vineyard. Turning onto the ranch reveals an oak-studded terrain consisting of the remnants of the interconnected vineyard blocks demarcated by gentle ridges. There are many desirable home sites on the property with incredible panoramic, pastoral views. This property has special appeal as a result of not having been developed for residential use; a pristine palette upon which the discriminating buyer can create their own vision.

AREA INFORMATION

The towns of Sutter Creek and Jackson are 2 and 5 miles from the winery. Both towns feature a variety of lodging, restaurant, and entertainment options. Agriculture and tourism are the dominant economic activities in this historic Gold Rush area.

There are over 20 wineries located in the Shenandoah Valley, a scenic 30 minute drive. There are also several wineries in nearby Calaveras County, just 40 minutes from the ranch. Within 20 minutes from the ranch are three large lakes, all of which are stocked with a variety of fish.

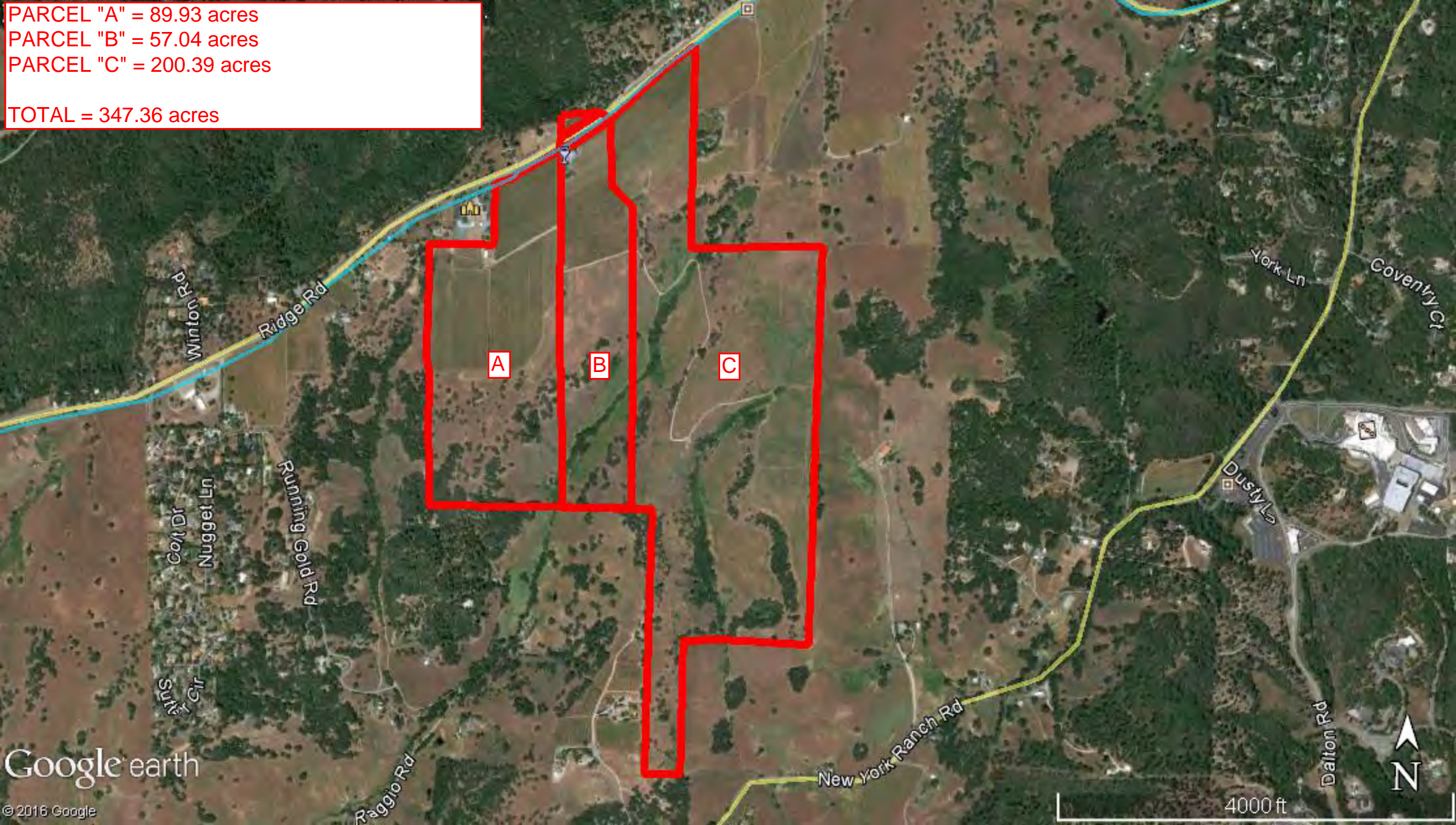
There are many recreational activities available in the area: golf, world-class skiing, and hiking are minutes away. South Lake Tahoe is less than a two hour drive from the ranch.

NATURAL SETTING

The local habitat is home to an extraordinary range of indigenous flora and fauna. Deer, turkey, and many other animals roam freely in the general area. Oak woodland, native and non-native grasslands and chaparral biotic communities dominant the naturescape surrounding and delineating this prolific wine region.

Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Sacramento and Stockton metropolitan areas are within a 1 hour scenic drive to this renowned wine region. San Francisco is a little over 2 hours driving time away.

PARCEL "A" = 89.93 acres
PARCEL "B" = 57.04 acres
PARCEL "C" = 200.39 acres
TOTAL = 347.36 acres



Google earth

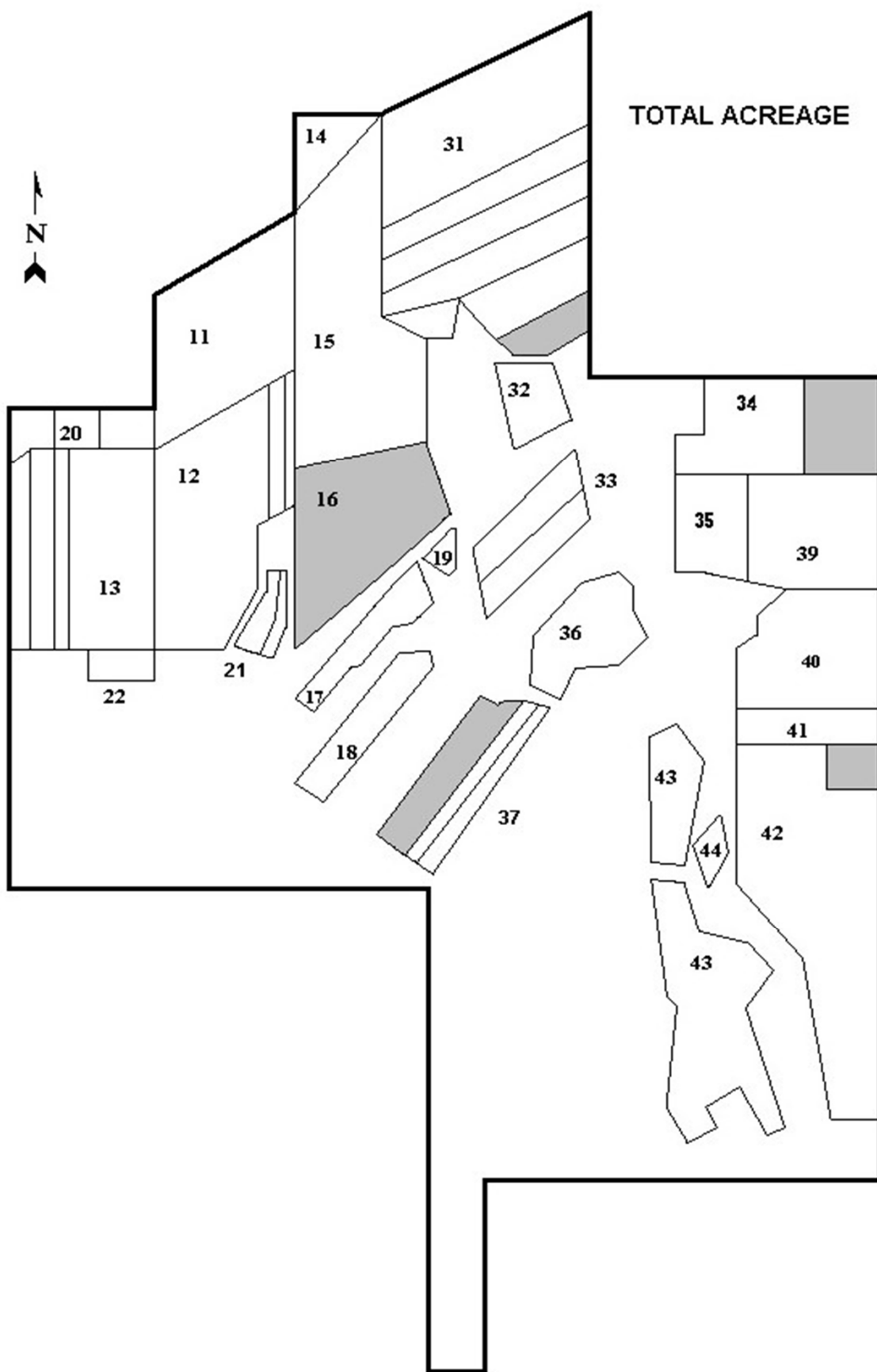
© 2016 Google

4000 ft

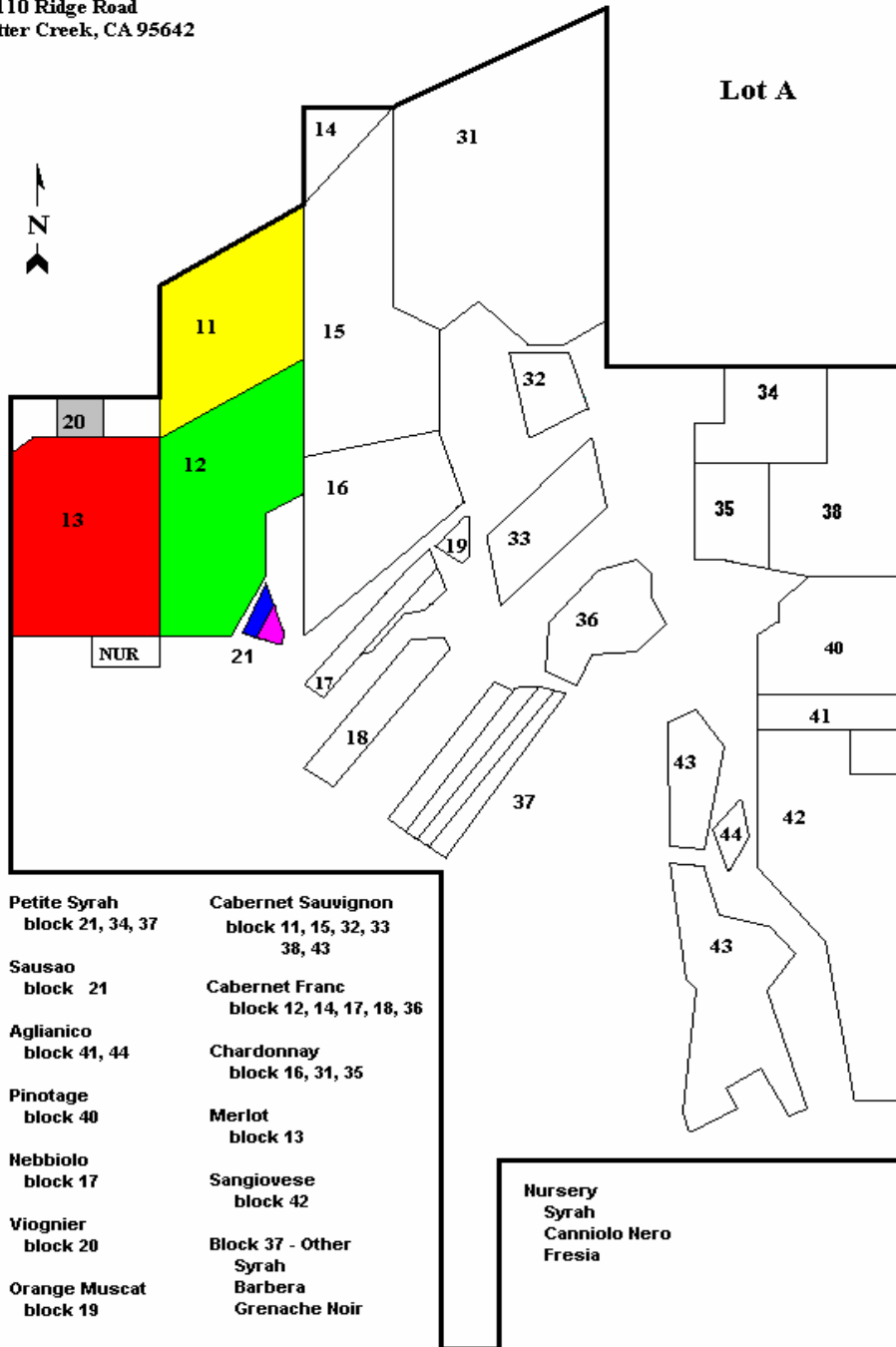


Former Ku ring gai Ridge Vineyards - Block Layout

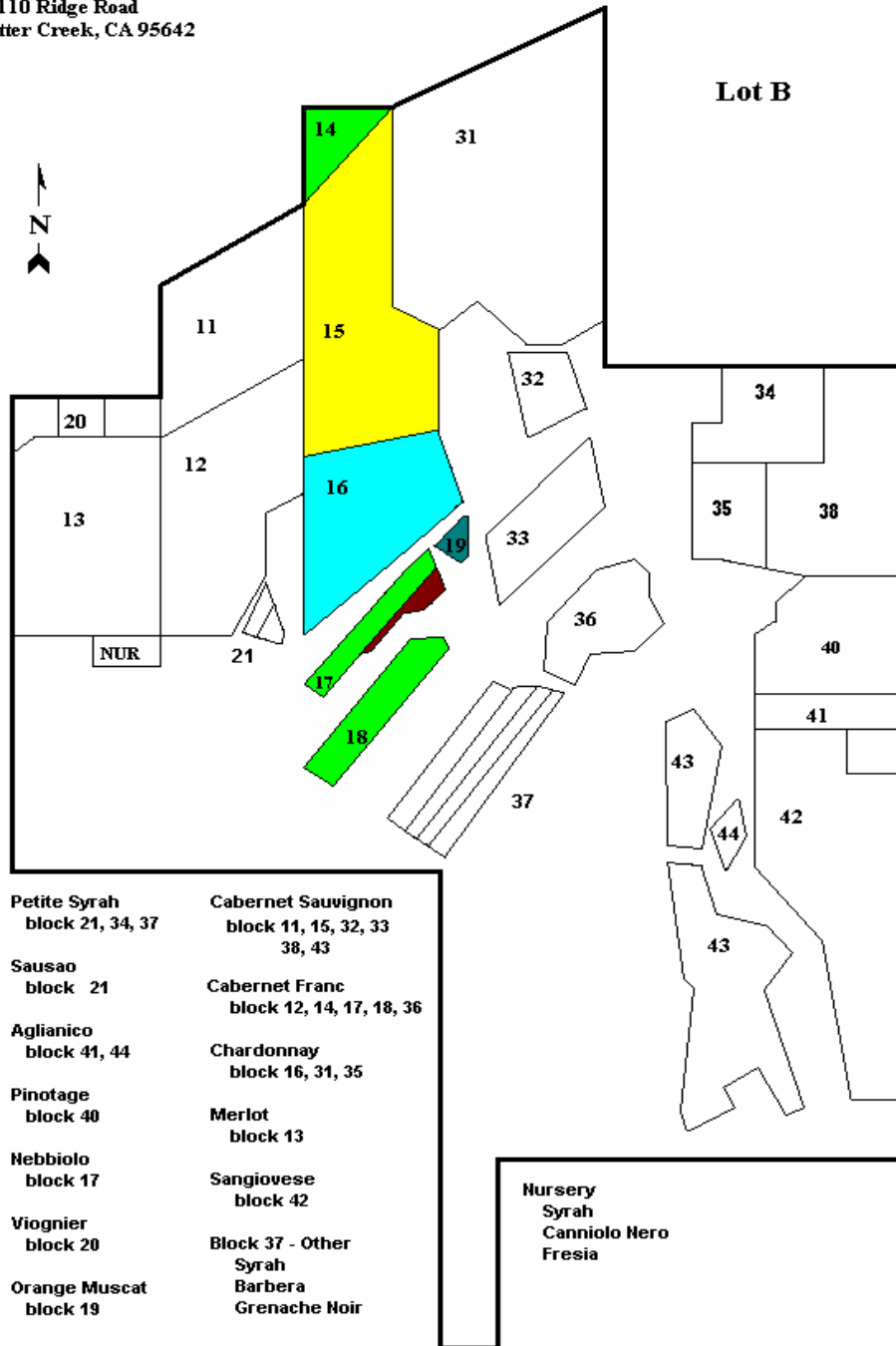
Lot #	Block #		Acres	Open Field
A	11	Cabernet Sauvignon	10.36	
A	12	♦ Cabernet Franc	11.93	
		♦ Sauvignon Blanc	1.81	
		♦ Beclan	0.16	
A		♦ Beclan	0.72	
	13	Merlot	10.12	
		♦ Vranac	0.82	
		♦ Canaiolo Nero	0.95	
		♦ Petite Verdot	1.03	
B	14	Cabernet Franc	0.68	
B	15	Cabernet Sauvignon	15.81	
B	16	Open Field		13.51
B	17	Nebbiolo	4.08	
B	18	Cabernet Franc	4.24	
B	19	Orange Muscat	0.62	
B	20	Viognier	1.47	
B	21	♦ Petite Syrah	1.02	
		♦ Sousao	1.62	
B	22	Fresia	0.73	
C	31	♦ Chardonnay	8.81	
		♦ Syrah	3.29	
		♦ Petite Verdot	1.07	
		♦ Mourvedre	2.25	
		♦ Sauvignon Blanc	0.52	
		♦ Grenache	2.88	
		♦ Open Field		2.80
C	32	Cabernet Sauvignon	2.31	
C	33	♦ Aglianico	1.02	
		♦ Pinotage	4.05	
C	34	Petite Syrah	7.83	
C	35	Chardonnay	4.66	
C	36	Cabernet Franc	5.30	
C	37	♦ Syrah	1.56	
		♦ Grenache	0.47	
		♦ Open Field		0.47
		♦ Open Field		0.47
C	38	Open Field		6.03
C	39	Cabernet Sauvignon	5.97	
C	40	Pinotage	5.15	
C	41	Aglianico	1.99	
C	42	Sangiovese	6.95	
C	43	Cabernet Sauvignon	11.90	
C	44	Aglianico	0.50	
			146.65	23.28 169.93



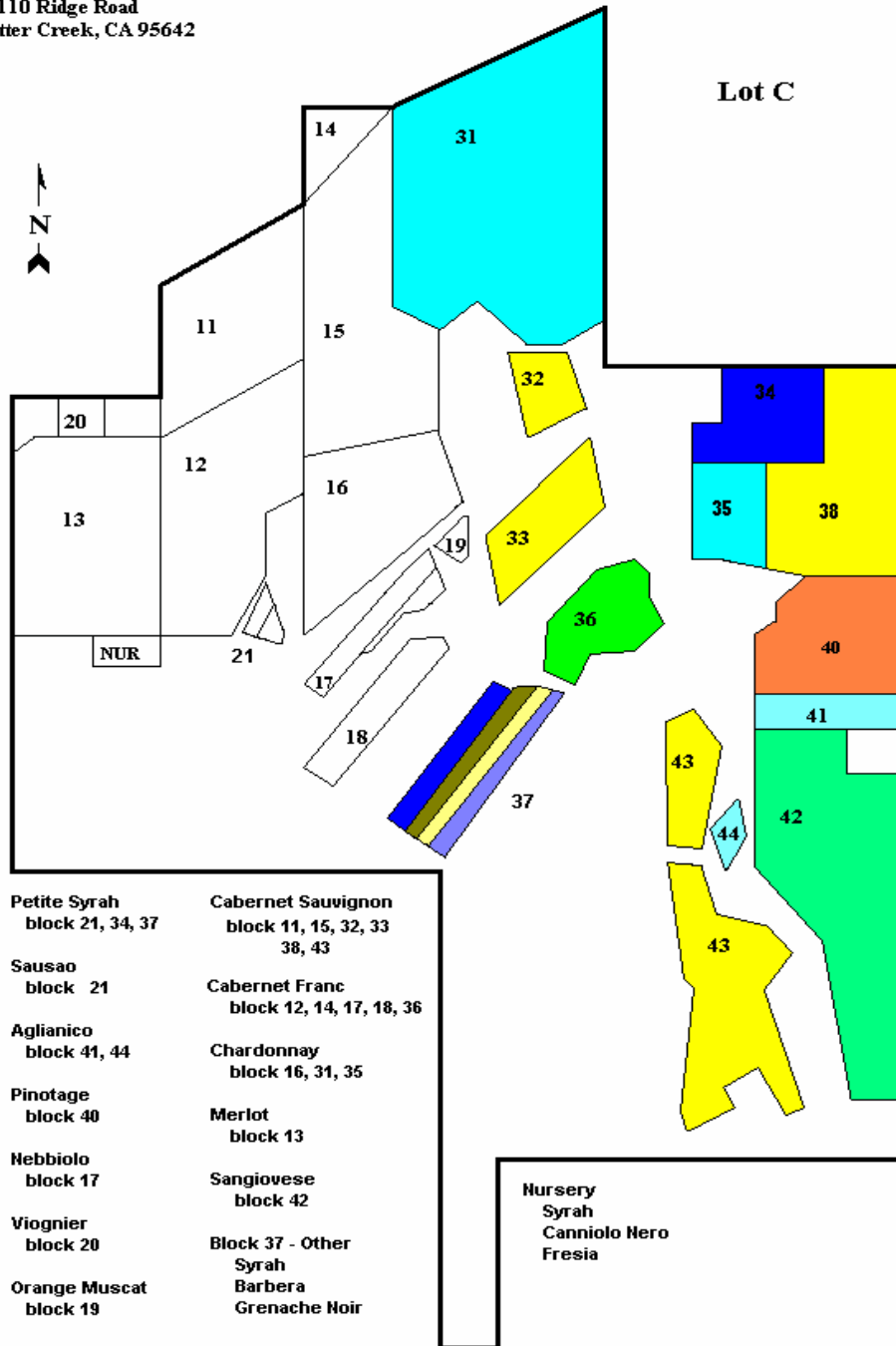
Sutter Creek Vineyards
 14110 Ridge Road
 Sutter Creek, CA 95642

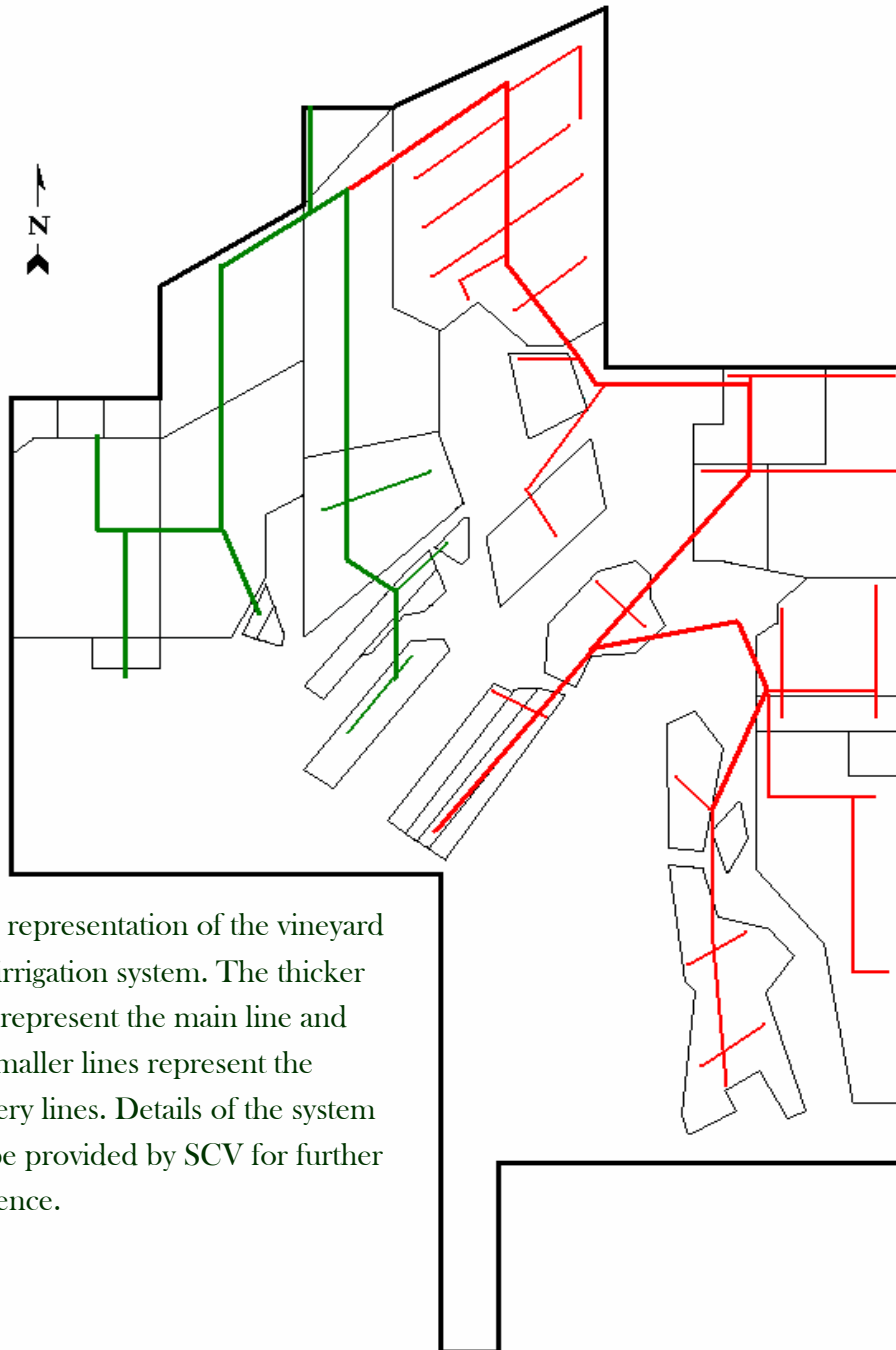


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Basic representation of the vineyard drip irrigation system. The thicker lines represent the main line and the smaller lines represent the delivery lines. Details of the system can be provided by SCV for further reference.

Climate Sutter Creek - California and Weather averages Sutter Creek

Temperature - Precipitation - Sunshine - Snowfall

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Climate Sutter Creek - California

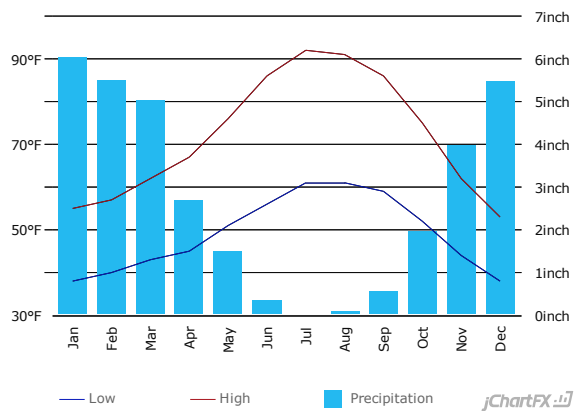
°C | °F

	Jan	Feb	Mar	Apr	May	Jun
Average high in °F:	55	57	62	67	76	86
Average low in °F:	38	40	43	45	51	56
Av. precipitation in inch:	6.02	5.51	5.04	2.68	1.5	0.35
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-

	Jul	Aug	Sep	Oct	Nov	Dec
Average high in °F:	92	91	86	75	62	53
Average low in °F:	61	61	59	52	44	38
Av. precipitation in inch:	0.04	0.08	0.55	1.97	3.98	5.47
Days with precipitation:	-	-	-	-	-	-
Hours of sunshine:	-	-	-	-	-	-

Sutter Creek weather averages

Annual high temperature:	71.8°F
Annual low temperature:	49°F
Average temperature:	60.4°F
Average annual precipitation - rainfall:	33.19 inch
Days per year with precipitation - rainfall:	-
Annual hours of sunshine:	-
Av. annual snowfall:	-



Climate data for sutter hill cdf, Longitude: -120.8, Latitude: 38.3772
Average weather Sutter Creek, CA - 95685 - 1981-2010 normals

Jan: January, Feb: February, Mar: March, Apr: April, May: May, Jun: June, Jul: July, Aug: August, Sep: September, Oct: October, Nov: November, Dec: December

[Climograph of Sutter Creek on your website](#)