

Pleasant Ridge Vineyard

2980-2990 Pleasant Road, San Miguel, California

177 +/- Acres, Vineyard, Pasture, Agave, Homes, and Shop



Property Highlights:

- 177+/- total acres in Paso Robles Estrella District
- 66.58 acres of producing Cabernet Sauvignon wine grapes
- 2.5 acres of agave planted since 2024
- 61.5 acres of irrigated farm ground, previous vineyard
- 2 agricultural wells pumping at 350 GPM and 150 GPM
- 2 manufactured homes, each 3 bed/2 bath, multiple out buildings
- Ideal estate, farm, horse or investment property

Offered at \$3,575,000

Presented by:



RINCON CORPORATION

Property Information

Purchase Price: \$3,575,000

Property tours are by appointment only, please contact Jim Stollberg for an appointment.

Size: 177 total +/- acres, San Miguel, California, County of San Luis Obispo.

Location: The Property is located 6.2 miles north of Highway 46 East, just north of the Paso Robles Airport. From Highway 101 take CA-46 East to Fresno/Bakersfield. At 2.3 miles turn left onto Airport Road. Following Airport Road for 5.1 miles, turn right onto Estrella Road, then the next left onto Pleasant Road. The Property begins at 0.6 miles on the left side of the road.

The Paso Robles Estrella District AVA is one of the 11 sub-appellations of Paso Robles, officially established in 2014. It sits on the east side of Paso Robles, generally north of Hwy 46 and east of Hwy 101, centered around the Estrella River.

History: Once owned and cultivated by viticulturalist Dale Hampton, the vineyard has a long history in the Paso Robles grape growing and winemaking scene. Wineries include: Treana, Meridian, Duckhorn, Constellation Brands and Timbre have all purchased grapes in the past. The vineyard has been SIP Certified since 2024.

Property Description: This stunning property comprises +/-177 acres and is conveniently located on Pleasant Road. Ideally located in the heart of wine country yet only minutes away from the airport, shopping and downtown. The gentle topography lends itself to a variety of uses and it would make a wonderful horse ranch along with its existing vineyard and agave field. 65 acres are currently being farmed to Cabernet Sauvignon, 2.5 acres to multiple agave species, and 70 acres open for pasture, additional plantings, or enjoying the beautiful views. The property is well equipped with 2 ag irrigation wells and 1 domestic well. The operating vineyard has one large steel shop building, 2 storage buildings and yards, and 2 manufactured homes. This property is ready for your next chapter—whether that's crafting a legacy estate or continuing successful vineyard operations.



Property Information (continued)

Water Source: The main agricultural well is drilled to 590’ with a 12” steel casing. The 100HP electric turbine motor is connected to a VFD and produces 400 GPM at 65psi. The 2nd agricultural well is drilled to 520’ with an 8” PVC casing. The 30HP electric submersible pump produces 140gpm at 60psi. Both wells are plumbed together and can irrigate the entire property. The domestic well serves both residences by filling 2 separate storage tanks equipped with their own booster pumps to each residence.



Structural Improvements: The lower manufactured home was built in 2010, +/- 1,600 sf. one story, 3 bedrooms and 2 baths. Detached, finished garage, with bathroom and office. Both residences have sewer on septic. Water is provided by a domestic well. Electric provided by PG&E and gas is propane. The upper residence has been used as a weekend retreat by the owners and could provide rental income or serve as a great family home. The lower residence has been occupied by the onsite ranch supervisor.



Zoning: The 4 parcels are all zoned “AG” agriculture land use.

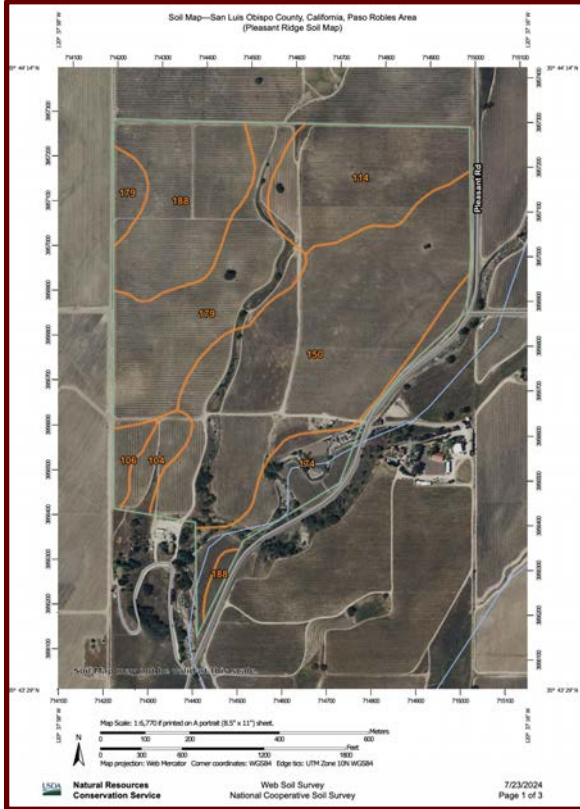
Easements: None noted. Refer to Title Report.

Assessor’s Parcel Number: APNs: 027-191-052, 027-191-053, 027-071-026, 027-071-027



Property Information (continued)

Soils: Soils are predominantly Hanford and Greenfield gravelly sandy loam. See map and description below for additional information.



Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Arbuckle-Positas complex, 30 to 50 percent slopes	4.1	2.6%
106	Arbuckle-San Ysidro complex, 2 to 9 percent slopes	2.4	1.5%
114	Balcom-Nacimiento association, moderately steep	22.7	14.7%
150	Hanford and Greenfield gravelly sandy loams, 2 to 9 percent slopes	59.4	38.4%
174	Mocho clay loam, 2 to 9 percent slopes, MLRA 14	12.8	8.2%
179	Nacimiento-Los Osos complex, 9 to 30 percent slopes	29.6	19.1%
188	Rincon clay loam, 2 to 9 percent slopes, MLRA 14	23.8	15.4%
Totals for Area of Interest		154.8	100.0%

Agricultural Preserve: This Property is subject to the Williamson Act (Ag Preserve).

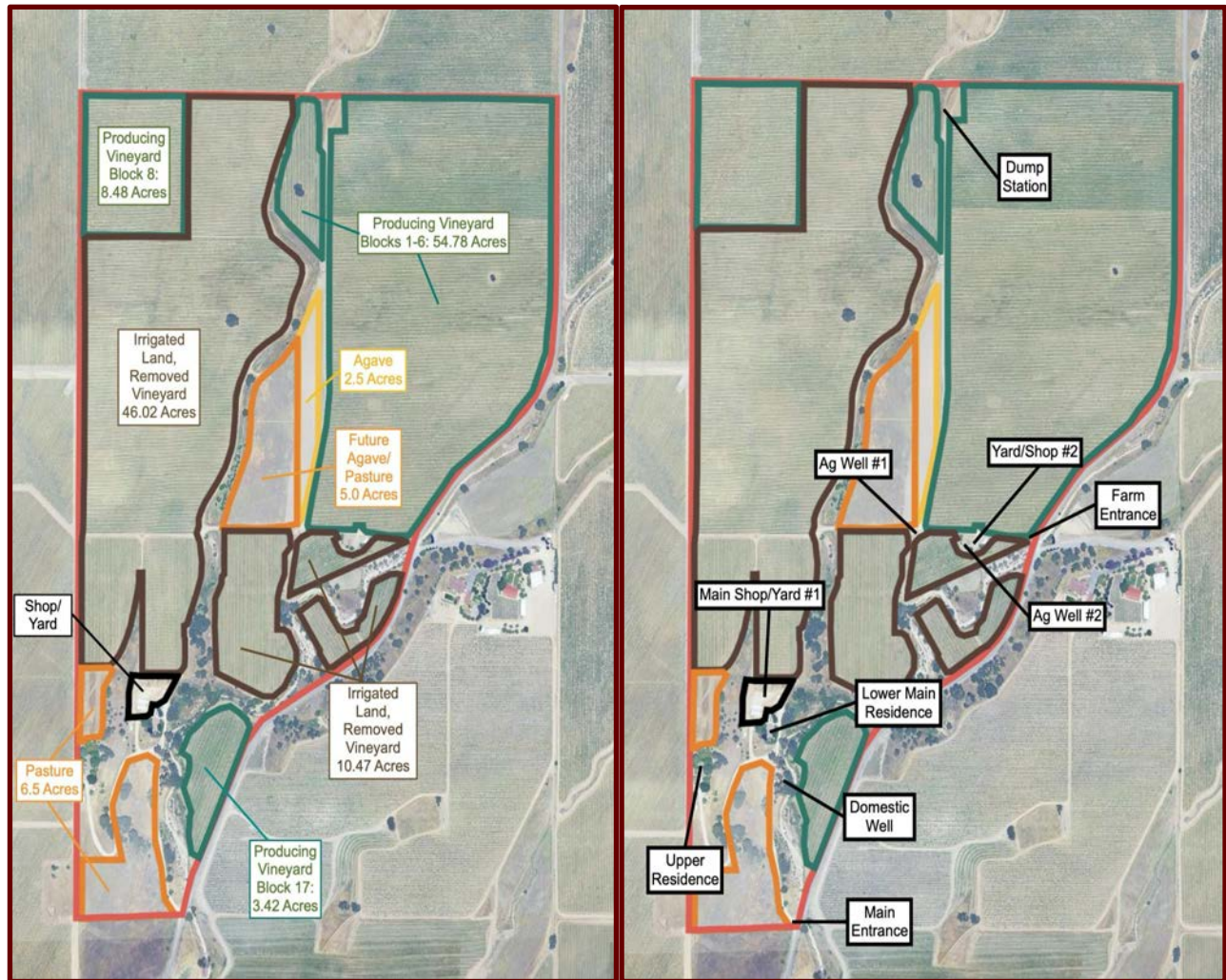
SGMA/GSA Status: The property lies in the Estrella-El Pomar-Creston Water District/GSA.

Showing the Property: Contact Jim Stollberg at Rincon Corporation regarding information on showing the property. (805) 310-9322. jstollberg@rinconcorp.com



ALL INFORMATION CONTAINED IN THIS MEMORANDUM, AND ALL SUBSEQUENT INFORMATION PROVIDED, IS DEEMED RELIABLE BUT NOT GUARANTEED BY EITHER SELLER OR RINCON CORPORATION, AND SHOULD BE VERIFIED BY PROSPECTIVE PURCHASER (RECIPIENT) AND THEIR REPRESENTATIVES.

Property Information (continued)



RINCON
CORPORATION

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