

# *Vineyard, Winery & Estate in Paso Robles*

*The Perfect Blend of Business & Pleasure*

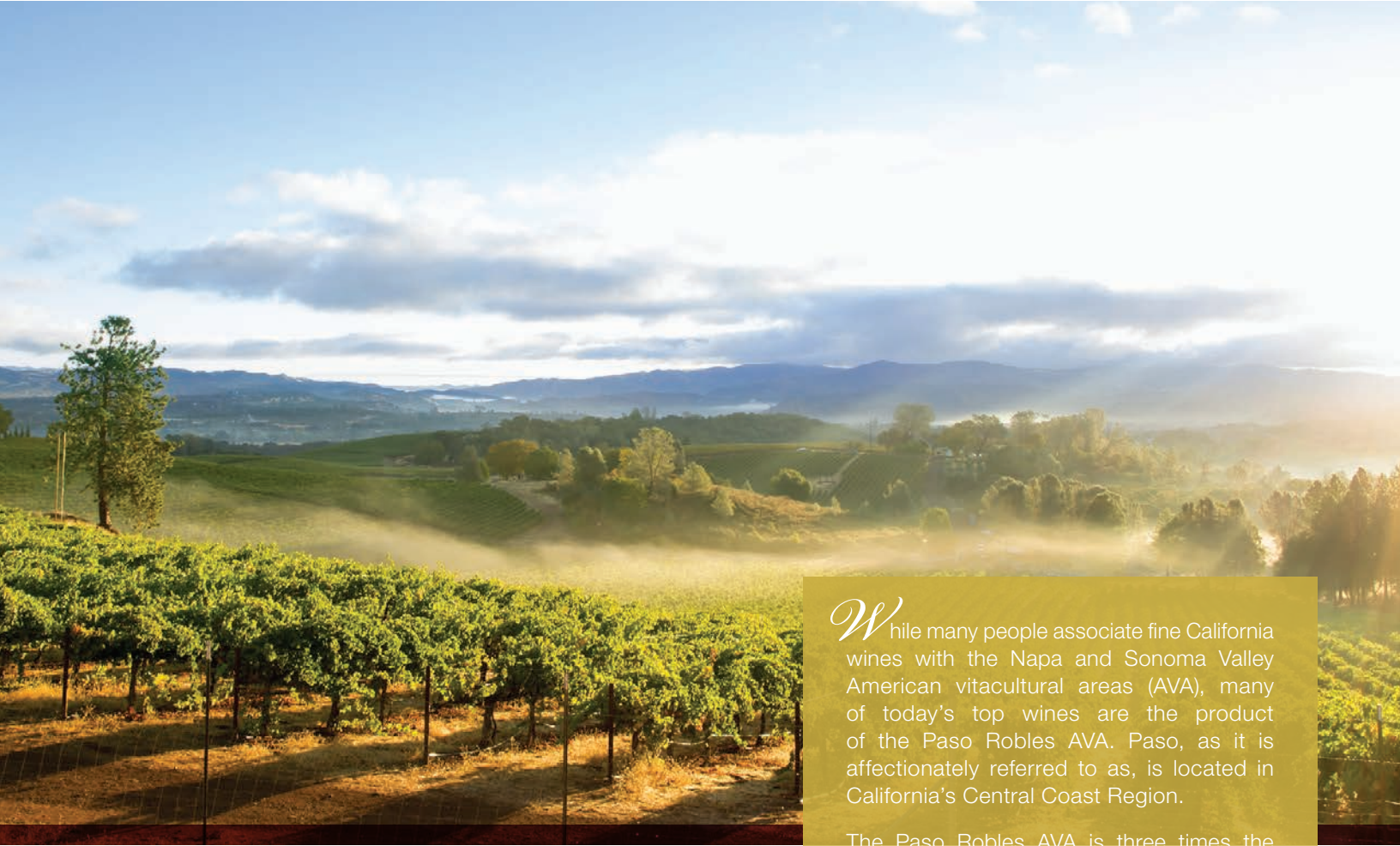


Two Magnificent Properties Available Together or Separately  
in One of California's Premier Wine Regions



310± AC Vineyard with Turnkey Winery  
&  
7,500± SF Hilltop Estate on 160± AC

# Paso Robles American Viticultural Area

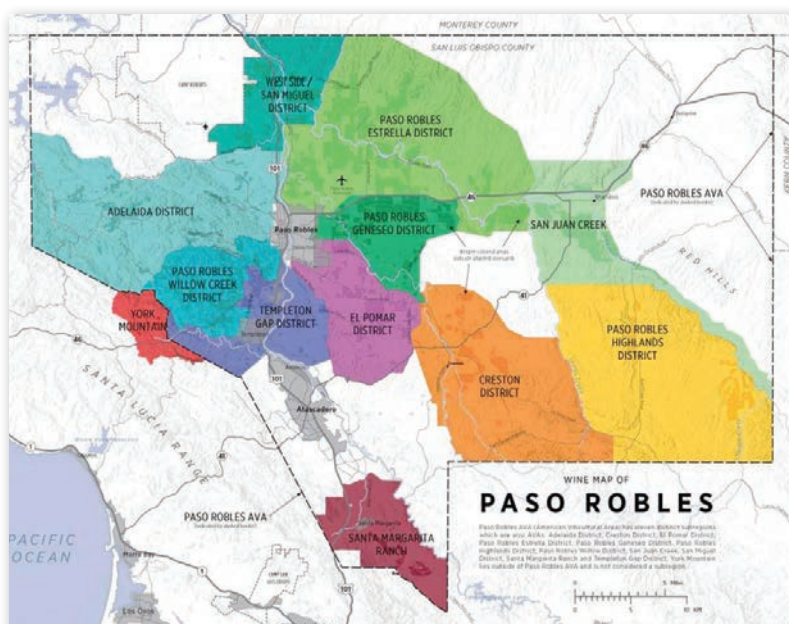


While many people associate fine California wines with the Napa and Sonoma Valley American viticultural areas (AVA), many of today's top wines are the product of the Paso Robles AVA. Paso, as it is affectionately referred to as, is located in California's Central Coast Region.

The Paso Robles AVA is three times the size of the Napa Valley appellation, boasting over 200 wineries spread across more than 614,000 acres.

The California Central Coast region benefits from its proximity to major cities, and is almost equidistant from San Francisco and Los Angeles. Further, the Paso Robles AVA has not been affected by recent wildfires or the smoke hazards that have currently afflicted the Sonoma and Napa areas which have recently, unfortunately, experienced overwhelming damage.

Paso Robles is well positioned for future fire seasons and has a higher degree of land remaining unphased as it is located far from historical fire outbreaks. Due to its optimal location, Paso Robles is a strong investment alternative for Napa-Sonoma wine growers who have been plagued by frequent and devastating wildfires helping to mitigate future risks.



# *The Winery & Vineyard*

## **310± AC Vineyard with Turnkey Winery & 45,000± SF Production Facility**

This offering represents an outstanding opportunity to purchase a turnkey winery with significant production abilities together with a host of commercial-grade winemaking equipment – perfect for a savvy investor with vino on the mind or an established business looking to expand into a rapidly growing wine region.

The winery, consisting of assets formerly owned by the Rabbit Ridge Winery, is a turnkey production facility located less than one mile from U.S. Highway 101 in Paso Robles, CA. With up to 217 acres of fertile land, this is an exciting chance to acquire a valuable, state-of-the-art gravity flow winery production facility capable and authorized to produce 400,000 cases of wine annually. The facility comes complete with four wells installed, one recessed loading door with leveler, a crush pad, fermentation room, extensive climate-controlled barrel storage room/warehouse/bottling building featuring 22' clear ceiling heights (barrel room 34'8" & tank room 55') and additional office space.

A variety of value-add options with conditional use permits are available through this sale, including possible hospitality ventures such as unique Airbnb/bed and breakfast rentals, visitor picnic areas and special event spaces for corporate outings, private parties and weddings.



1172 SAN MARCOS ROAD  
PASO ROBLES, CA



*Equipment Included in Sale*



*Details*

<b>STRUCTURE SIZE</b>	45,262± SF
<b>YEAR BUILT</b>	2002
<b>SITE SIZE</b>	310± AC
<b>PRODUCTION CAPABILITY</b>	400,000 Cases / Year
<b>EQUIPMENT</b>	All Included in Sale
<b>TAX ID#</b>	026-104-001
<b>TAXES (2020)</b>	\$115,652



2830 LIVE OAK ROAD  
PASO ROBLES, CA



## *The Hilltop Estate*

### **160± AC Country Estate with Stately 7,500± SF Home Offering Commanding 360-Degree Views**

This luxury residential estate sits atop a 160-acre winery less than one mile from U.S. Highway 101 with spectacular panoramic mountain views. The stunning home has five bedrooms plus office, four bathrooms and includes custom construction featuring an entertainer's kitchen with high-end, built-in appliances (Wolf & Sub-Zero) and breakfast nook that enjoys 200-degree views of the valley. The dining room and step-down living room with breathtaking views and wine cellar are ideal for entertaining, while the family room is designed for relaxing and suitable for a home theater. The outdoor space features seven installed and productive wells, large terraces overlooking beautifully landscaped grounds with irrigation system, inground zero-entry swimming pool, cabana with wood-burning fireplace and pizza oven, tennis court and high-tech bar/gazebo for hosting.

With approximately 114 fertile acres, 71.5 of which are currently growing fruit with the ability to increase, the property creates an encompassing winery experience from the comfort of your own Californian backyard.

Conditional use permits that incorporate options for hospitality ventures are available through this sale, and offer the potential for a unique Airbnb rental, or special event space for corporate outings, private parties or weddings.

This offering represents a unique opportunity to experience living in a countryside chateau right in the middle of sunny California, in the coveted Willow Creek District. Boasting some of the most exceptional views in Paso Robles, this property blends entertainment and nature effortlessly, set amid acres of fruitful vineyards, creating a truly special possibility for any investor or a creative home buyer looking to enhance their work/life balance.

*Commanding 360-Degree Views*



# *Details*

## STRUCTURES SIZE

Main House: 7,532± SF  
Guest House (2 BRs): 900± SF  
Shop: 3,000± SF - completely enclosed with roll up doors & concrete floor, 15' ceilings (suitable for small production winery)

## SITE SIZE

160± AC

## PRODUCTIVE LAND

114± AC

## TAX ID#

026-342-039

## TAXES (2020)

\$28,614





This offering represents an exceptional opportunity for a variety of uses including the ability to combine the properties to create a high-volume winery with estate home, or the ability to purchase smaller parcels with endless possibilities, including the potential for hospitality by way of a conditional use permit.

## Area Information

Paso Robles Wine Country is centrally located between San Francisco and Los Angeles along California's Central Coast. As California's fastest growing wine region and largest geographic appellation, the territory encompasses more than 40,000 vineyard acres and more than 200 wineries.

With a greater day-to-night temperature swing than any other appellation in California, distinct meso-climates, diverse soils and a long growing season, Paso Robles is a unique wine region blessed with optimal growing conditions for producing premium and ultra-premium wines. More than 60 wine grape varieties are grown in Paso Robles, ranging from Cabernet Sauvignon and Merlot to Syrah, Viognier and Roussanne, to Zinfandel, the area's heritage wine varietal.

## Contact

**JONATHAN CUTICELLI**

 203.561.8737

 jcuticelli@hilcoglobal.com

**ADAM ZIMMERMAN**

 847.504.2461

 azimmerman@hilcoglobal.com

## Sale Information

**TERMS OF SALE** This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com).

**BID DEADLINE** Thursday, June 10 at 3:00 p.m. (PT)

**OFFER** Properties can be purchased together or individually.

**ON-SITE INSPECTIONS** Property tours will be at select dates and times **BY APPOINTMENT ONLY**. To schedule a visit, contact Adam Zimmerman at [azimmerman@hilcoglobal.com](mailto:azimmerman@hilcoglobal.com) or Jonathan Cuticelli at [jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com).

**DATA ROOM** A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, buyers will need to register at HRE's website. Once registered for an account, buyers can login to their account and access the "Documents" tab for further property and sale information.

**BUYER'S PREMIUM** All Buyers shall pay a Buyer's Premium equal to five percent (5%) of the high bid price. This amount shall be added to the high bid and the sum will be the total purchase price in the Contract.



**In re Northern Holding, LLC | 8:20-bk-13014-MW.** The information contained herein is subject to inspection and verification by all parties relying on it to formulate a bid. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. Representative images used on page two. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. **5% Buyer's Premium.** © 2021 Hilco Global, LLC.