

STUNNING WINERY/TASTING ROOM IN FIDDLETOWN



FEATURES:

- ❖ Special AG zoning allows for all general ag-business without the requirement of Special Use Permits.
- ❖ Deer-fenced vineyard has 2.5 acres zinfandel & 1/2 acre syrah; additional 2 acres potential to be planted.
- ❖ Winery has 5,000 case capacity & fully licensed with TTB & ABC 02.
- ❖ 3 bed/2 bath Owner/Caretaker home with wrap around deck & hot tub is on the property.
- ❖ 10,000 gal. storage tank for fire suppression with piped fire department connection.
- ❖ Wine club with 150+/- members, generating around \$145,000 in 2018. Wholesale accounts include Trader Joe's & a Colorado distributor. Website & 3500+/- email addresses. Custom designed wine labels.

21390 OSTROM RD, FIDDLETOWN

\$1,500,000

MLS # 19046974/ OUR # H-1775

Call For A Private Showing
LEEDY OR SUSAN
(209) 245-5540

CO-LISTING WITH:

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DRE#01511649

VINEYARD, RANCH & EQUESTRIAN PROPERTIES
SERVICE WITH INTEGRITY

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WATCH A VIDEO!



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