QUINN VINEYARDS

121± ACRES | $3,850,000 | SAN MIGUEL, CALIFORNIA

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Overview

Over rolling, golden hills and discreetly sloping terrain lies the exquisite Quinn Vineyards, comprising of 121± acres and tendering pristine farmland and captivating views. Water is abundant and supplied via two wells—the irrigation well producing 400± gpm.

This family-owned vineyard committed to the creation of high-quality wines, is situated on the northeastern edge of Paso Robles in the rural region near the San Miguel/Paso Robles boundary. With 110± acres planted in a delectable variety of wine grapes positioned in the Paso Robles AVA Estrella District, Quinn Vineyards presents a unique opportunity to acquire high-quality producing vines.

www.clarkcompany.com/properties/Quinn-Vineyards/

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Location

Quinn Vineyards is located at near the bend where Estrella Road becomes Ranchita Canyon Road. Positioned on the boundary between San Miguel and Paso Robles, Quinn Vineyards is approximately ten miles east of the Highway 101/Highway 46 East junction.

Positioned in San Luis Obispo County, Paso Robles is the mid-point between San Francisco and Los Angeles and the heart of Central Coast Wine Country. Downtown Paso Robles is located approximately ten minutes west of Quinn Vineyards, offering amenities and conveniences including shopping, entertainment and restaurants.

Quinn Vineyards is a 7±-mile drive from the Paso Robles Municipal Airport which offers Fuel & Line Services, Air Charter, and Ground Transportation among other services. The airport also has a Jet Center and private hangars available for general aviation.

Approximately 39± miles south of the ranch is San Luis Obispo County Regional Airport, with commercial service daily to Los Angeles, San Francisco, Phoenix, Dallas, Denver and Seattle connecting to national and international flights.

Vineyard

Engulfed by Mediterranean climate with warm summer days and nights cooled by modest sea breezes, Quinn Vineyards is situated ideally for grape production. The soils are mostly sedimentary in nature, ranging from fine sandy loams to the more substantial clay loam, making this acreage perfectly suited for maintaining the established varietals.

Producing an average of 3 tons per acre, the grapes are presently under contract. Over the last three years, the grapes have sold for an average of $1,725 per ton.

The 110±-acre vineyard is planted as follows:

- 2.3± acres Barbera
- 26.7± acres Cabernet Sauvignon
- 2.3± acres Grenache
- 4.6± acres Malbec
- 13.7± acres Merlot
- 6.9± acres Petit Syrah
- 2.3± acres Petit Verdot
- 6.9± acres Sangiovese
- 8.9± acres Syrah
- 4.6± acres Tempranillo
- 4.6± acres Viogneir
- 27± acres Zinfandel

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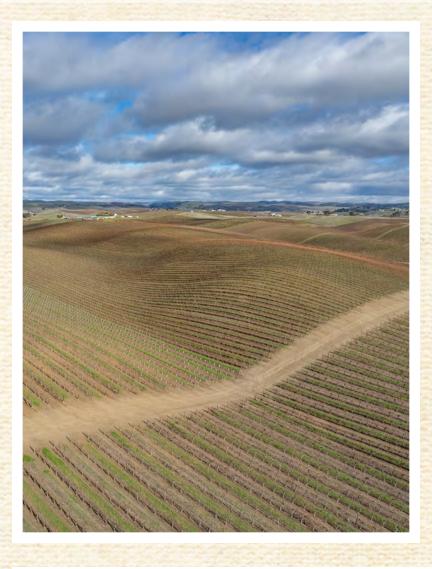| BLOCK	ACRES	VARIETAL	YEAR PLANTED	ROOTSTOCK	SPACING
A-1	13.7	Merlot	1997	5BB	10'x5'
A-2	2.3	Barbera	1997	5BB	10'x5'
A-3	2.3	Tempranillo	1997	5BB	10'x5'
A-4	8.7	Cabernet Sauvignon	1997	110R	10'x5'
A-5	8.8	Cabernet Sauvignon	1997	5BB	10'x5'
B-1	8	Zinfandel	1997	5BB	10'x5'
B-2	8.9	Syrah	1997	5BB	10'x5'
B-3	2.3	Tempranillo	1997	5BB	10'x5'
B-4	10.1	Zinfandel	1997	5BB	10'x5'
B-5	8.9	Zinfandel	1997	5BB	10'x5'
C-1	4.6	Cabernet Sauvignon	1998	5BB	10'x5'
C-2	4.6	Petite Syrah	1998	5BB	10'x5'
C-3	2.3	Petite Syrah	2020	5BB	10'x5'
C-4	2.3	Malbec	1998	5BB	10'x5'
C-5	2.3	Grenache	1998	5BB	10'x5'
C-6	2.3	Malbec	1998	5BB	10'x5'
C-7	4.6	Viogneir	1998	5BB	10'x5'
C-8	2.3	Sangiovese	1998	5BB	10'x5'
C-9	2.3	Sangiovese	1998	5BB	10'x5'
C-10	2.3	Sangiovese	1998	5BB	10'x5'
C-11	2.3	Petite Verdot	1998	5BB	10'x5'
C-12	4.6	Cabernet Sauvignon	1998	5BB	10'x5'

Water

The vineyard is irrigated by drip irrigation from the 800±-foot ag well producing 400± GPM. Adjacent to the well is a 130-panel solar panel system that is utilized solely for irrigating the vineyard.

Further, Quinn Vineyards is situated within the bounds of the Paso Robles Groundwater Basin and subject to current groundwater regulations. In accordance with the Sustainable Groundwater Management Act (SGMA), the Paso Robles Groundwater Basin was created to sustainably manage the groundwater resources of the Paso Robles Subbasin.

In short, the Groundwater Basin requires new and/or expanded irrigated crop production to obtain an Agricultural Offset Clearance from the County.

Click here to learn more. Consultation with a water-use professional is recommended.

QUINN
~ VIENYARDS ~

Acreage & Zoning

Quinn Vineyards comprises 123± acres, zoned Agriculture. Property taxes for the 2020/2021 tax year were approximately $27,000.

APNs:

019-071-064

019-071-065

Price

Offered at
$3,850,000

Ranchita Canyon Road

Estrella Road