



FOR SALE

Hansen Estate & Vineyards

5575 El Pomar Rd.
Templeton, CA



- Features:** +/- 27 Acres
22-24 Acre Vineyard
3,000 SF Winery
400 SF Tasting Room
2,200 SF Main House
1,800 SF Guest House
30x60 Shop
3,200 SF Cold Storage Bldg
- 25,000 case capacity
- Asking:** \$2,720,000 + inventory & equip



Vineyard and winery located in Paso Robles' highly coveted El Pomar District AVA. +/- 24 acres planted for exclusive use of the Winery. The area is known for its ideal climate for grape growing and the vines consistently yield 2-3 tons per acre. The 3,000 SF winery building is licensed and bonded to produce 5,000 cases annually and includes a tasting room, crush facility, and office.

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WINE VARIETALS

- Block 1, 2, 3, 4 (8 acres) -- Cabernet Sauvignon- 08- Rootstock Clone 5 '2'
- Block 5 (1 acre) -- Cabernet Sauvignon - Clone 412 - Rootstock 4-20 A NM
- Block 6 & 7 (3 ¾ acres) -- Viognier - Clone Ol - Rootstock 1103P
- Block 8 (1 ½ acres) -- Cab Franc - Clone Cab Franc - Rootstock 1103P
- Block 9 (1 ¾ acres) – Zinfandel - Clone Dusi – Rootstock 5C
- Block 10 (1 ½ acres) -- Petite Sirah - Clone 03 - Rootstock 5C
- Block 11 (2 acres) -- Tannat - Clone 01- Rootstock 5C
- Block 12 (2 acres) -- Syrah Noir - Clone Syrah Noir - Rootstock 5C
- Block 13, 5% acres-- Zinfandel - Clone Dusi - Rootstock St. George





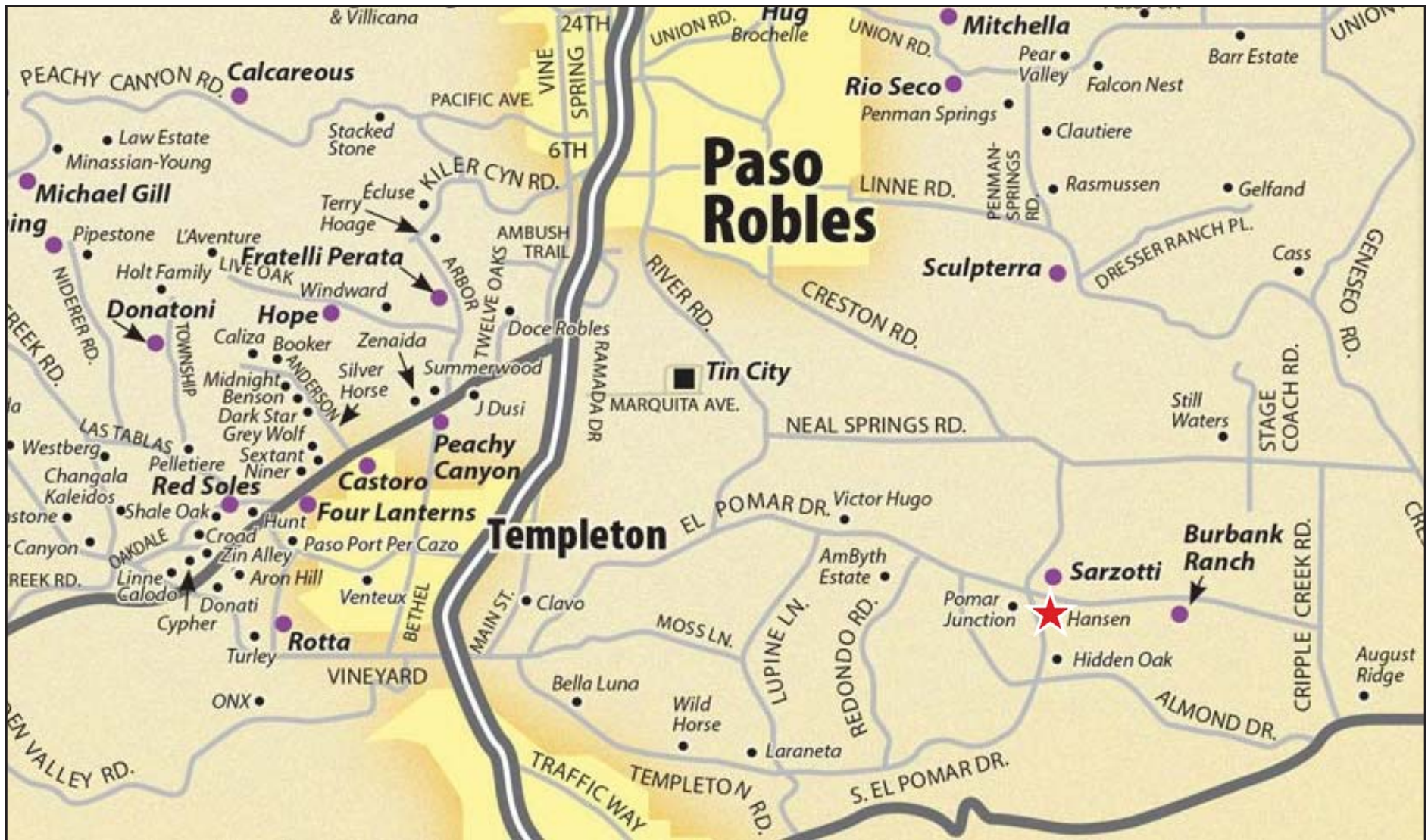
WINERY EQUIPMENT LIST

- (2) 2000 gallon Tiller tanks
- (3) 3000 gallon jacketed steel tanks
- (2) 550 steel tanks
- (7) 1 ton fermenters
- (8) 300 gallon totes
- (28) 35lb picking tubs
- (40) ½ gallon picking bins
- Wilmes bladder press- - w/ extra bladder
- Magini Mus pump
- Delta destemer
- Transfer pump- - air operated
- (2) Vari top tanks
- (5) 15 gallon stainless holding totes
- Misc. clamps and hoses
- Gaskets
- Air Compressor
- Fork lift
- Barrel racks
- Pallet Jack
- Banquet tables & Chairs for 100 people
- Flatware, Plates & Wine Glasses for 100 people
- Ford Tractor w/rake, mower, deck, 2 disc and bin trailer
- 26' flat bed trailer
- Chevy pick up flatbed truck
- Flail mower
- John Deer tractor 95 HP with extended cab
- Fuel tank
- Mist sprayer
- Polaris 500
- 26' gooseneck trailer
- Equipment trailer
- (2) Kawasaki mules
- Seed sprayer
- (2) BBQ pits
- (3) Picking bin trailers
- (1) ripper
- (1) Dump trailer
- (3)- chemical sprayers
- (1) complete bottling system





PASO ROBLES WINE COUNTRY



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