



InvestorsAlly Realty, Yachts, Jets, Tours, Films, Fashion & Fine Art

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California Yacht Broker DBW#B-03423-00001-CM, Florida DBPR #YSL9218

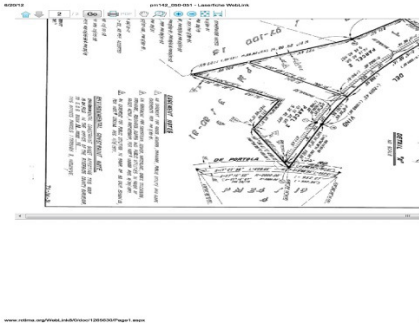
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Camino Del Vino Vineyards (\$999,888)

41625 Camino Del Vino, Temecula, California 92592



A perfectly located mature 10-acre (gross 10.15 acres, net 9.26 acres) vineyard lot right on the corner of the Temecula wine trail De Portola Rd and Camino Del Vino. More than 5 acres are planted with mature Mourvedre and Petite Syrah. Currently it produces 27 tons per year of premium quality grapes and they are sold to many well-known wineries in Temecula, generating about \$43,000 in revenue.



The location is near many established, well-known wineries with plenty of frontage to main road for convenient car traffic entrance and exit. There is a flat pad on the mid-hill area suitable to build a structure as a wine tasting room or simply as a residence. It has three access roads from the street. The structure to be built on the elevated pad with great view of the valley could be used as a prestigious wine country estate or it could better and more ideally be used by an aspiring winemaker or a new winery owner to start a new boutique winery on the major wine trail in Temecula.

An immediately adjacent very popular operating winery could be acquired (under a separate listing from a different owner) and combined to form a 20-acre major winery estate on the De Portola Wine Trail in the very heart of the Temecula Wine Country. The price of the winery is listed at \$9,500,000.