

Big Dog Winery Estate and Tasting Room Milpitas, CA



Offering Memorandum
Price \$3,975,000



www.norcalvineyards.com

Big Dog Winery Estate and Tasting Room

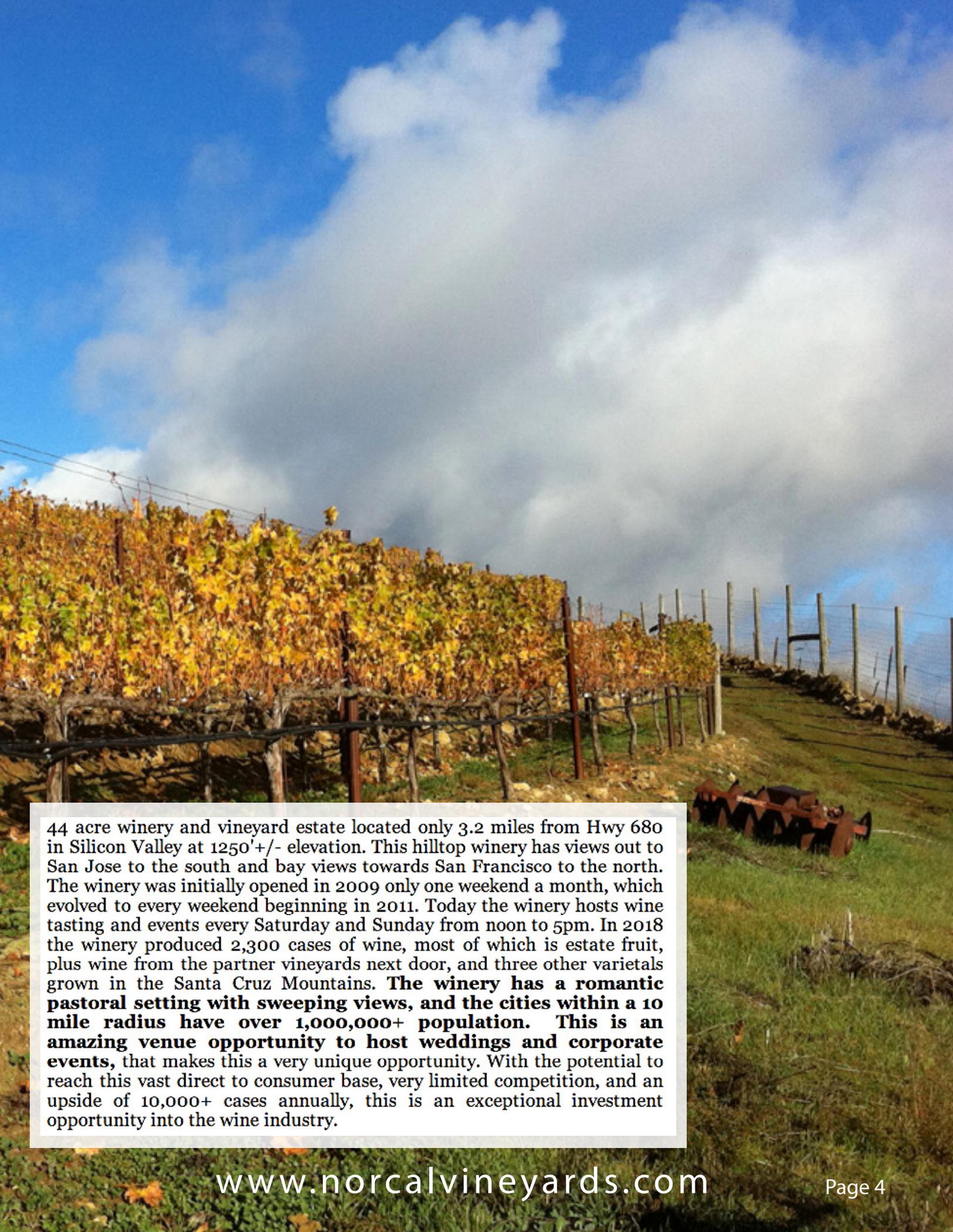
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Salient Facts

Address	4545 Felter Road, Milpitas, CA
County	Santa Clara
APN	042-31-004
Total	44+/- acres
Vineyard	3+/- acres, additional plantable land estimated to be 15+/- acres
Varietals	Cabernet Savignon 2.1+/- acres & Cabernet Franc .9+/- acres
Infrastructure	Residence 4,000+/- sq ft - 4 bed/3 bath Winery Tasting Room Outdoor seating and stage to host up to 100 people
Horse Facility	160 ft X 40 ft barn with 16 stalls, round pen, and riding arena
Guest House	Hidden from view with planted trees is a pad and a residence for the caretaker/vineyard manager on the property.
Soil	Gaviota Loam
Power	Solar panels provide all power and PG & E is available if needed
Zoning	HS-SR
Asking Price	\$3,975,000



44 acre winery and vineyard estate located only 3.2 miles from Hwy 680 in Silicon Valley at 1250'+/- elevation. This hilltop winery has views out to San Jose to the south and bay views towards San Francisco to the north. The winery was initially opened in 2009 only one weekend a month, which evolved to every weekend beginning in 2011. Today the winery hosts wine tasting and events every Saturday and Sunday from noon to 5pm. In 2018 the winery produced 2,300 cases of wine, most of which is estate fruit, plus wine from the partner vineyards next door, and three other varietals grown in the Santa Cruz Mountains. **The winery has a romantic pastoral setting with sweeping views, and the cities within a 10 mile radius have over 1,000,000+ population. This is an amazing venue opportunity to host weddings and corporate events,** that makes this a very unique opportunity. With the potential to reach this vast direct to consumer base, very limited competition, and an upside of 10,000+ cases annually, this is an exceptional investment opportunity into the wine industry.

Winery & Vineyard Photo Gallery





Vineyard Facts

The vineyard site was terraced on the steeper slopes of the property and ripped to fracture the weathered rock to promote deep root growth. The vines were planted in 1997 and consist of approx 3 acres of premium hillside estate fruit. The mix is approx 2 acres of Cabernet Sauvignon and 1 acre of Cabernet Franc. The fruit harvest was in 2002 and the vineyard is currently in its power cycle of its 30+/- year life cycle. The wines produced from the vineyard are very expressive of big fruit and complexity constantly garnishing gold medals at the San Francisco Chronicle, and even best of class.



Vineyard Facts 2

Varietal	Clone	Rootstock	Spacing	Trellis
Cabernet Sauvignon	337	3309C & 101-MG14	7 X 7 & 7 X 8	Bilateral
Cabernet Franc	4 & 312	3309C	7 X 7	Bilateral

Historic Yield			
Varietal	2016	2017	2018
Cabernet Sauvignon	1.6	6	6
Cabernet Franc	1	1.8	1



Winery Facts

Winery

Opened in 2009

Facility

Tasting Room and outdoor seating with stage

ABC License

Type 2 permit which allows up to 10,000 cases

Wine Club

380 members

Awards

SF Chronicle Gold medal winner



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Property Overview Map



Residence Facts

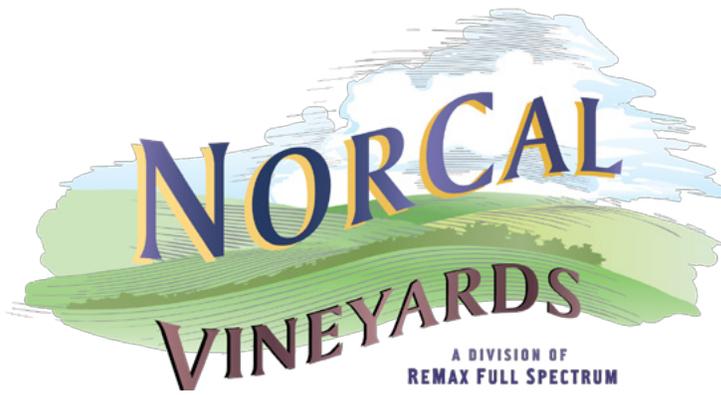


The homesite is situated between peaks on the property to minimize wind exposure yet still has a west facing view of the main window that looks out over the entire valley. The residence is approx 4,000 square feet, 4 bedrooms, 3 bathrooms, office, and has numerous upgrades throughout the years. Features include a large dining area with integrated wood fired pizza oven, great room/living room with spectacular views of the valley, and the over sized master bedroom with a floor-to-ceiling window that looks out over the valley below. Every room has a view of open space, hillsides, or expansive valley views. Also, there are Hardwood floors of Brazilian cheery and oak throughout and a vaulted ceiling of T&G cedar upstairs plus open beam architecture on the main floor.

Residence Photo Gallery







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