

VINEYARD OPPORTUNITY – SANGIOVESE WINE GRAPES

The property features approximately **580 Sangiovese grapevines**, a desirable wine grape with an established market among Temecula-area wineries. The vineyard was planted approximately two years ago and is approaching its first productive years, with grapevines typically beginning to yield in years three and four.

As the vineyard matures, the current owners anticipate production of approximately **1.5–2.5 tons of grapes**, with potential sales of approximately **\$2,400 per ton** based on the owners' current market information. The vineyard is currently **professionally managed** at approximately **\$250 per month during the active growing season**.

Following the September harvest, the vines are cut back and enter dormancy. According to the sellers, **no regular watering or vineyard maintenance is currently required from approximately October through January**, helping reduce annual carrying costs.

There is also room to add approximately **100 additional grapevines**, offering an opportunity to expand future production.

Additional Property Notes: Home is on a **permanent foundation**. Sellers are motivated to move.

All vineyard production, pricing, income, maintenance costs, growing cycles, and future yield figures are estimates/information provided by the sellers and are not guaranteed. Buyer to independently verify all information and potential agricultural use, production and income.