



1384 S Frankwood Ave - Sanger, California

+/- 20 Acres



*Established Estate Winery and Bed & Breakfast  
Plus Beautiful Residence with a sparkling pool  
All with Gorgeous Views of the Surrounding Mountain Ranges*



**SDM REALTY**  
*Friendly & personal attention accompanied by great results!*

2975 South MacDonough  
Sanger, CA 93657  
**(559) 875-2095**  
(559) 876-3811 fax  
[www.sdmrealty.net](http://www.sdmrealty.net)



## One Of A Kind Opportunity To Own Your Own Turn Key Winery and B&B!

**Property:** +/-20 Acres with Gorgeous Mountain View

**Zoning:** AE40

**APN:** 333-100-06

**County:** Fresno

**Location:** 1384 S. Frankwood Ave - Sanger, California  
Ideally Located at the Gateway to the Kings and Sequoia National Parks  
Along Central Valley's Blossom Trail  
1/4 mile from Highway 180  
1/4 mile from Gourmet Restaurant  
1 1/2 mile from Riverfront Golf Course

**Winery:** Wine Production Cellar +/- 1,700 sqft  
Fully Furnished Tasting Room (attached to Winery) +/- 500 sqft  
Patio for Outdoor Events (attached to Winery) +/- 1,500 sqft  
Open Covered Storage (attached to Winery) +/- 600 sqft  
Case Goods Building +/- 500 sqft  
Carport (attached to Case Goods Building) +/- 400 sqft  
All Wine Equipment Included  
Wine Inventory Included (300 Finished Cases & All Full Barrels/Tanks)  
Any Additional Finished Cases, Buyer would have First Right at \$100/case  
Nearly 80 Medal Winning Vintages in the Past 6 Years  
Catering Supplies Included (seller to provide an inventory)  
Wine Retail at \$15-25/bottle (wine list available upon request)  
9 Varietals of Wine Grapes, see below section labeled Crops  
All Appropriate Permits and Licenses have been in Place Since 2003  
CUP allows production of 5,000 Gallons of Wine Annually (2,100 cases)  
Two Alcohol Permits to Serve Alcohol on Site  
Great Wedding and Event Venue  
275 Wine Club Members  
Current Annual Production of Approx 1,200 Cases  
Approx 30 tons of Wine Grapes Sold to Other Wineries per Year  
100% Direct to Consumer Sales  
Assistant Wine Maker Would Like to Stay On (independent contractor)  
Seller is Open to Training and or Consulting New Owners

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**B&B:** Bed & Breakfast Room with Balcony (above Winery) +/- 500 sqft  
 Additional Guesthouse with 2 Suites Each +/- 1,100 sqft  
 All appropriate permits and licenses are in place  
 Nightly Rates Per Room \$139-179 (totaling \$477/night)  
 Fully Furnished and Ready to Continue Hosting Guests



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**Residence:** Stunning 3 Bed 2 Bath Home with Study and Italian Tile Roof +/- 2,459 sqft  
Commercial Grade Kitchen with Slate Tile Flooring and 6 Burner Wolf Stove  
Sparkling Swimming Pool and Spa with Patio Area  
Pine and White Oak Hardwood Flooring  
Lath & Plaster Construction  
Dual Pane Windows  
Mature Landscaping  
Most Furnishings will Stay (seller to provide list)



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**Crops:** Wine Grapes 10.1 Acres

- Alicante Bouschet 5 Acres (1977 & 1978)
- Viognier 1.5 Acres (2009)
- Muscat Blanc 1 Acre (2009)
- Syrah .5 Acres (2005 & 2011)
- Grenache .5 Acres (2011)
- Mourvedre .5 Acres (2013)
- Tempranillo .5 Acres (2013)
- Rousanne .3 Acres (2010)
- Marsanne .3 Acres (2010)



Yummy Beaut Plums 4 Acres (Currently Leased till January 2017)

Candy Pearls Nectarines 4 Acres (Currently Leased till January 2017)

**Water:** 1 Ag Well (150 GPM, 7.5hp Pump)  
1 Domestic Well (30 GPM)  
Alta Irrigation District  
Furrow Irrigated

**Soil Type:** Hanford Sandy Loam gravelly substratum (He)  
Tujunga Cobbly Loamy Sand 0-3% Slopes (TzdA)

**Price:** \$ 1,295,000

**For Additional Information or to Schedule an Appointment  
Call Heather or Steve McDonald at (559) 875-2095  
Shown by Appointment Only!**

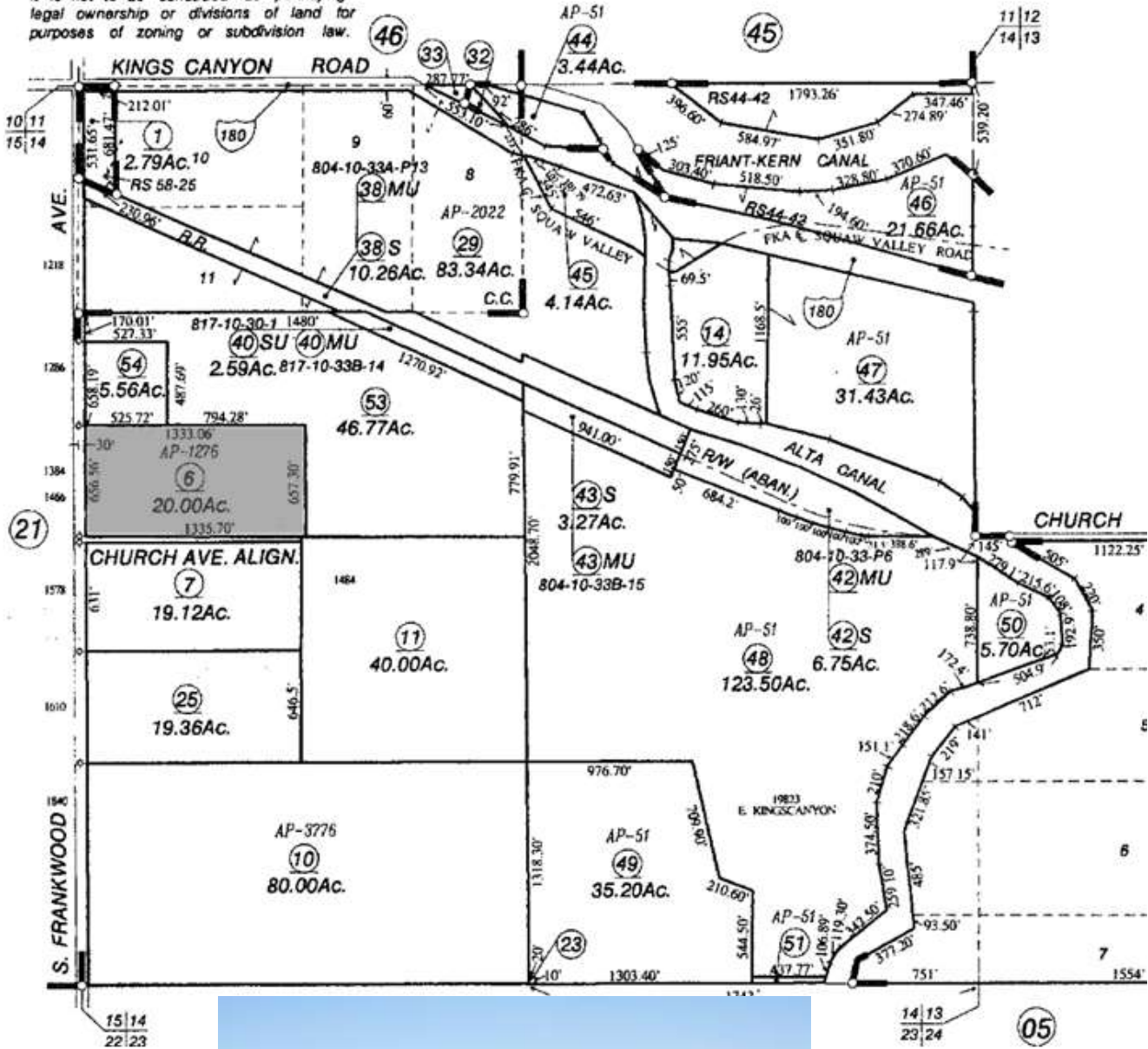
**\* Please do not address inquires to onsite managers or employees.**

**Great Opportunity with a Combination Winery and Bed and Breakfast.  
We look forward to sharing the investment possibilities with you.**



## Parcel Map

--- NOTE ---  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.



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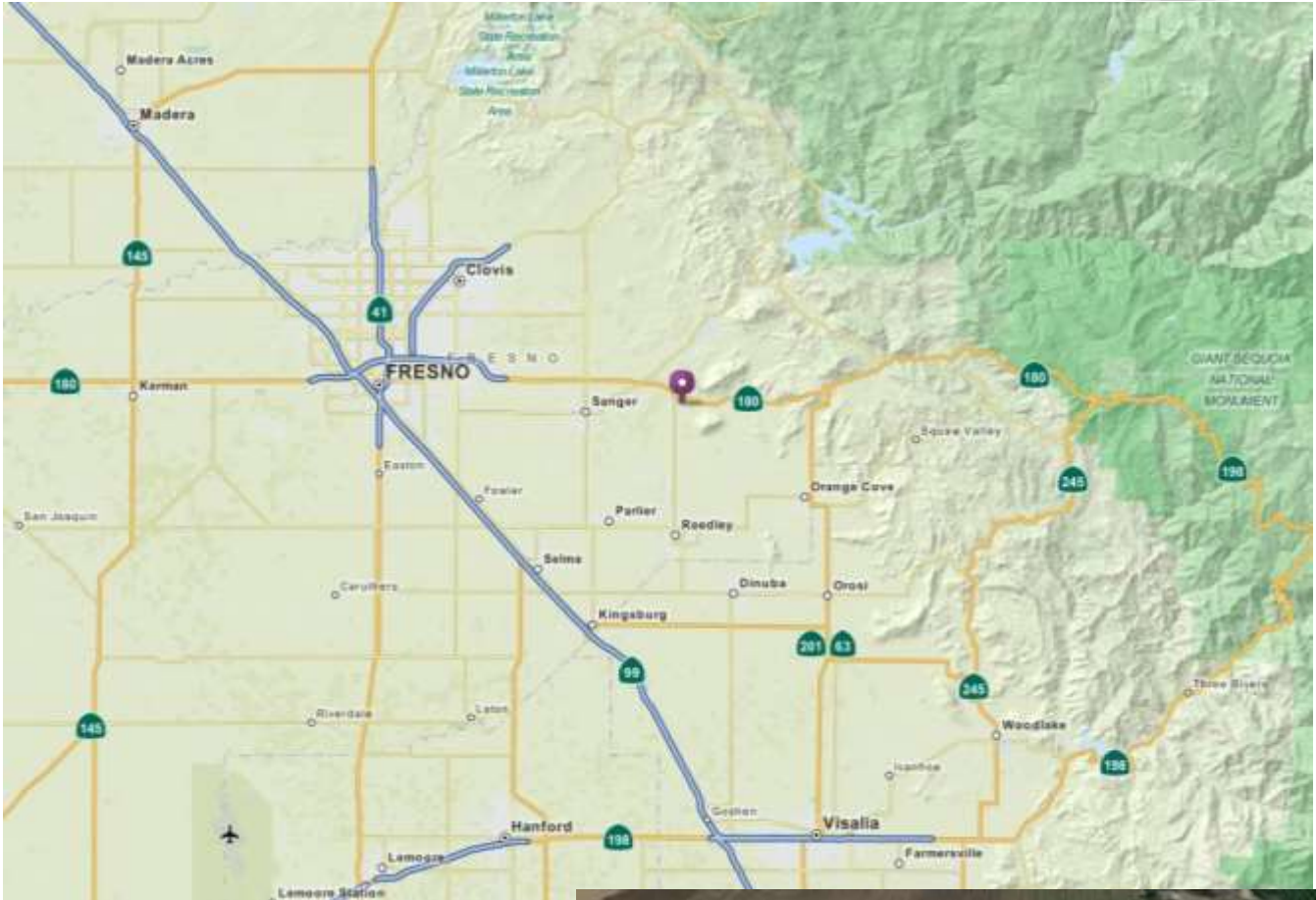
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### Location Maps



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