

Sales Ranch Vineyard

36527 Metz Road in Soledad, Monterey County, CA



LEGACY & LAND
GROUP

Discover an extraordinary opportunity to own a piece of California's celebrated wine country in the heart of Monterey County. This expansive 255.19-acre vineyard property combines breathtaking natural beauty, ideal viticultural conditions, and a prime location within one of the state's most prestigious wine regions.

Property Highlights:

- Land Size: 255.19 total acres of premium agricultural land.
- Vineyard Acreage: 65.42 net vine acres, cultivated to produce award-winning varieties:
 - 51.12 net vine acres of Pinot Noir – Monterey's signature varietal, renowned for its complexity and finesse.
 - 14.30 net vine acres of Chardonnay – Crisp and elegant, perfectly suited to the region's climate.
- Prime Growing Conditions: Benefiting from Monterey County's renowned terroir, cool coastal breezes, and long growing seasons, the property offers optimal conditions for producing world-class wines.
- Strategic Location: Situated in close proximity to renowned wineries, tasting rooms, and vibrant wine tourism destinations, making it an ideal choice for vineyard expansion or a new winery venture.
- One irrigation well totaling 1,512 gpm
- GSA: Forebay Aquifer

Seize the chance to own a thriving vineyard in one of the world's most celebrated wine regions. Opportunities like this are rare—don't miss your chance to turn your wine country dreams into reality.

Contact us today for more details or to schedule a private tour.

Joann Wall - C 805.591.0577 joann@legacyandlandgroup.com

Vali Nemetz - C 661.599.3672 vali@legacyandlandgroup.com

Now Available

LAND SIZE:

Approximately 255.19 acres

PROPERTY TYPE:

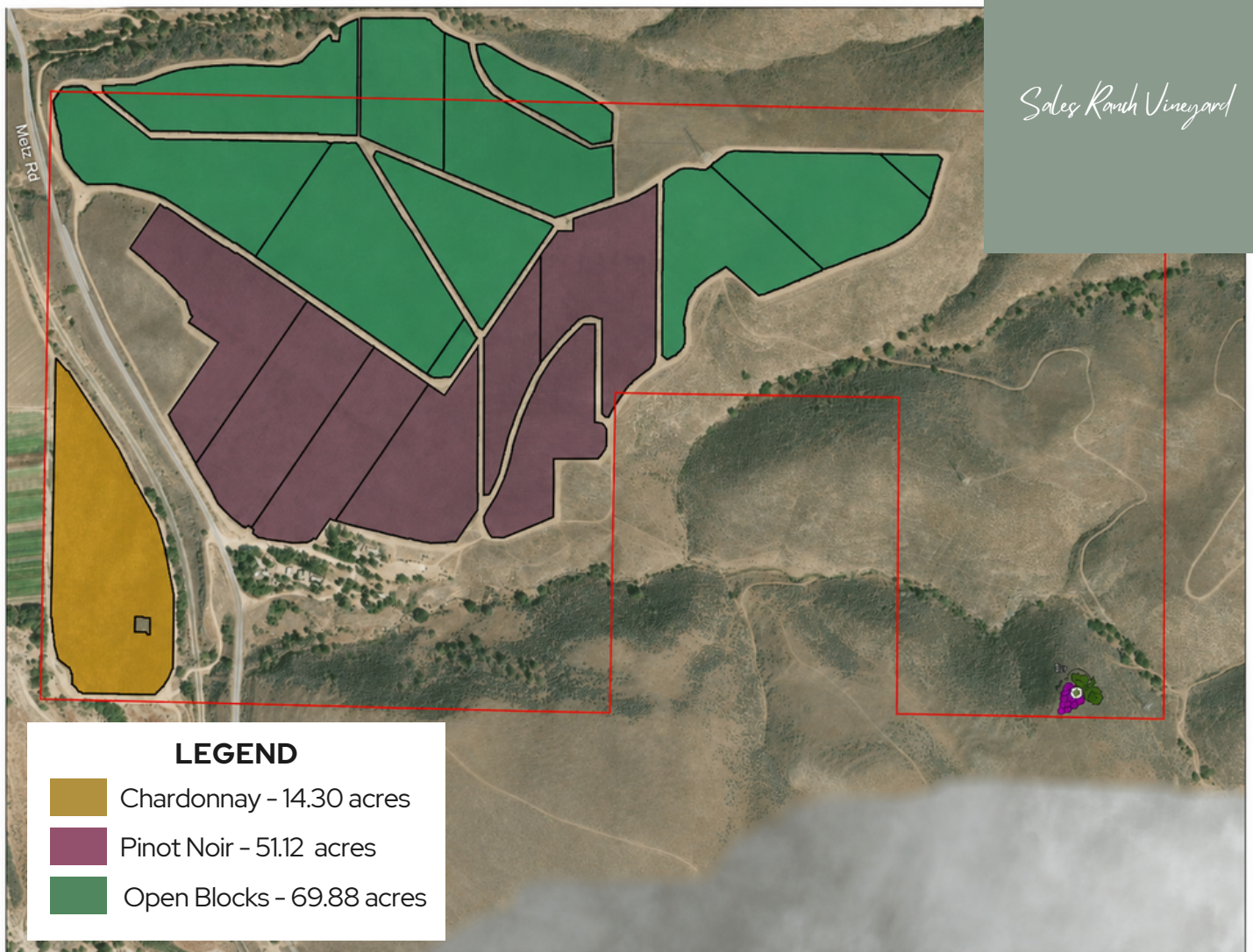
Vineyard

LOCATION:

36527 Metz Road Soledad, CA 93960

Priced at

\$2,400,000



Approximately 65 acres planted vine acres

BLOCK BREAKDOWN:

Approximately 51 net vine acres of Pinot Noir

Approximately 14 net vine acres of Chardonnay



LEGACY & LAND
GROUP



LEGACY & LAND GROUP

For more information, please contact one of the following individuals:



VALI NEMETZ

vali@legacyandlandgroup.com

M 661.599.3672

CalDRE: #01737574



JOANN WALL

joann@legacyandlandgroup.com

M 805.591.0577

CalDRE: #02030465

www.legacyandlandgroup.com

This property is being sold as-is, without any representations or guarantees from the Seller. Legacy and Land Group makes no warranties or assurances regarding:

- The quality, adequacy, availability, transferability, or cost of surface or well water, or water rights (if any).
- Eligibility to receive irrigation water from any district or other provider.
- The price or amount of irrigation water that may be obtained now or in the future.
- Historical or expected allocations of irrigation water.
- The number of irrigable or arable acres.
- The continued ability of any district to deliver water.
- Whether the property lies within any district's service area.

Water & Property Disclosure

Sustainable Groundwater Management Act (SGMA):

California law requires groundwater basins to be sustainable by 2040. SGMA limits the amount of water that may be pumped from underground aquifers. Buyers should understand that water availability is subject to change and strongly consult with their own water attorney, hydrologist, or other environmental professional.

Additional information is available at:

California Department of Water Resources SGMA Portal: <https://sgma.water.ca.gov/portal/>

Phone: (916) 653-5791

Buyer Notice:

Federal and state water laws, including SGMA, may significantly affect the availability, cost, and rights to water. Buyers are strongly advised to conduct their own due diligence and not rely on any written or verbal statements by the Seller or Broker.

Disclaimer:

Information provided by Legacy and Land Group is from sources believed to be reliable but has not been independently verified. No guarantee is made as to accuracy or completeness. Past performance of the property is not a guarantee of future results, which may be affected by weather, market conditions, management, and regulatory changes.

Legacy and Land Group is acting solely in its capacity as a real estate brokerage. We do not provide specialized expertise in engineering, hydrology, geology, environmental science, or financial investments. Buyers are advised to consult with qualified professionals (attorneys, engineers, financial advisors, or environmental experts) as needed to fully evaluate the property.