

VINEYARD, WINERY & ESTATE IN PASO ROBLES, CALIFORNIA

THREE MAGNIFICENT PROPERTIES IN ONE OF CALIFORNIA'S
PREMIER WINE REGIONS

FOR SALE

BANKRUPTCY SALE: Northern Holding, LLC | 8:20-bk-13014-MW

Three separate properties can be purchased together or individually



160± AC World Class Vineyard with 7,500± SF Home

2830 Live Oak Road, Paso Robles, CA

- Recurring income opportunity – Vineyard lease
- Over 71± AC of Vines
- 5-BR, 4-BA estate home in the Willow Creek District
- Complete with pool, tennis court & large terraces
- 900± SF guest house & 3,000± SF maintenance shop

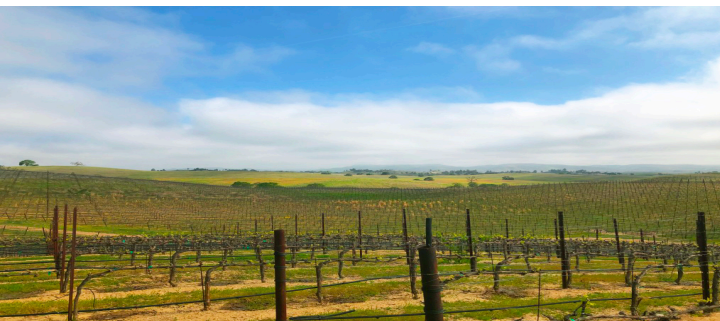
45,000± SF Production Facility on 155± AC 1172 San Marcos Road, Paso Robles, CA

- Turnkey winery capable of producing 400,000 cases of wine annually
- Over 91± AC of Vines
- Operating, commercial grade, winemaking process equipment included in sale
- Located less than 1 mile from U.S. Hwy 101



155± AC Vineyard – Texas Road Texas Road, Paso Robles, CA

- Over 119± AC of Vines
- Recurring income opportunity – Vineyard lease
- 5± AC of established olive orchards
- Development opportunity - 1± AC buildable residential site



For more information or to schedule an on-site inspection. Please contact:

K. Kevin Otus:
kotus@thinkONYX.com



Exclusive Sales Agents

www.thinkONYX.com

Sale in conjunction with:



SAN MARCOS VINEYARDS AND WINERY

Total Available Lot Size: 155± Acres

The winery, located at 1172 San Marcos Road, is a turnkey 45,000± square foot production facility located less than one mile from U.S. Highway 101 in Paso Robles, CA. This is an opportunity to acquire 91± acres of vineyards along with a valuable, operating state-of-the-art gravity flow winery production facility capable and authorized to produce 400,000 cases of wine annually.

The facility comes complete with four wells installed, one recessed loading door with leveler, a crush pad, fermentation room, climate-controlled barrel storage room/warehouse/bottling building featuring 22' clear ceiling heights (barrel room 34'8" & tank room 55') and additional office space.



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SAN MARCOS VINEYARDS AND WINERY-Continued

Operating Equipment Included In San Marcos Sale



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STRUCTURE SIZE:	45,262± SF
YEAR BUILT:	2002
SITE SIZE:	155± AC
TAX ID#:	026-104-001
PRODUCTION CAPABILITY:	400,000 Cases / Year
EQUIPMENT:	All Included in Sale

Sale in cooperation with



SAN MARCOS VINEYARDS AND WINERY-Continued

Property Details

Assessor's Parcel Number(s): 026-104-001.

Property Address: 1172 San Marcos Road, Paso Robles, CA, 93446.

Land Area/Property Size: ±155.33 Assessed Acres.

Land Use: ± 28.38 acres of premium wine grape vineyards with ± 63.30 acres of abandoned vineyards (vested plantable land) ± 2.00 acres of olive orchard, ± 7.30 acres of supporting farm roads, ± 7.00 acres contained within a winery site and ± 47.35 acres non-plantable ancillary land in steep hillsides.

Structural/Site Improvements: Winery facility consists of ± 43,210 SF of building area.

Flood Zone Rating: Flood Zone "X"

Census Tract: 100.16 / 1

Ag. Preserve Status: The subject property is not currently enrolled in the Williamson Act, Agricultural Preserve program.

Zoning: AG – Agriculture.

Soils: Soils consist mostly of Arbuckle and Nacimiento soils (Capability Class 4 & 7).

Irrigation Supply & Distribution: Two wells with submersible pumps (one being reworked) provide the water supply for the winery facility and vineyards. This system is also tied to the well on the Texas Road vineyard immediately to the north. The vines are irrigated via drip system.

Highest and Best Use: Continuation of the operation of the winery facility and wine grape vineyard, while redeveloping the abandoned vineyards.



LIVE OAK ESTATE & VINEYARD OFFERING

Total Available Lot Size: 160± Acres



This offering is a unique opportunity with potential recurring revenue / income generated by long-term Vineyards / Land leases.

With the ability to expand the current 71± acres of Vines and with the option of conditional use permits that incorporate options for hospitality ventures are available through this sale, and offer the potential for a unique rental, or special event space for corporate outings, private parties or weddings.

The 7,500± square foot hilltop residential estate has:

- **Five bedrooms plus office & four bathrooms.**
- **Outdoor space features large terraces overlooking beautifully landscaped grounds with irrigation system, swimming pool, cabana with wood-burning fireplace and tennis court.**
- **The property also includes a Workshop: 3,000± SF and Guest House: 900± SF.**



LIVE OAK ESTATE & VINEYARD OFFERING-Continued

Property Details

Assessor's Parcel Number(s): 026-342-039

Property Address: 2380 Live Oak Road, Paso Robles, CA.

Land Area/Property Size: \pm 160.00 Assessed Acres

Land Use: 71.60 \pm acres of wine grape vineyards with 17.31 \pm acres in non-viable vineyards (equivalent to open land), 25.00 \pm acres of open plantable land, 7.52 \pm acres in supporting farm avenues and lower farmstead site, \pm 2.00 acres contained within an estate residential site and 35.07 \pm acres in a non-productive ancillary land.

Structural/Site Improvements: Estate-type residence with attached garage, shop building and employee/rental house. There is also a manufactured home (mobile home) on jack stands.

Flood Zone Rating: Flood Zone "X"

Census Tract: 100.16

Ag. Preserve Status: The subject property is currently enrolled in the Williamson Act, Agricultural Preserve program.

Zoning: AG – Agriculture

Soils: Primarily Nacimiento soils (Capability Class 4 & 7).

Irrigation Supply & Distribution: Four on-site wells with submersible pumps. Application is via drip system.

Highest and Best Use: Continuation of the existing residential and vineyard operations while redeveloping the non-viable vineyards.



TEXAS ROAD VINEYARDS

Total Available Lot Size: 155± Acres



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This offering is a unique opportunity with potential recurring revenue / income generated by long-term vineyards / land leases.

A variety of value-add options with conditional use permits are also available through this sale.

The Texas Road Vineyard property consists of:

- 25.30 ± acres of premium wine grape vineyards
- 93.70 ± acres of abandoned vineyards (equivalent to plantable land)
- 5.00 ± acres of established olive orchard
- 9.00 ± acres of supporting farm roads and well site
- 1.00 ± acre in buildable residential site
- 21.00 ± acres in a nonproductive ancillary land.

Sale in cooperation with



TEXAS ROAD VINEYARDS-Continued

Property Details

Assessor's Parcel Number(s): 027-145-022

Property Address / Location: Located along the north side of Texas Road, just north of San Marcos Road and ± 1.5 miles west of Highway 101, being ± 4 miles northwest of Paso Robles, in rural San Luis Obispo County.

Land Area/Property Size: ± 155.00 Assessed Acres

Land Use: ± 25.30 acres of premium wine grape vineyards with ± 93.70 acres of abandoned vineyards (equivalent to plantable land) ± 5.00 acres in old olive orchard, ± 9.00 acres of supporting farm roads and well site, ± 1.00 acre in buildable residential site and ± 21.00 acres in a nonproductive ancillary land.

Structural/Site Improvements: None.

Flood Zone Rating: Flood Zone "X"

Census Tract: 101.02

Ag. Preserve Status: The subject property is currently enrolled in the Williamson Act, Agricultural Preserve program.

Zoning: AG – Agriculture

Soils: Primarily Linne soils (Capability Class 4 & 7).

Irrigation Supply & Distribution: A single on-site well with submersible pump that is tied to the two wells on the Rabbit Ridge Winery Parcel. Application is via drip system.

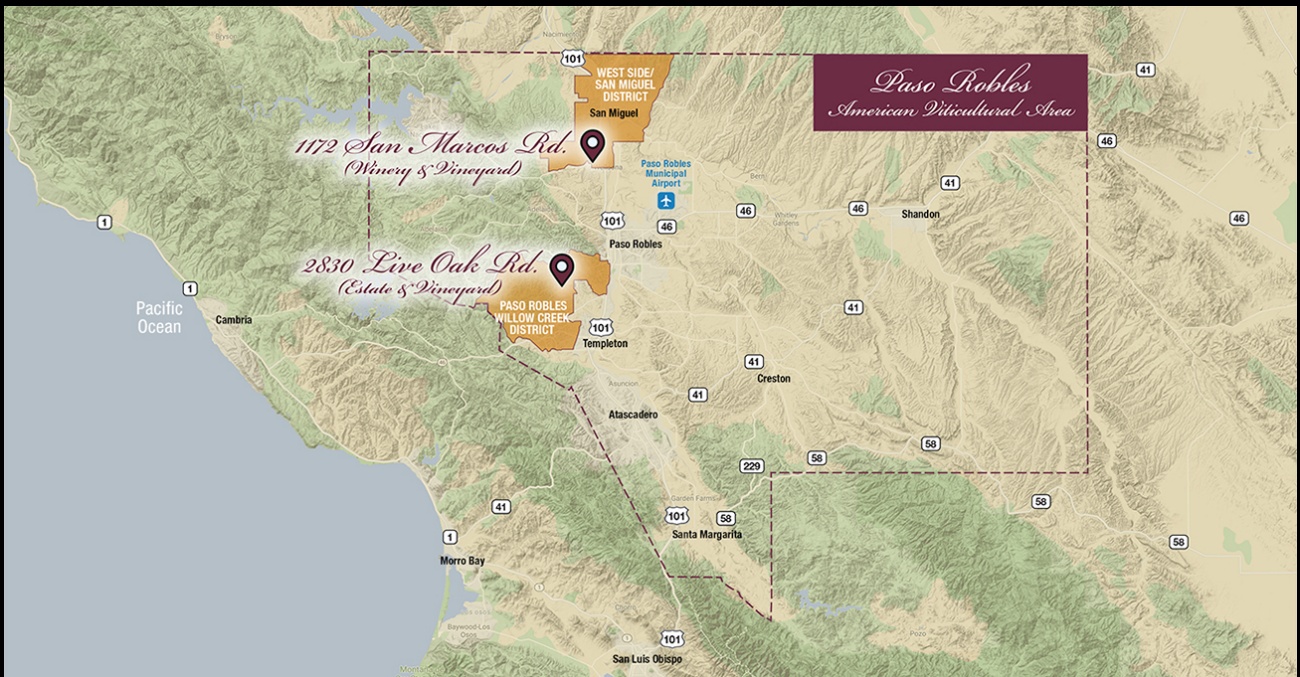
Highest and Best Use: Continuation of the existing vineyard while redeveloping the old vineyards that have been abandoned.



SALE INFORMATION



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TERMS OF SALE – This sale is being conducted subject to the Terms of Sale, which will be available upon completion in the Offering data room.

BID DEADLINE – October 29, 2021

OFFER – Three separate properties that can be purchased together or individually.

ON-SITE INSPECTIONS – BY APPOINTMENT ONLY. See contact information below.

DATA ROOM – A Virtual Data Room has been assembled and contains important due diligence documents on the opportunity. NDA required for access to the Virtual Data Room.

Onyx has not independently verified any of the information provided or contained herein or in the Virtual Data Room. Potential purchasers should satisfy themselves through independent investigations as they or their legal and financial advisors see fit.

Contact:

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