



Property Information Memorandum

Bella La Vina Farms, Tulare County, CA



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Overview Of Property

The property consists of 2 parcels situated in the unincorporated area of Terra Bella, California in the heart of the Tulare County wine area. The total acreage is approximately 15 acres. As owners of this property, Victor and Cari Flores consider themselves stewards of the land, with a profound responsibility to pass along a clean environment and revitalized, healthy land to future generations. In that spirit, they focus their lives on eco-friendly farming practices.

In addition to the estate lending itself to both wine grape growing and other crops and farming, it is ideal for a retail agri-business site and the home lends itself to family gatherings or use as a vacation rental. The property is well suited to cultivate a sense of community with family, friends, neighbors, and the natural surroundings.

The winery parcel comprises approximately 5.65 acres and includes a 2160 sq. ft tasting room and retail center, ample parking, outdoor events center, winery use permit, highway signage, wine and table grape vineyard, crush pad and barrel storage.

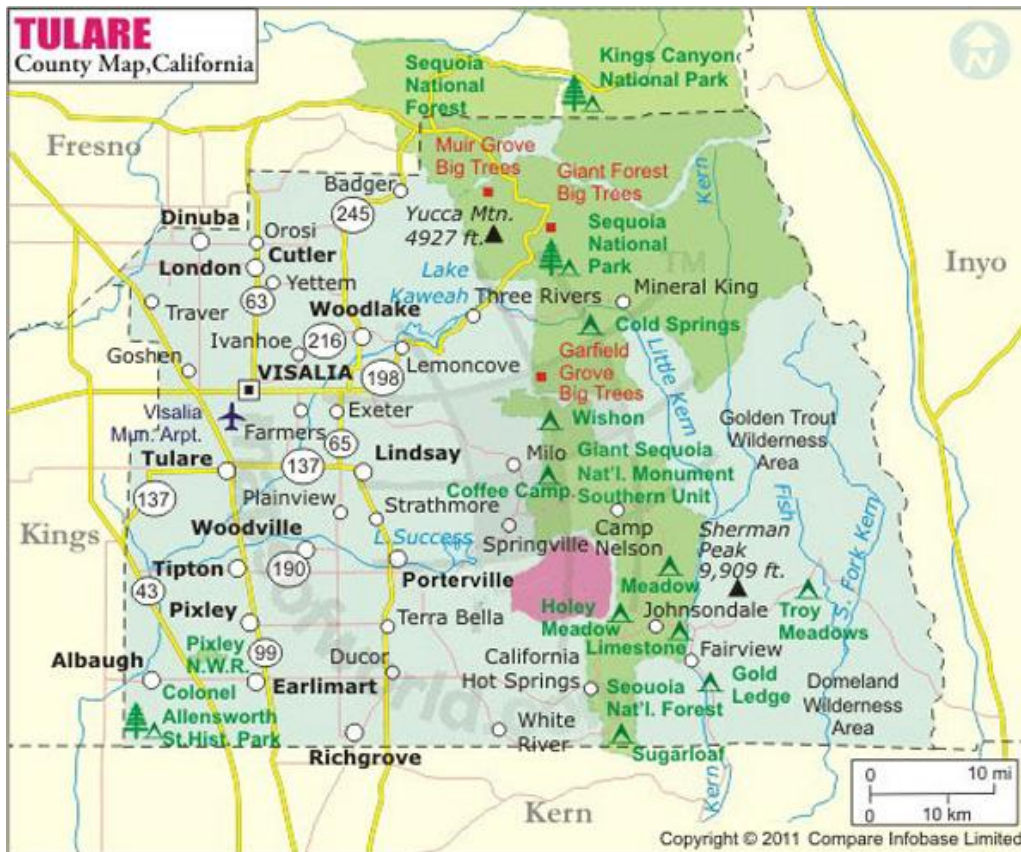
The house parcel is approximately 9.52 acres and includes the historical and renovated home, wine grape vineyard and pool.



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Location

Tulare County is conveniently located within a 4 hour drive of either San Francisco or Los Angeles and a 2-1/2 hour drive of California's central coastline. The County has a growing population of 425,000. The Eastern half of the County is comprised primarily of public lands within Sequoia and Kings Canyon national parks, Sequoia National Forest, the Sequoia National Monument and the Mineral King, Golden Trout, and Domelands Wilderness areas. Opportunities for all-season outdoor recreation include: hiking, water and snow skiing, fishing, white water rafting and boating. Visalia, the County seat, is the gateway to Sequoia National Park and a variety of recreational activities. Tulare County's family-oriented lifestyle and affordable housing have proven attractive to people from all areas of the state and country.

The County is centrally located within the heart of California's Central Valley and is also home to the World Ag Expo. The geographic region is diverse and agriculturally rich.



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Offering

Listing Price \$600,000

Two legal parcels

15.17 total acres

Winery, Tasting/Retail Building, Crush Pad, Equipment, Inventory, Use Permit

1080 square feet 1910 historical renovated residence with swimming pool

- 4 Acre Wine Grape Vineyard
- Pool
- Outdoor event area
- 2 Bedroom/2 Bath House
- Unlimited Winery Events
- 1200 Case avg. annual productio
- Retail Dry goods Inventory
- 1 Acre Table Grapes
- Water supplied private well
- 2160 sq. ft. Tasting Room & Retail
- Crush pad and small barrel storage building
- Wine Inventory



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Tasting Room/Winery/Retail Sales

Year Built: 2007

Square Footage: 2160

Features:

Tasting Bar

Retail

Wine Inventory

Dry Goods Inventory

Fixtures and Display Cases

Wine Club

Intangibles

Wine Making Equipment

Water: Private Well (shared with home parcel)

Septic: Private standard septic system

Outdoor Event Center – Unlimited Weddings and Special Events



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Home

Year Built: 1910

Square Footage: 1080

Bedrooms: 2

Bathrooms: 2

Features:

- Fully renovated
- Kitchen
- Living Room
- In-ground Pool
- Landscaped
- Wine Grape Vineyard



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Wines



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Vineyard

Acreage: 4 acres wine grapes
 Acreage: 1 acre Red Globe table grapes
 Rootstock:
 Clone:
 Irrigation: Drip
 Water Source: Ag Well
 Tonnage: Average 3-4 tons per acre

Varietals: Mixed, see chart below
 Vineyard Management: Owner
 Spacing: 6x11
 Trained: Cordon
 Grape Usage: used entirely for estate produced wines

Varietals	No. Producing Vines	No. Non-Producing Vines
Merlot	200	
Cabernet Sauvignon	200	200
Viognier	200	
Syrah	200	
Petite Syrah	200	200
Barbera	200	
Tempranillo	200	
Muscat	200	200
Zinfandel	200	

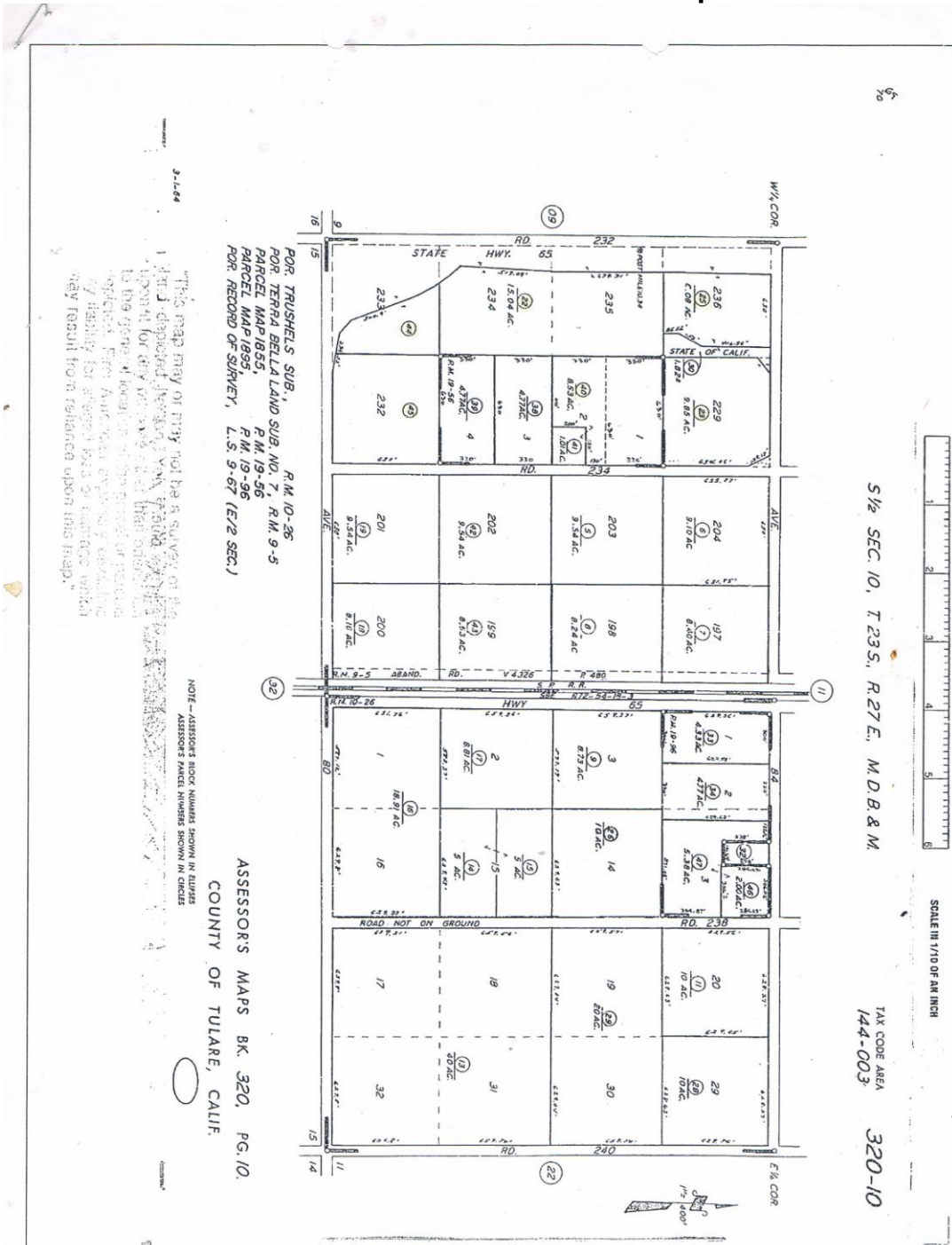


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Assessor's Parcel Map



3-L-64
 This map may or may not be a survey of the land depicted hereon. It is not to be used as evidence of title or boundary. It is to be used for identification purposes only. Any and all existing easements or rights of way shall be shown on this map. Any result from reliance upon this map.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN SQUARES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAPS BK. 320, PG. 10.
 COUNTY OF TULARE, CALIF.

FOR TRUSHELS SUB. R.M. 10-35
 FOR TERRA BELLA LAND SUB. NO. 7, R.M. 9-5
 PARCEL MAP 1995, P.M. 19-56
 PARCEL MAP 1995, P.M. 19-56
 FOR RECORD OF SURVEY, L.S. 9-67 (E/2 SEC.)



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Offered At \$600,000

**For More Information Contact:
Bill Kunde or Sue Michaelsen
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KM Properties does not guarantee this information. Details were provided by either Tax Assessor or Owner. Those interested in purchasing the property are encouraged to complete their own investigation of the property.



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