

Merritt Island Vineyard

Yolo County, California

\$2,595,000 | 118.00 Acres

38703 County Rd 144
 Clarksburg, California

This Historic Turnkey Vineyard Property is located in Yolo County about 15 minutes south of the city of Sacramento and approximately three miles southwest of the community of Clarksburg on Merritt Island. The ranch partly borders Elk Slough, which along with the Sacramento River, form the boundary of Merritt Island.



PROPERTY HIGHLIGHTS

- 118-acres; 100 farmable acres
- 63-acres of planted wine grapes; Expandable to 94-acres
- Quality wine grapes for Cupcake, Glenn Ellen, Biltmore Estates, Turning Leaf & more
- Water from Elk Slough (Pre-1914 Riparian/Licensed)
- 15 HP electric motor driven centrifugal pump (220 GPM)
- Single story adobe brick with tile roof home
- Shop and storage, 50 X 60-foot steel frame
- Equipment Storage Shed, 20 x 40
- Storage shed, 15 x 20



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