



**Il Gioiello Vineyard
Fiddletown, California**

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Introduction



View of Tasting Room and Winery

The Il Gioiello Vineyard is a turnkey vineyard and winery estate property in the Sierra Foothills AVA, centrally located between 3 other micro AVAs: Shenandoah Valley, and Fiddletown (both in Amador County), and Fairplay (in El Dorado County), where you will be delighted to discover a thriving wine producing region with over 50 wineries.

The owner firmly believes that the “terroir” of a vineyard is critical to producing excellent wines, so this ridge-top property was carefully selected as the ideal location for the varietals of wine grapes grown on-site, which include Zinfandel, Petite Syrah, Montepulciano, Aglianico, Barbera, Sangiovese, Mourvedre, Grenache, Syrah, Tempranillo, Viognier, and Cabernet Franc.

The property is just a short 15 minute drive to the charming town of Plymouth, with its famous restaurant, Taste, and approximately 35 local wineries. This is a very popular destination for Bay Area, Sacramento, and foothill area wine enthusiasts, who prefer the laid back and personal experience of the Amador wine region over the bustling and commercial wine regions of Napa and Sonoma Valleys.

Size and Description



Aerial view of property

The property consists of one (1) parcel, 80 acres. The property is zoned “A” – and per county zoning, Agriculture means the art or science of cultivating the ground, including harvesting of crops and rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry, the science and art of the production of plants and animals useful to man.

APN: 014-150-018, zoned A

The property sits at about 2,000 ft elevation, an altitude that includes rolling hillsides dotted with both Pine and Oak trees, the quintessential California rolling foothills. Most of the property is gently sloping, creating a large and useable plot of land.

The property’s location here in Amador County was very attractive to the owner, given its close proximity to the Bay Area (about 2.5 hours), Sacramento (just over 1 hour), and Lake Tahoe (just over 1.5 hours). As you spend time on the property, the forest views, the vineyard, home, winery buildings, undulating topography, and landscaping will give you the sense that you have been transported to Tuscany, Italy.

Vineyard Conditions



Vines on Hillside with Winery Buildings in Background

The owner selected this location to develop the Il Gioiello Winery because of the shallow rocky soils, warm summer days, cooler evening temperatures and cooling breezes at altitude above 2000 feet, forming the ideal combination to plant these estate vineyards.

Possessing a range of soils and heat day calculations very similar to Calistoga in the Napa Valley, this area can grow a variety of grapes, but the Mediterranean varietals do particularly well here. The vineyard includes the following varietals: Zinfandel, Petite Syrah, Montepulciano, Aglianico, Barbera, Sangiovese, Mourvedre, Grenache, Syrah, Tempranillo, Voignier, and Cabernet Franc.

Our nearly perfect California climate and Foothill elevation develop varietal integrity and intensity vintage after vintage.

There are roughly 20 acres of vineyards on drip systems, with up to 14 varietals and clones on estate. In the front lots, there are many head-trained vines growing, and in the lower valley lots most of the vines are trellised. Long-standing relationships with regional growers allow the procurement of additional volume and varietals as needed.

Winery Utility Building



View of Vines and Barn Structure

The heart of the operations is referred to as the Winery Utility Building, which includes the original Barn building, that has been updated and modernized for a multitude of purposes. The building is approximately 3,000 square feet, equally divided between upstairs and downstairs.

On the upper floor you have a large office and meeting area, as well as a full one bedroom apartment. There is also a good sized wooden deck that affords excellent views of the vineyard, nearby hills, and the Sierra Nevada Mountains in the distance.

On the lower floor, you have the wine making and bottling area, which has the capacity to label 60 cases per hour. In addition, this space can also be utilized by caterers to put on weddings or special events. The building has men's and women's restrooms, as well as the large patio area which can be seen under the party lights strung up overhead.

Covered Crush Pad



View of Barn and Extensive Overhang Structure

The West end of the Barn structure has been modified to include covered areas used in the wine making process. This is where the owner's sorting, destemming and crush lines are located, with two sorting tables for both clusters and grape level when desired.

Four pumps handle must movement, pump-overs, racking and topping, and they have steam, hot pressure water and ozone for cleaning.

The covered crush pad is approximately 70' x 40' where the owner's two crush machines are located. This is where the property's own harvest is crushed, as well as where the owner has performed custom crush, blending, and bottling for other vintners in the area.

Along the North side of the building is another 50' x 27' covered area that houses the owner's fermentation tanks. They have the fermentation capacity of about 70 tons, and the sale of the property includes all of the wine-making equipment (inventory list available upon request).

The Barrel Storage Building



View Barn and Barrel Storage Building

At the South side of the wine utility building sits the barrel storage building. Its dimensions are 61'6" x 43'4" x 19' height (at eaves), 2,664 square feet, 50,600 cubic feet of air-conditioned barrel storage space.

The owner utilizes a combination of traditional oak barrel cooperage, as well as the more high-tech 300 gallon poly tank aging vessels, which are favored for their efficiency in oak utilization, oxygen control and reduced wine loss compared to traditional cooperage.



Combination of Traditional Oak Barrel Cooperage, and High-Tech Poly Tanks.



Case Goods Building



Case Storage Building with Vines and Mediterranean Cypress Trees

Consistent with the Tuscan architectural theme is the finished goods case storage building. This is a temperature and humidity controlled environment measuring 38' x 48' with 20' high ceilings, which provides 1,728 square feet, or 34,560 cubic feet of storage space.

The building is designed to store 63 pallets on roller racks and up to 66 pallets on floor stacks as well as partial pallet racks for several hundred cases. The total storage capacity is approximately 7,000 cases, depending on bottle type.

Note, the stored wine in the building will remain the property of the seller, but could be available under a separate bill of sale.



Roller Rack and Floor Stacks



Tasting Room and Sales Building



Tasting Room with Picnic Areas and Bocce Ball Courts

The tasting room and sales facility is a favorite R&R spot for club members and customers who want to picnic and enjoy wines in a beautiful Italian country setting while listening to the splashing of the fountain. There is a covered seating area with outdoor fireplace, as well as trellised picnic table areas, bocce ball courts, and spacious lawn areas.

The tasting room itself includes an elegant serving area with granite counters and high end storage cabinets, a cooled wine storage room, and there are restrooms on the North side of the building.

This is another popular venue for wedding parties and other special events.



Tasting Room Interior and Covered Patio with Outdoor Fireplace



Main Residence



View of Main Residence with Olive Tree Grove

The property's main residence was designed to reflect Tuscan architecture and is strategically located with a view of the Olive Tree grove, as well as views of the vineyard and winery buildings.

The house consists of 1,600 square feet of conditioned living space, as well as an additional 500 square foot garage. The ceilings are high, and adorned with robust crown molding – matching the comfort and elegance deserving of an estate dwelling.

There is a Master bedroom suite and an office / guest bedroom with separate bathroom. The gourmet kitchen has been appointed with high-end granite counter tops, stainless steel appliances, custom hickory wood cabinets, and earth tone stained concrete flooring.

The floorplan is open, connecting the kitchen with the dining area and large family room with its cozy wood burning fireplace. There are multiple sets of French doors that open to a private patio and spa area, as well as the gardens and landscaping around the house.



Gourmet Kitchen and Family Room



Utilities and Infrastructure



Winery Utility Building with Solar Panels on Roof

The property is served by the PG&E electrical utility grid, with both overhead and underground power lines on the property, but the main source of electricity on the property is the owned 39 KW Solar Power System. The winery utility building has solar panels on the South and East facing roofs, producing 240 volt power.

The infrastructure also includes a phase converter, which is used to produce three-phase power to the equipment that requires such high voltage.

The property is also served by two wells on-site, one producing 10 gallons per minute, and the other well at over 370' deep produces 50 gallons per minute. This water is stored in a variety of different water storage tanks, which in turn feed all of the domestic water and irrigation needs on the property.

In addition to the above, there are thousands of square feet of concrete patio and work areas. Roughly 40 acres is deer fenced, providing the necessary safekeeping of the valuable vines.

Ideal Building Site



Hilltop Estate Home Building Site

The owner's favorite location on the property is this hill top building pad, which currently has an RV hook-up and a 3 bedroom septic system ready for the site. There is also water and power run to this location.

According to the owner, the zoning of this property would allow for the construction of an Inn or an Estate Residence of unlimited size.

From this vantage point, the sunrise and sunsets are spectacular, as is the view of both the vineyard and the Sierra Nevada Mountains.

ABOUT AMADOR COUNTY

Amador County is located in the foothills of the Sierra Nevada Mountains of California. As of 2018, the population was 39,383. The county seat is Jackson.

Amador County bills itself as "The Heart of the Mother Lode" and lies within the general area known as "The Gold Country." It is located approximately 45 miles (72 km) southeast of Sacramento in a part of California known as the foothills of the Sierra Nevada Mountains.

The county has a total area of 605 square miles (1,566 km²), of which, 593 square miles (1,536 km²) of it is land and 12 square miles (30 km²) of it (1.94%) is water. Water bodies in the county include Lake Amador, Lake Camanche, Pardee Reservoir, Bear River Reservoir, Silver Lake, Sutter Creek, Cosumnes River, Mokelumne River, and Jackson Creek.

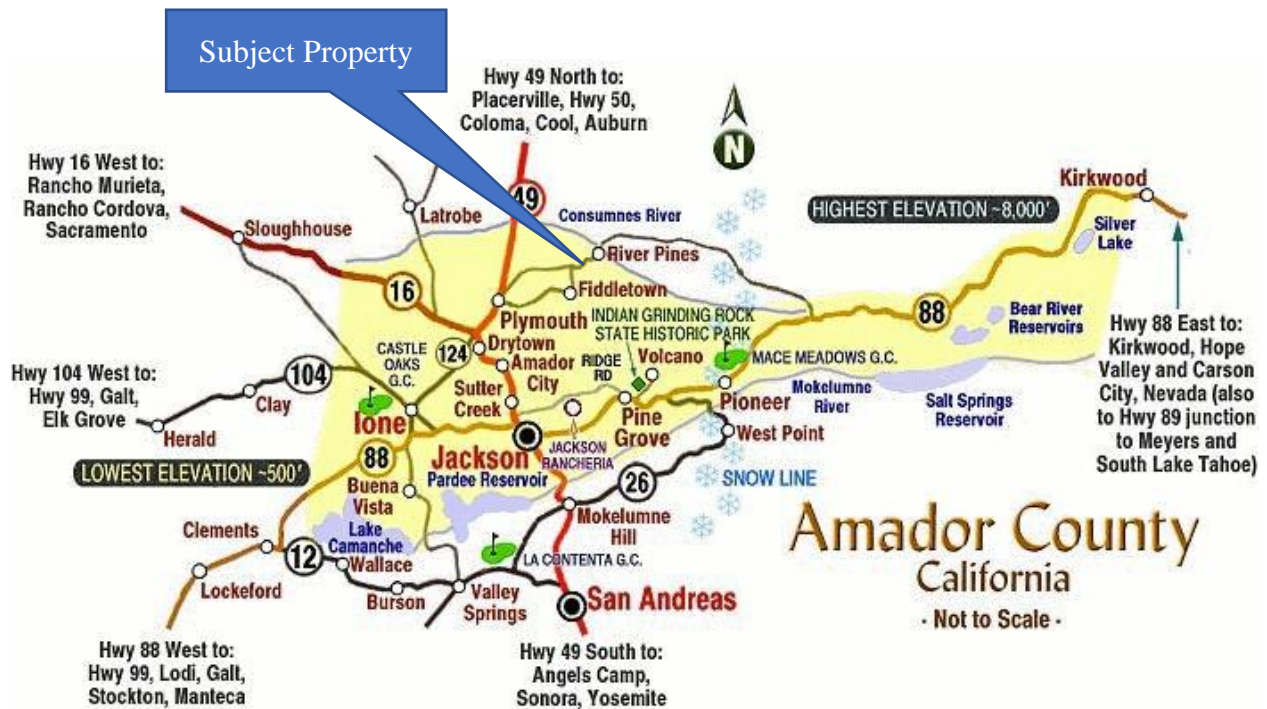
The county is bordered on the north by the Cosumnes River and on the south by the Mokelumne River.

Visitors are drawn to Amador County for many reasons, from the recreational opportunities for boating, hiking, skiing, mountain biking and backpacking, to the numerous indoor activities perfect for a hot summer day, chilly winter evening, or just about anything in between.

Amador County was once the center of viticulture in California. The oldest zinfandel vineyard in the United States, planted just four years after the Civil War, is located in Amador County. The county makes up about 1% of the wine grape agribusiness in California. Surprisingly, more than 30% of the gold medals awarded in State competitions come from grapes grown in Amador County.

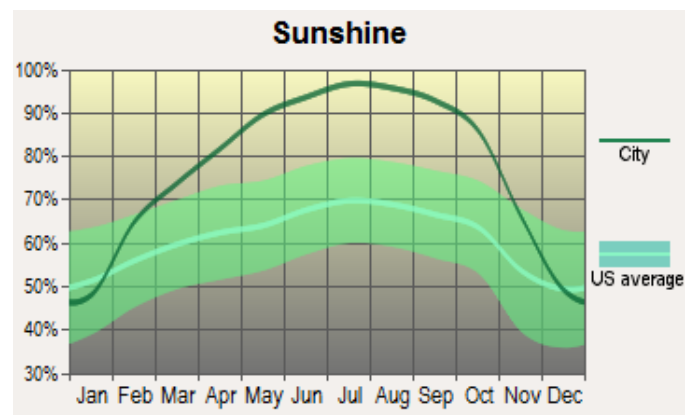
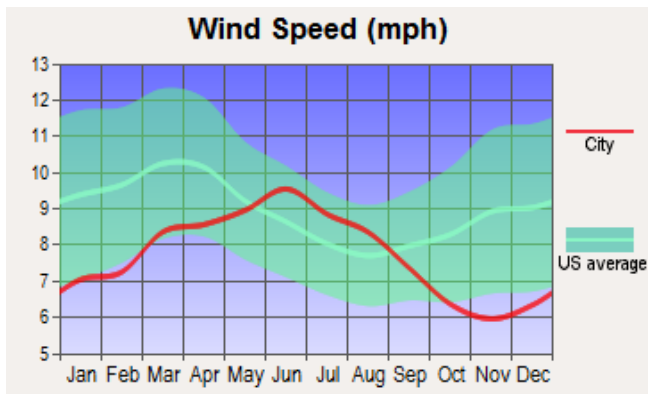
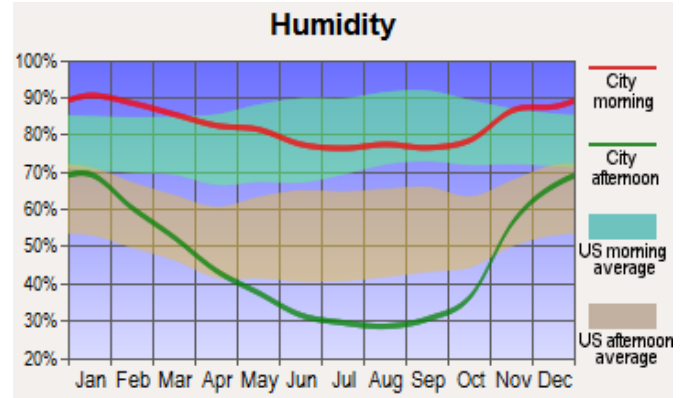
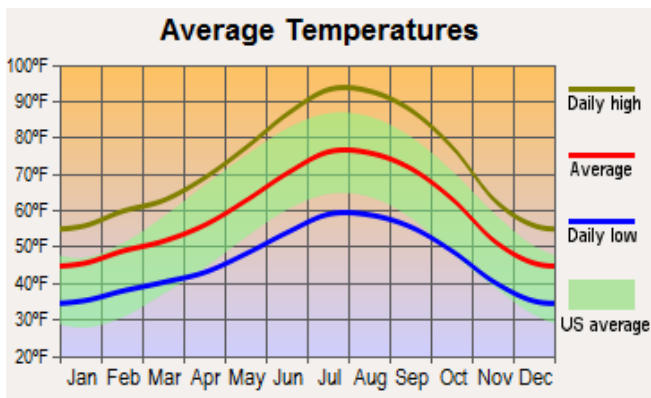
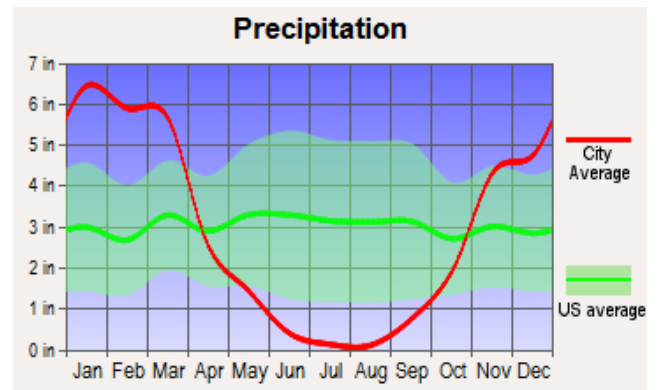
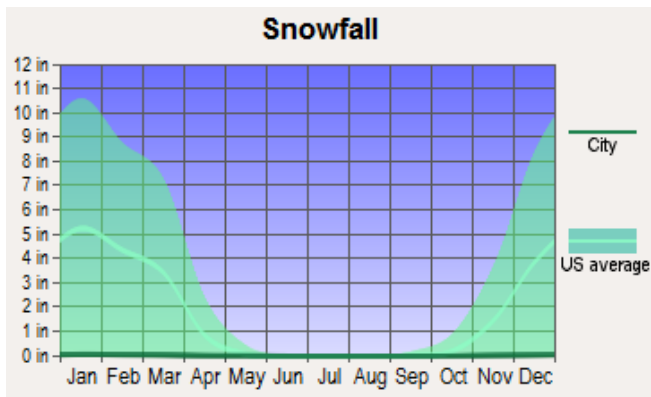
Amador County is blessed with four distinct seasons, and unique scenery to go along with them. Elevations range from 200 feet in the west, to more than 9,000 feet in the east, giving travelers picturesque views of smooth valleys, rolling hills and towering mountaintops as they make their way along the county's two major highways: Historic Highway 49, stretching from north to south, and scenic State Highway 88, a perfect and leisurely alternative gateway to upper Amador County and the Lake Tahoe region.

One of the most attractive features about Amador County is its central location to so many regional destinations. Located just over an hour from Tahoe, two hours from the San Francisco Bay Area, and one hour from downtown Sacramento, living in Amador County truly means having the best of all possible worlds. Amador County is also home to many professional service providers, making it easy and convenient to get the help you need for your property, home, auto and more.



Amador Weather

CA Climate Graphs



Offering Price

Please call us for a price.

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