



**Convergence Vineyards  
Plymouth, California**

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## Introduction



### View of Vineyard Among Oak Trees

Convergence Vineyards is a turnkey and profitable vineyard and winery estate property in the Sierra Foothills AVA, in the heart of the historic viticulture area of Amador County, and specifically in Plymouth, where you will be delighted to discover a thriving wine producing region with over 45 wineries in the county.

The owners enjoyed a 20 year career working for some of the most famous wineries in Napa Valley before they decided to acquire this property to develop into the vineyard estate that it is today. Prior to planting, they had extensive soil research performed by Crop Care (out of Napa Valley) to decide the best locations to plant.

Within the roughly 25 acres of 8'6" high deer-fencing, they had Lodi Irrigation install the professional irrigation system, they added the trellises for the vines, established the wine making building, tasting room, and the estate residence.

This is a very popular destination for Bay Area, Sacramento, and even Reno/Carson City 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 of 105.88 acres. The property is zoned “A-1” – 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: 008-210-031, zoned A-1

The zoning also allows unlimited events (ie weddings) of up to 125 people, and allows up to twelve events per year with as many as 450 people.

The property sits at about 600 ft elevation, an altitude that includes rolling hillsides dotted with Oak trees, the quintessential California rolling foothills. Most of the property is gently sloping, creating a large and useable plot of land, on which there is a historic cattle grazing lease for the season.

The property’s location here in Amador County was very attractive to the owners, given its close proximity to the Bay Area (about 2+ hours), Sacramento (about 1 hour), and Lake Tahoe (just over 1.5 hours). Having  $\frac{3}{4}$  mile of Hwy 124 road frontage also provides a high visibility to draw visitors.



## Vineyard Conditions



### Vines and Trellises on Hillside

The owners selected this location to implement their dream, as Amador County's wine region reminded them of what Napa Valley looked like 30 years ago. They were struck by the beauty of this 105 acre property, with the rolling hilltops, sun-sloped fields and three creeks converging at this destination.

The Amador County region is known for producing high quality Mediterranean varietals, given the combination of temperature, soil, and elevations specific to this area. The vineyard includes the following varietals: Syrah, Petite Sirah, Primitivo, Zinfandel, and Barbera.

There are a total of 4 acres of vines, which produce about 20 tons of fruit annually. All of the estate wines have won high awards at the California State Fair, San Francisco Chronicle, Orange County, etc wine festivals, and these include 99 Points, Double Gold & Best In State for the Tempranillo; as well as 95 Points from the California State Fair, a Double Gold, Best of Class & Best of Show Red Wine from El Dorado County Fair for the Zinfandel, and Best Amador County Winemaker.



## Multi-Purpose Winery Building



### View of Winery Building and Crush Pad

One of the first buildings the owners constructed is the wine making building, which is the site of the former cattle corrals when the parcel was part of a larger historic cattle ranch.

This building is where the grapes are brought for crush after harvest, where it sits in the fermentation vats, where it is barrel aged, bottled, and finally where the finished wine is kept in cold storage. The room itself is wired with 120 and 220 volts inside and outside, it has a floor-drain for easy clean-up, and it is cooled by two Mitsubishi mini-split HVAC systems. The Cold Storage room can store up to 2,800 cases of finished wine.

The covered Crush Pad measures about 2,600 square feet under the extended roof, affording views of the converging creeks, the rolling hills outside of the deer-fencing, and the Sierra Foothills gold country in the distance. When not being used during the fall crush, this area has picnic tables for guests and is a very popular venue for special events.

Included with the sale of the property is all of the equipment used in the wine making process – crusher/destemmer, press, forklift, dumper, (15) S34 Macrobins fermenters, poly tanks, appx (110) 225 litre French oak barrels, steel racks, lab equipment, CO2 tanks, stainless steel tanks, etc. Optional equipment includes the tractor with front loader, mower, and box scraper; and a 1992 Ford F-250 super cab, long bed ranch truck.







## The Tasting Room



### View of Tasting Room and Custom-Painted Garage Door

Adjacent to the winery building is the Tasting Room, every wine lover's favorite part of the property to visit. The building is 1,080 square feet, and includes the wine shop and customer area, and the wine lab where the owners can analyze and monitor the wine's sulphur dioxide, ph, sugar, and alcohol content etc. They also have a variety of vines planted in the surrounding garden area, which they can use for educational purposes.

Here you will also see the full array of award-winning wines on display for purchase in the wine shop. The mailing list consists of about 2,600 names, with a very active number of wine buyers. The members are incentivized to purchase current and future releases by way of a very successful points system, entitling the members to some significant discount % off of the retail wine prices, while also retaining significant brand loyalty.

There are men's and women's ADA compliant restrooms, with a large engineered commercial septic system, and a 4500 gallon fire tank.







## Water and Infrastructure



### **775,000 Gallon Storage Reservoir**

This property is the point at which three creeks: The Amador Creek, The Rancheria Creek, and the Dry Creek, all converge before flowing into the Mokelumne River. What makes this so incredibly unique is the fact that the property benefits from historic, pre 1914, water rights to pump up to 4 miner's inches of water (equaling over 3,000,000 gallons) for irrigation purposes, giving the owner as secure riparian water rights as can be held and protected in California.

In addition to the creeks with dramatic rock formations and deep swimming holes, there are also three wells on the property – the Ag well producing almost 100 GPM, the domestic well producing about 3 GPM, and there is a third well near the tasting room, which was rated at about 1/2 GPM.

The 775,000 gallon reservoir can be filled either by pumping water from the creek, or directly via pipes from the Ag Well. The system of water pipes and valves is designed in such as way as to allow the reservoir to be filled either by the well, or by pumping out of the creek, and the vineyard irrigation can be fed either from the reservoir or directly from the Ag Well.

When they developed the property, the owners brought in PG&E power, stringing a series of power poles along the Eastern boundary. They have also installed two different Solar Array systems, producing 4 KW and 2 KW respectively, which greatly reduces the annual utility costs.







## Estate Residence



### Aerial View of Owner's Residence

Located at the top of a hill in the southern end of the property lies the site of the owner's residence – affording views for miles in all directions. The house is a very comfortable 2,650 square foot home, built in a craftsman style and utilizing fire resistant materials such as composite-shingle roof, and stucco exterior siding.

The main living space is graced by high vaulted ceilings, a gourmet kitchen, a formal dining room, and of course a 1,000 bottle walk-in wine cellar. There are three large bedrooms, and three full bathrooms, with one of them providing direct access to the outdoors.

The grounds around the house are landscaped with lawns, a vegetable garden with chicken coop, a fruit-tree orchard, oak-tree shaded sitting area, and a koi pond with waterfall feature. The rear of the house includes a covered stamped-concrete patio, where you can sit in the shade at the end of the day and gaze at your private view of the sierra foothills gold country, beyond the confines of your own vineyard.











## 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 km<sup>2</sup>), of which, 593 square miles (1,536 km<sup>2</sup>) of it is land and 12 square miles (30 km<sup>2</sup>) 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.

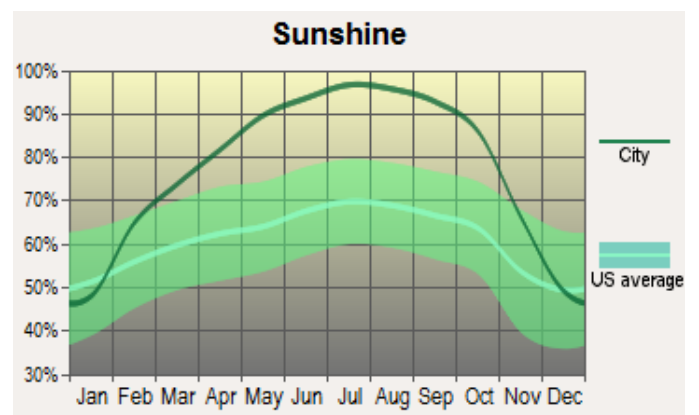
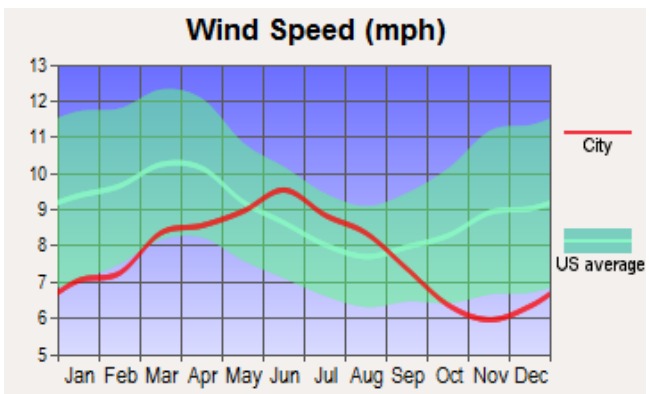
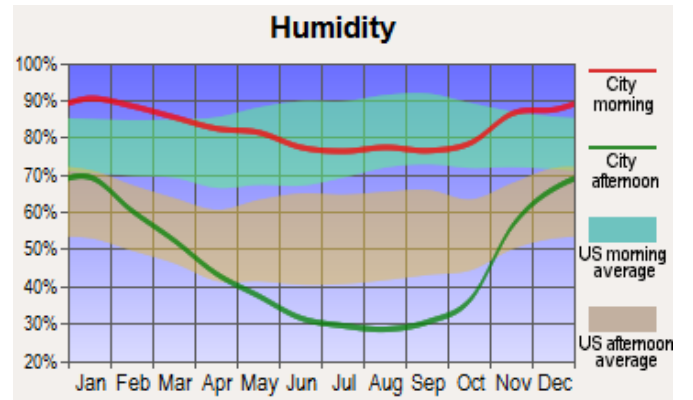
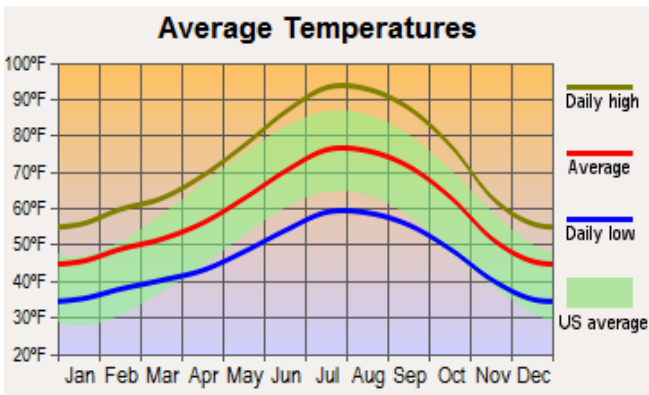
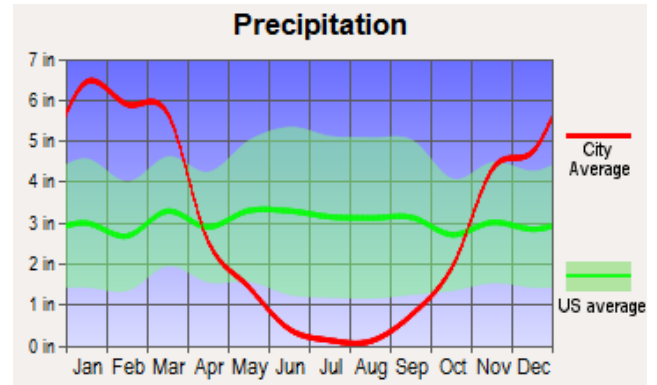
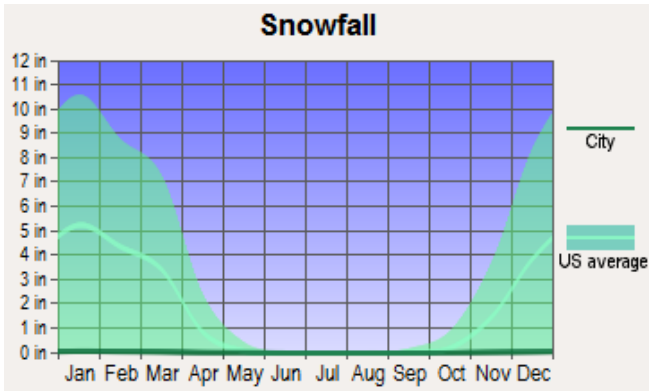






## Amador Weather

### CA Climate Graphs





## Offering Price

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