

John Sebastiano

VINEYARD



JOE RAMOS

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John Sebastiano
VINEYARD



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**BERKSHIRE
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1003± ACRES OF VITICULTURAL EXCELLENCE

BUELLTON, CA 93427

FOR SALE - OPPORTUNITY FOR EXPANSION

In the picturesque landscape of Sta. Rita Hills, the John Sebastiano Vineyard stands alone as a testament to viticultural excellence. With approximately 151 acres of sought after vines, this estate showcases a diverse array of varietals including Pinot Noir, Chardonnay, Gruner Veltliner, Grenache, and Syrah purchased by Santa Barbara's most celebrated wineries, including Foxen Vineyards, The Ojai Vineyard, Margerum Wines, Peake Ranch, Siduri, Byron Winery, and many others. The property has become synonymous with excellence in winemaking and set a benchmark for the Sta. Rita Hills appellation.

Offering Specifics

Offered at **\$13,000,000**

Type **VINEYARD / VACANT LAND / RANCH /
SUPPORT STRUCTURES**

Land Size **±1003 Acres (±151 Acres Planted)**

APN **099-220-021**

AVA, Zoning **Sta. Rita Hills AVA, AG-II**

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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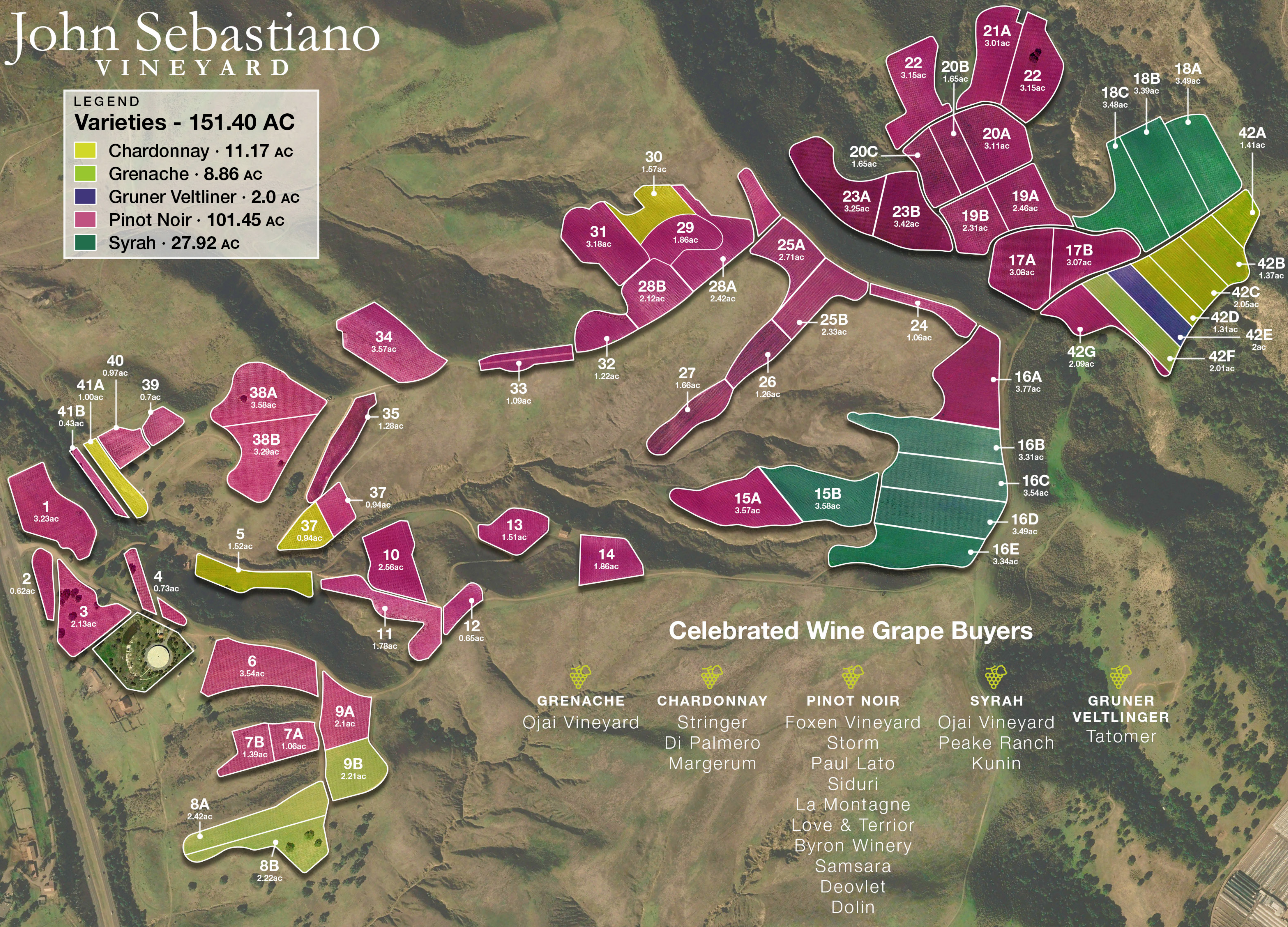
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John Sebastiano VINEYARD

LEGEND
Varieties - 151.40 AC

- Chardonnay · 11.17 AC
- Grenache · 8.86 AC
- Gruner Veltliner · 2.0 AC
- Pinot Noir · 101.45 AC
- Syrah · 27.92 AC



Celebrated Wine Grape Buyers

 GRENACHE	 CHARDONNAY	 PINOT NOIR	 SYRAH	 GRUNER VETTLINGER
Ojai Vineyard	Stringer Di Palmero Margerum	Foxen Vineyard Storm Paul Lato Siduri La Montagne Love & Terrior Byron Winery Samsara Deovlet Dolin	Ojai Vineyard Peake Ranch Kunin	Tatomer

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PREMIER LOCATION IN THE STA. RITA HILLS AVA

Positioned along HWY 246, John Sebastiano Vineyard's strategic location provides easy accessibility. Stretching deep into the hills, this expansive estate spans over 1,000 acres dedicated to grape growing and ranching. The property boasts productive wells and a pond, offering a reliable source for agriculture. Beyond its existing vineyards, the John Sebastiano Vineyard offers an additional 150 acres of plantable vineyard space, a rare chance to expand the property's potential on a vineyard with substantial demand for its grapes.



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PURCHASED BY California's Most Celebrated Wineries



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Featured Vineyard

One of Sta. Rita Hills' newest and most exciting plantings, this vineyard sits along the eastern border of the AVA. The site's 100-acres benefit from a myriad of exposures and marine influences, which together with premium clonal selection and high-density planting, produce exceptionally small clusters and berries. The resulting ratio of skins to fruit creates dark, rich and concentrated wines with beguiling floral aromatics.

THE WINE

APPELLATION	STA. RITA HILLS
VARIETAL COMPOSITION	100% PINOT NOIR
BARREL REGIME	15 MONTHS AGING; 100% FRENCH OAK, 45% NEW
CASES PRODUCED (9L)	349
ALCOHOL	14.4%
TA	4.9G/L
PH	3.65

THE VINEYARD

CLIMATE	COOL, MARINE INFLUENCE
SOIL TYPE	DIATOMACEOUS EARTH AND LOAM
DISTANCE FROM PACIFIC OCEAN	10 MILES
ELEVATION	500 FEET ABOVE SEA LEVEL
YEAR PLANTED	2007
CLONES	POMMARD SOURCED FROM BLOCK 28B AND SWAN FROM BLOCK I
ASPECT	WEST-FACING HILLSIDES

BYRON



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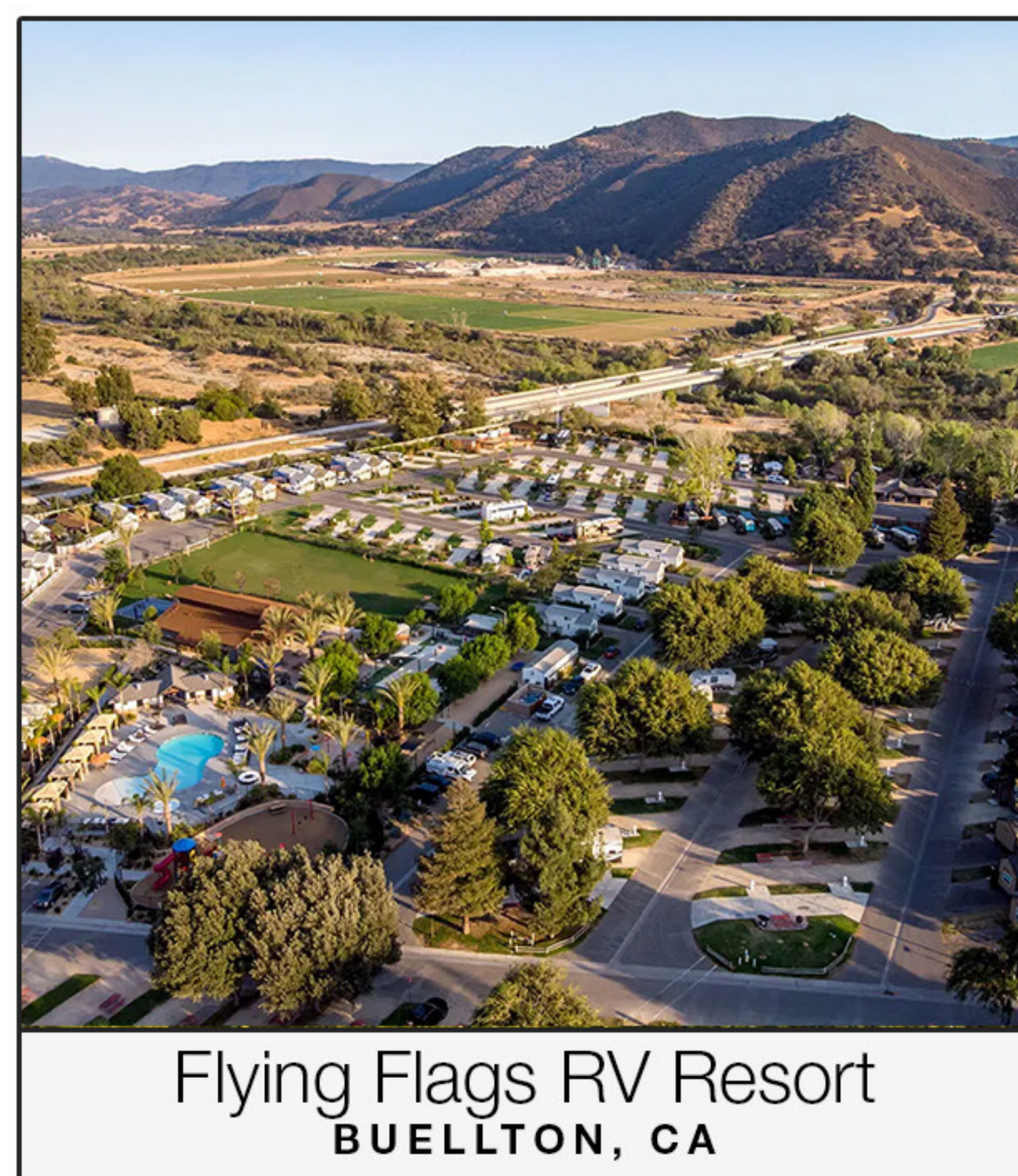
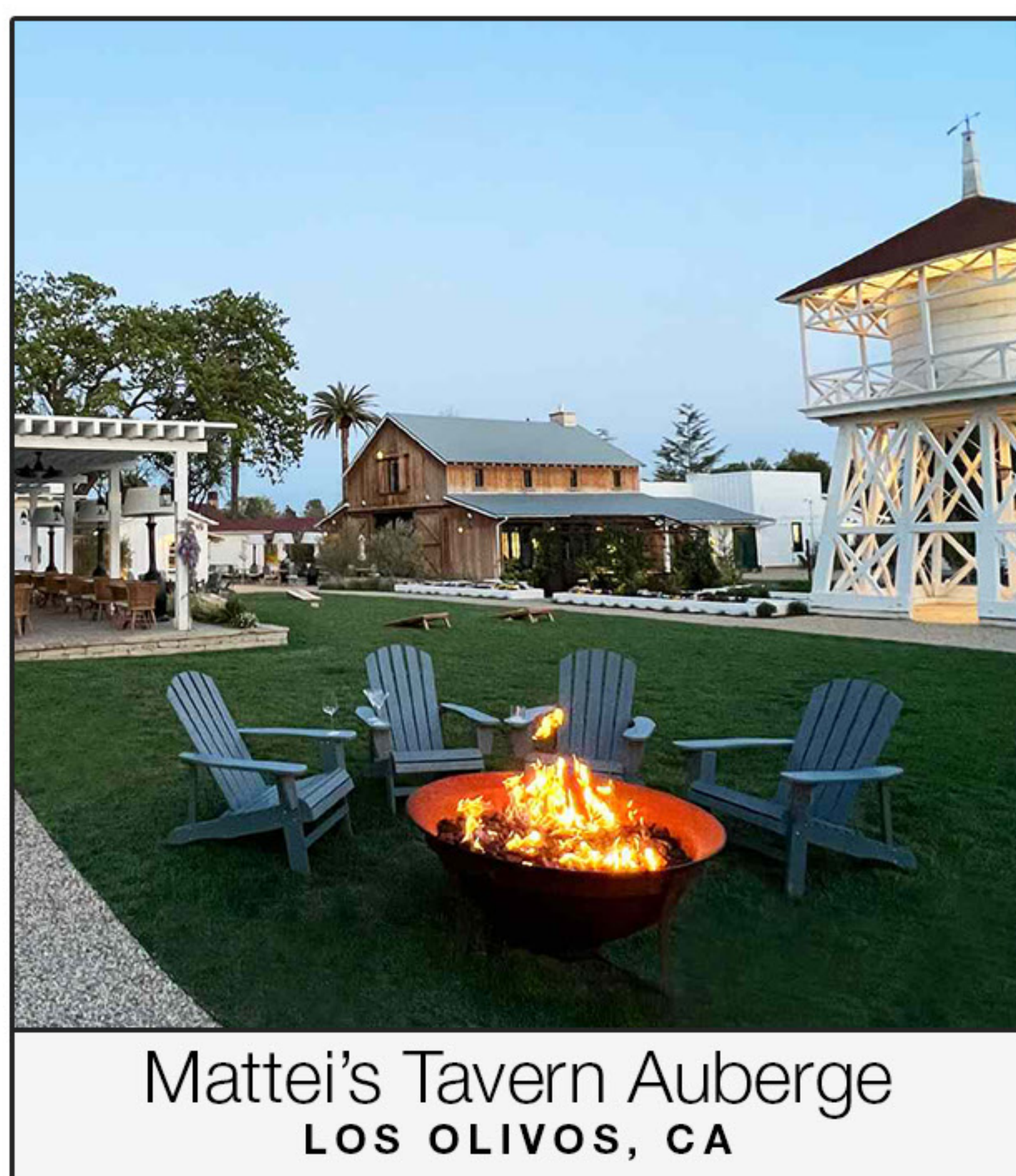
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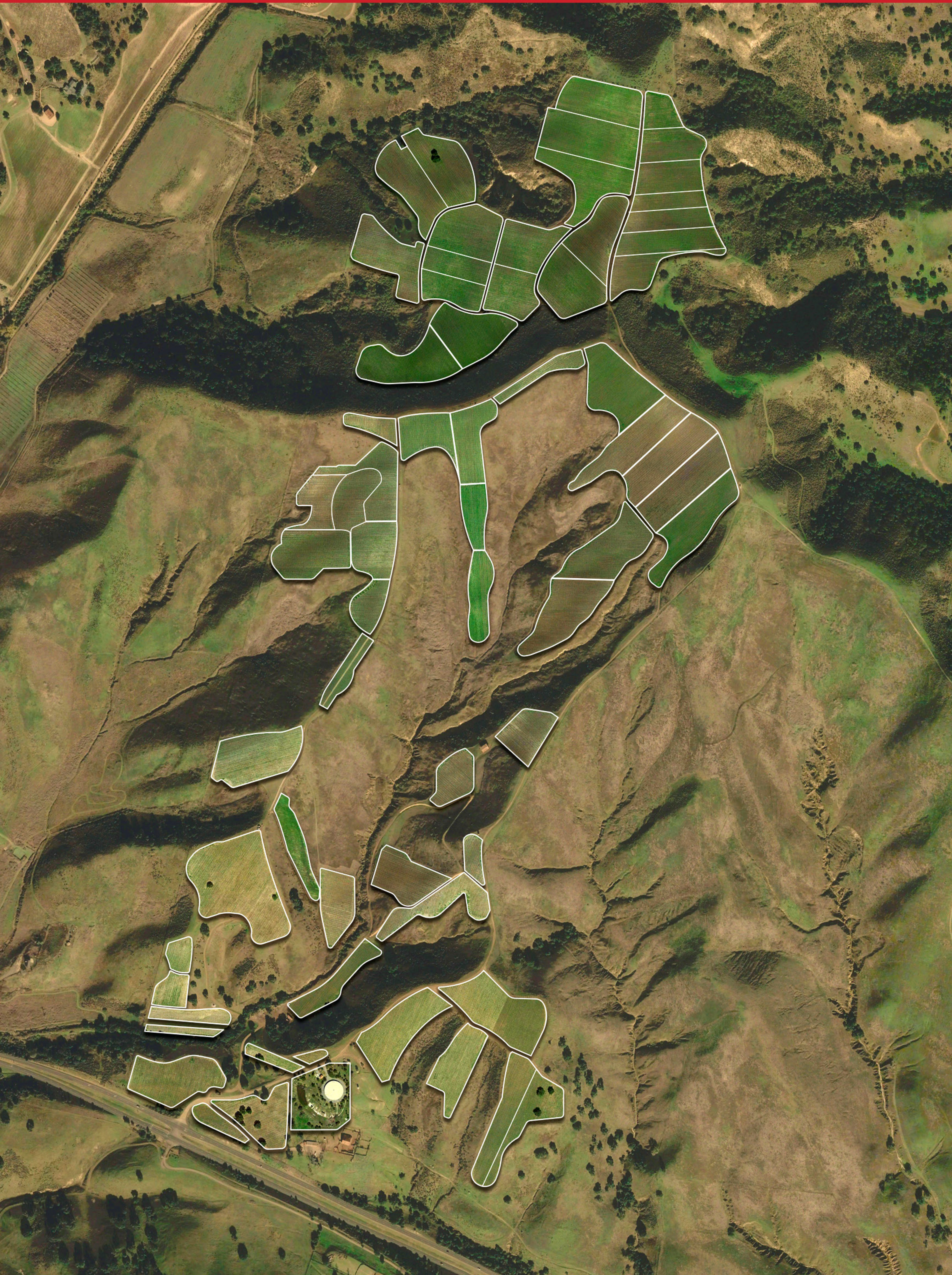
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Overview

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SOIL TYPE Diatomaceous Earth & Loam

DISTANCE FROM OCEAN 10 Miles

ELEVATION 500 Ft.

YEAR PLANTED 2007

ASPECT West Facing Hillside

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7631 E HWY 246, BUELLTON, CA

OFFERING MEMORANDUM PRESENTED BY

Joe Ramos & Jamie Warm

As a dynamic team, Joe and Jamie bring an abundance of expertise to the wine industry. They have built a remarkable reputation in the realm of vineyards, wineries, ranches, luxury, and lifestyle properties. Together, they represent the Top Half of the 1% of Berkshire Hathaway HomeServices Agents Worldwide (50k+) and have earned Berkshire's prestigious Chairman's Circle Diamond Club Award. The secret to their triumph lies in their unwavering commitment to staying at the forefront of industry trends and innovations.

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