

# 1504 River Road

Soledad

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Listed By:

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# 1504 River Road, Soledad

[www.1504RiverRoad.com](http://www.1504RiverRoad.com)

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**40 Acres**

approx. lot size

**\$2,100,000**

list price

This is a rare opportunity to own a piece of the Santa Lucia Highlands AVA! Canyon Spring Vineyard (aka Pavo Real) is located in the coveted, Santa Lucia Highlands AVA and boasts approximately 27.5 +/- acres of Pinot Noir grapes planted in 2014 and 2015. Its' upper northern location provides the perfect setting and climate for the grapes to thrive and create the ideal environment for luxury winemaking. Water is supplied to the vineyard from a private well with irrigation systems in place. Premium quality clones and soils further cater to the capabilities of this spectacular property. Located in the "Wine Corridor", the zoning of this property also allows for a greater variety of uses further catering to its capabilities. This is currently a farming operation and is a great opportunity for investors and wineries alike to expand their portfolio!



Square footage, acreage, and other information herein may have been received from a variety of sources and has not been verified. If important to buyers, buyers should conduct their own investigation.

 **Monterey  
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