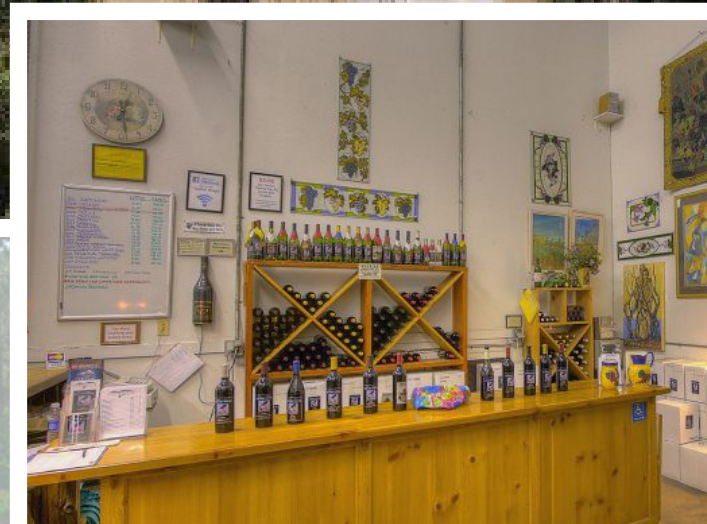




**COLIBRI RIDGE WINERY  
AND VINEYARD  
±21.36 AC - FOR SALE**

**6100 GRAY ROCK RD.  
FAIR PLAY, CA 95684**

**PURCHASE PRICE:  
\$749,000**



**TRI** *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation  
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# Location ~ Colibri Ridge Winery & Vineyard, Fair Play, CA



Located in scenic Fair Play area of El Dorado County, this winery/vineyard is a complete operation and ready to go.  
Call for full details and tour!

# Property Info ~ Colibri Ridge Winery & Vineyard, Fair Play, CA

Address: 6100 Gray Rock Rd., Fair Play, CA 95684  
APN: 095-080-55  
Latitude: 36.606474  
Longitude: -120.043330  
Zoning: PA-20  
Acres: **±21.36 Acres**  
Price: **\$749,000**  
Amenities: - ±5.9 acres of mature wine grapes on trellis w/drip irrigation  
- 2 wells  
- all wine making and farming equipment  
- 4,500 case potential  
- ±3,600 sq. ft. fully insulated building  
- ±1,440 sq. ft. covered crush pad  
- Wine tasting room  
- 2 Trademarked brand names  
- Wine club  
Terms: Cash or Terms. Call Agent for details.



Area Description: Turn Key vineyard & winery for sale. ±21.36 acres of land located in Fair Play appellation of El Dorado County. Property contains ±3,600 sq. ft. fully insulated building with clear height of ceiling 20'. Full wine processing equipment from receiving, processing, lab testing, fermenting, aging and bottling equipment. There are ±5.9 acres of grapes on trellis with drip irrigation. Varieties include Tempranillo, Primitivo, Syrah & Viognier. John Deere 4300 Tractor & equipment is included.

Directions: From the store at Mt. Aukum Rd & Fair Play Rd, proceed south on Fair Play Rd to 2nd Perry Creek Rd exit, Left on Perry Creek Rd, right on Slug Gulch Rd, left on Vineyard View Rd, Left on Gray Rock Rd.

# Vineyard Photos ~ Colibri Ridge Winery & Vineyard, Fair Play, CA

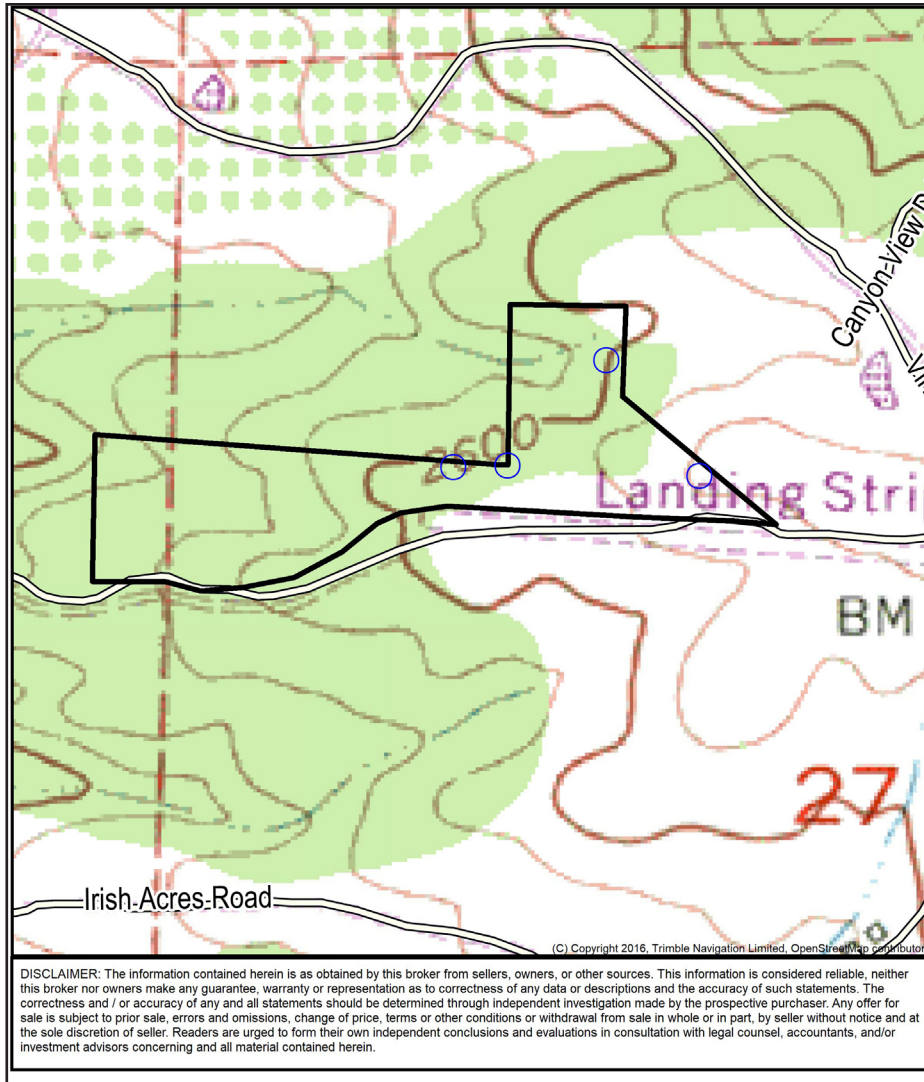


# Winery Photos ~ Colibri Ridge Winery & Vineyard, Fair Play, CA

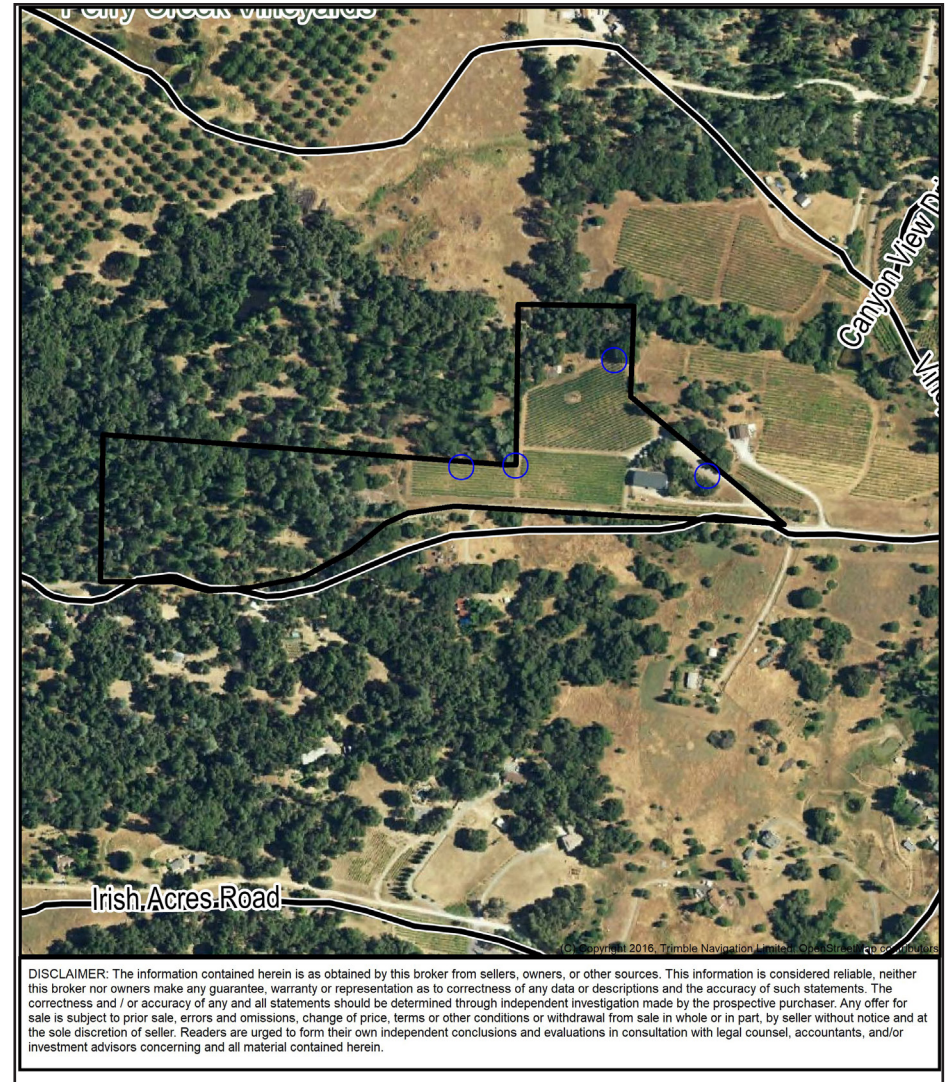


# Property Maps ~ Colibri Ridge Winery & Vineyard, Fair Play, CA

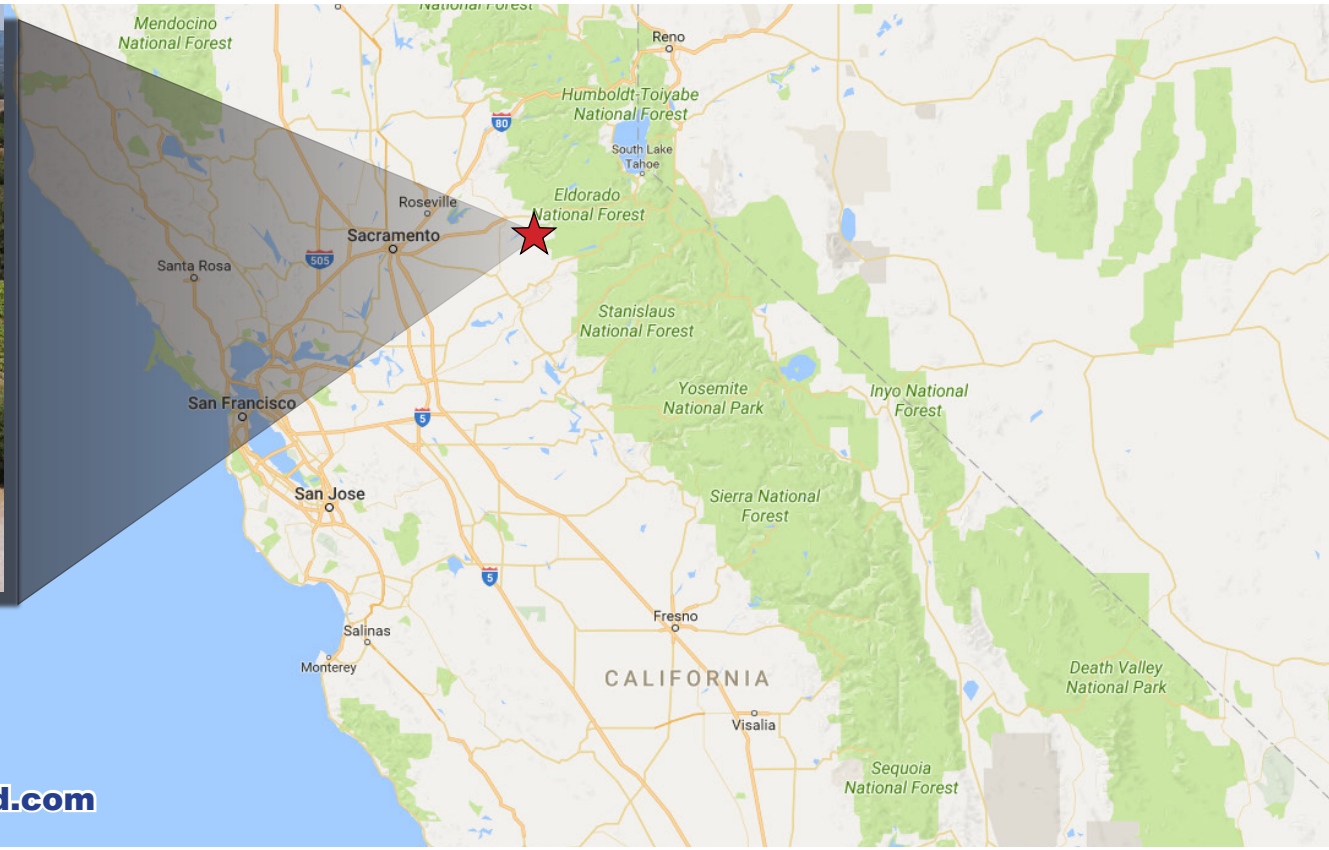
## Topographical Map



## Aerial Map



# Property Summary ~ Colibri Ridge Winery & Vineyard, Fair Play, CA



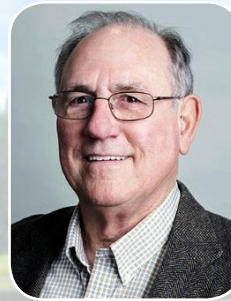
**For Sale: ±21.36 AC  
\$749,000**

**For Additional information visit [www.Land.com](http://www.Land.com)**

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