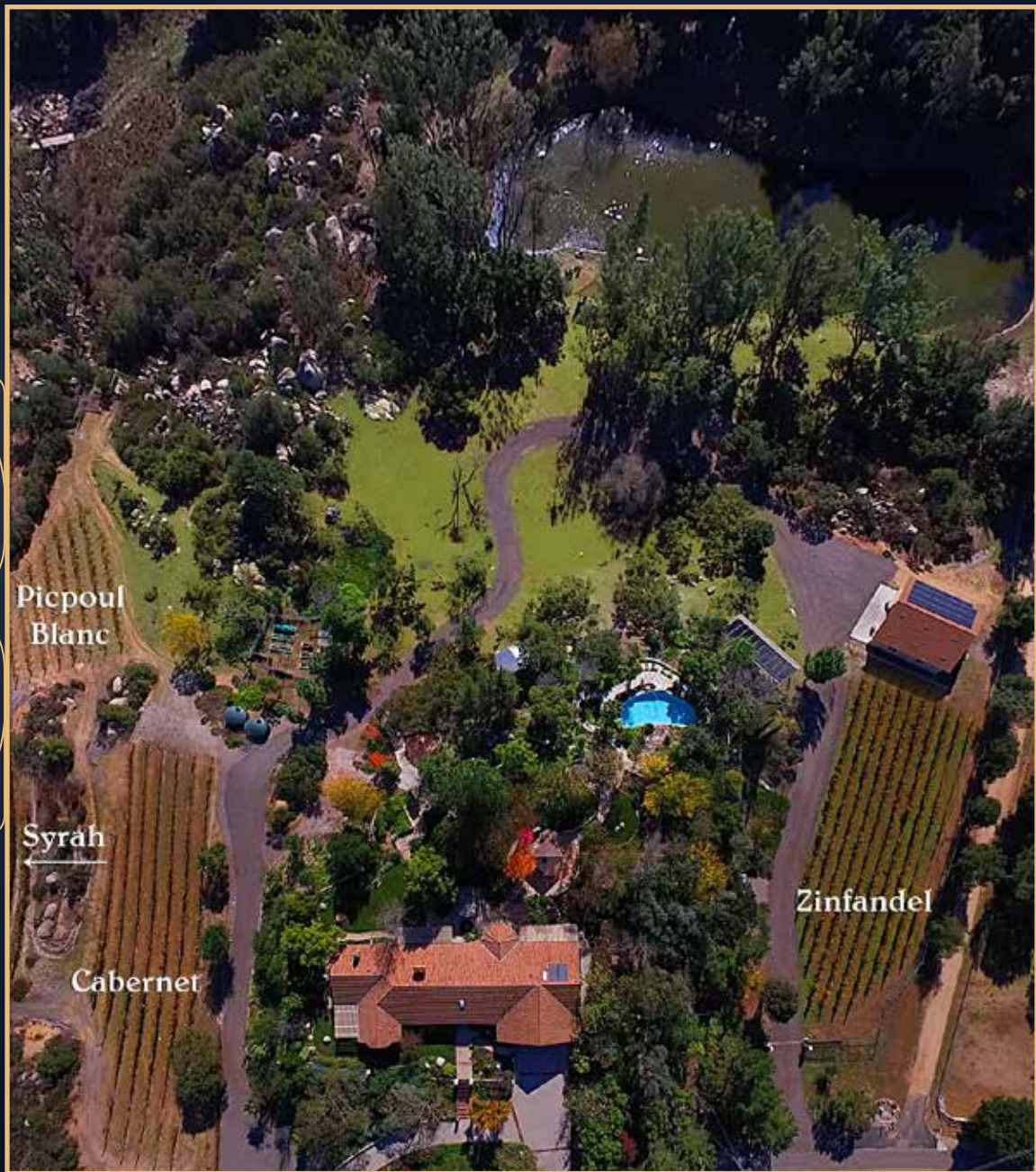


Ramona, California — San Diego County

# ESTATE HOME WITH PRODUCING VINEYARD



**COME HOME TO YOUR OWN VINEYARD**

Custom Ranch-style Home, Vineyard, Lake, Pool, Spa, and More . . .

✧ [View Property Virtual Tour Here](#) ✧



## ESTATE VINEYARD PROPERTY



Welcome to Yeagley Vineyards! ([www.yeagleyvineyards.com](http://www.yeagleyvineyards.com)) A custom single level estate of approximately 3,750 square feet on approximately 9 acres in the west end of Ramona, California with easy access to Hwy 67, minutes from Poway and Escondido and 35 miles to downtown San Diego. The Property is fully fenced and Landscaped with pool, spa, producing vineyard, and a shared 1 acre spring fed pond and a 50-foot seasonal waterfall. Perfect for enjoying a glass of wine at the Pond Pagoda, or in your Skiff cruising on the pond or sitting on your private deck overlooking the seasonal waterfall.

The Owners named the Vineyard “Yeagley Vineyards” after an Irish Great Grandmother. The Vineyard Produces award winning varietals of Cabernet, Zinfandel, Syrah and Picpol Blanc. The grapes are estate quality in high demand and receive a premium price from local wineries. As a member of the Ramona Valley Vineyard Association the Owners will be able to socialize and consult with over 35 Wineries and 95 Vineyards in the Ramona Valley AVA. A well takes care of all vineyard and landscape irrigation with two 5,000-gallon water storage tanks. The Property also has an Agricultural Water Meter and a City Water Meter. There is a fully paid leased 10.14 kW Solar System mounted on the SouthWest roof of the 1,600 square foot Storage barn which was built to accommodate a future winery and tasting room.



Lakehouse (top left), Pool and Backyard (top right), Vineyard Gate (above)



## THE LOCATION

This multi-use agricultural property has the coveted A-70 Zoning with the County of San Diego allowing a large variety of Animal and Agricultural uses. Currently there are 3 acres of planted wine grapes. The varietals are Cabernet, Syrah, Picpoul Blanc and Zinfandel totaling approximately 1,000 vines. The property also has a large raised bed garden and chicken coop that accommodates 10 hens. Zoning allows horses, stables and other livestock. Due to the varied terrain, a variety of crops could be planted including citrus, avocados and organic farming.

Located less than 1/4 mile is the Mt. Woodson Elementary School, (<http://mwes.ramonausd.net/>) one San Diego County's best award winning grade schools making this property an ideal family setting. Hiking trails on Mt. Woodson (Potato Chip Rock), Stone Mountain and the Ramona Grasslands Preserve are all within a short drive. The Downtown Ramona district is 5 miles to the east with all the Restaurants, Antique Shops and Shopping with several Farm and Animal supply stores which have served Ramona for many years.



### Tasting Rooms of Ramona & Highland Valley Wine Country

- \* 1 Altipiano Vineyard & Winery  
20365 Camino Del Aguila, Escondido, CA 92025
- 2 Cordiano Winery  
15732 Highland Valley Road, Escondido, CA 92025
- \* 3 Espinosa Vineyards  
15360 Bandy Canyon Road, Escondido, CA 92025
- \* 4 Highland Valley Vineyards  
15412 Bandy Canyon Road, Escondido, CA 92025
- \* 5 Old Coach Vineyards & Winery, LLC  
19050 Old Coach Way, Poway, CA 92064
- 6 Kohill Winery  
17211 Highlander Drive, Ramona, CA 92065
- \* 7 Highland Hills Winery  
18545 Rangeland Road, Ramona, CA 92065
- \* 8 Hacienda de las Rosas Winery  
18011 Bluegrass Road, Ramona, CA 92065
- \* 9 Wool'n Rose Winery  
17073 Garjan Lane, Ramona, CA 92065
- \* 10 Eagles Nest Winery  
18261 Chablis Road, Ramona, CA 92065
- \* 11 Principe Di Tricase Winery  
18425 Highland Valley Road, Ramona, CA 92065

- \* 12 Cactus Star Vineyard at Scaredy Cat Ranch  
17029 Handlebar Road, Ramona, CA 92065
- \* 13 Salerno Winery  
17948 Highway 67, Ramona, CA 92065
- 14 Schwaesdall Winery  
17677 Rancho De Oro Road (at Hwy. 67), Ramona, CA 92065
- \* 15 Mahogany Mountain Vineyard & Winery  
14905 Mahogany Ranch Road, Ramona, CA 92065
- \* 16 Seven Meadows Vineyard  
14671 Mussey Grade Road, Ramona, CA 92065
- \* 17 Lenora Winery  
251 Steffy Lane, Ramona, CA 92065
- \* 18 Turtle Rock Ridge Vineyard Winery  
18351 Woods Hill Lane, Ramona, CA 92065
- \* 19 La Finquita Winery & Vineyard  
23123 Vista Ramona Road, Ramona, CA 92065
- \* 20 Pamo Valley Winery  
603 Main Street, Ramona, CA 92065
- \* 21 Hatfield Creek Vineyards & Winery  
1625 Highway 78, Ramona, CA 92065
- 22 Barrel 1 Winery  
1007 Magnolia Ave, Ramona, CA 92065

- \* Denotes RVVA Member  
(Ramona Valley Vineyard Association)
- \* 23 Ramona Ranch Vineyard & Winery  
23578 Highway 78, Ramona, CA 92065
- \* 24 Hellanback Ranch Winery  
17287 Oak Hollow Road, Ramona, CA 92065
- \* 25 Vineyard Grant James  
25260 E Old Julian Highway, Ramona, CA 92065
- \* 26 Poppaea Vineyard & Winery  
25643 Old Julian Highway, Ramona, CA 92065
- \* 27 Milagro Farm Vineyard & Winery  
18750-C Littlepage Road, Ramona, CA 92065
- 28 Orfila Winery  
4470 Highway 78, Julian, CA 92036
- Chuck Alek Independent Brewers,  
2330 Main St, Suite C, Ramona, CA 92065



# RANCH-STYLE ESTATE HOME

Originally Built in 1990 by one of Ramona's best custom home builders this custom 4 Bedroom 2- 1/2 Bath residence evokes a sense of stately elegance in a country setting. The Property had a complete interior/exterior renovation in 2006 including tile flooring, decorator color schemes, sound system heard throughout the home and outside pool area. Two large lattice covered patios at rear of home with a large Gazebo covered seating area. The BBQ island is a popular gathering spot during parties with large illuminated umbrella, decorative water fountain including Mountain and Valley views. The views almost match the award-winning wines which come from this property. The single-story home includes approximately 3,750 square feet of living space with two Heating Ventilation and Air Conditioning systems, Hot Water Solar and large attached three car garage. A beautiful pool and spa

located a few steps from the house with a pool water solar heating system on the roof of a covered RV Storage Building with Electrical Hook-Ups. A separate dog run with large dog/storage house and Custom Wrought Iron Motorized Entry Gate welcomes anyone coming into the Vineyard and Pond facilities.

Enjoy panoramic views of Mount Woodson and the Ramona Valley from this private estate home on 9 acres. This home features an open floor plan with fireplaces in both living room and master bedroom, large master suite with jetted Caldera tub. The property also features beautiful landscaping with natural boulders, pathways, indigenous trees, and several terraced seating areas around the property. Easy access to trails offering hiking, off roading, horse riding, mountain biking, and rock climbing.



Clockwise from left: Backyard, Back East Patio, Back South Patio, Yard Statue



Great Room (top left), Dining Room (bottom left), BBQ Area (above)



*Wine Nook (left), Gate Stairs to Pool (top right), Pool Water Goddess (bottom right)*



*Clockwise from left: Property Aerial, Zinfandel Vineyard, Vineyard Equipment*

## THE VINEYARD

Home to more than 1,000 vines the 3 planted acres have won awards thru the local Wineries who purchase the grapes and serve the wine in their Tasting Rooms. These Wineries provide a constant supply of Wine from grapes grown on the property.

All Equipment necessary to operate and maintain the Vineyard is included in the Sale. A John Deere Tractor with Fork Lift Attachment and Boom Lift, John Deer Gator, Howse Tiller and complete set of bird netting.

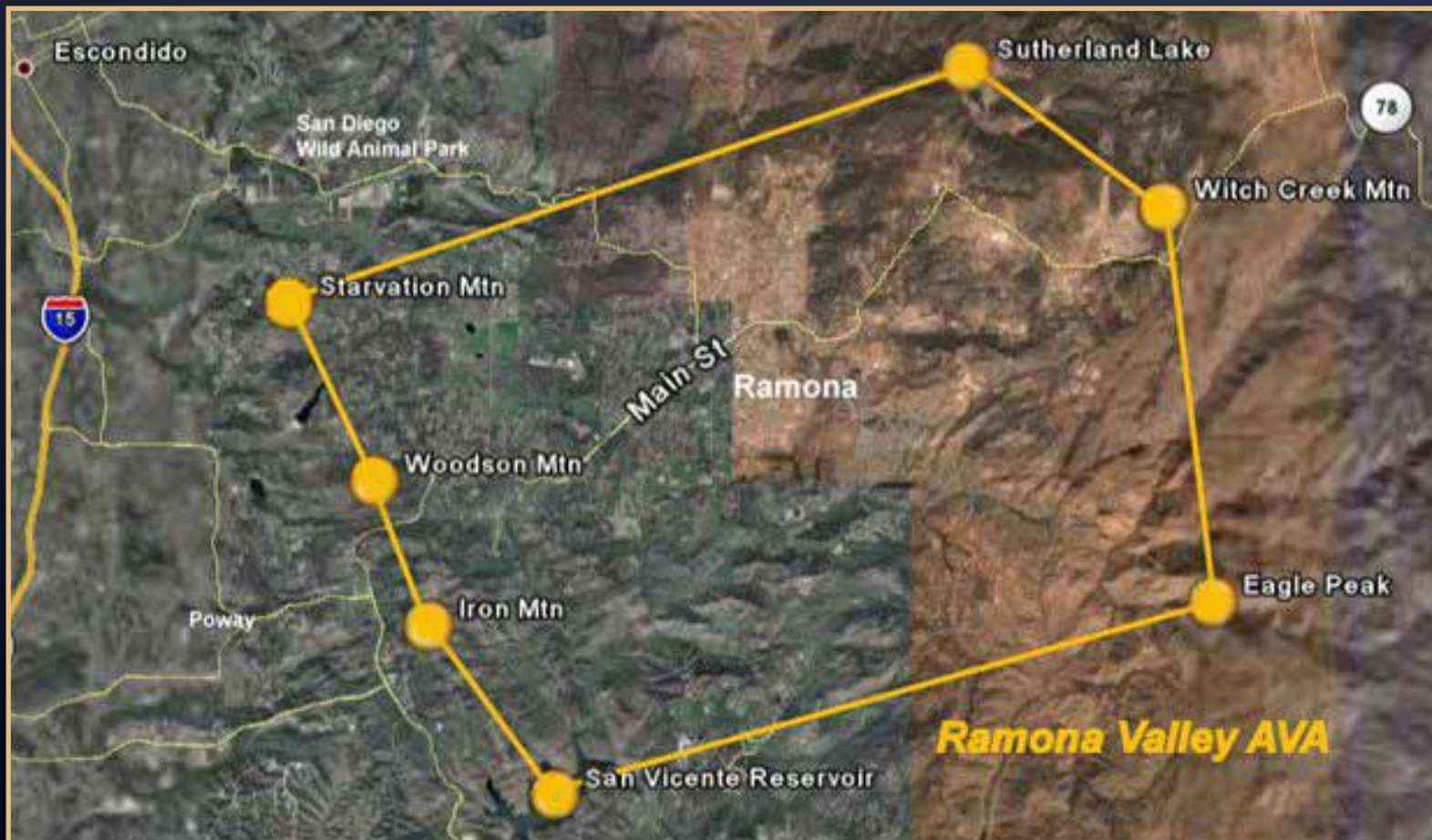
The vineyards are planted on modern tight row spacing of 6'X9' and 5'X8' with VSP trellising. Irrigation is provided by a drip system with variable timers on each Vineyard. The Vineyards were planted in 2009 & 2011 with vines provided by Novavine in Napa California using original Clone D Rootstock to match the soil characteristics. The vineyard produces grapes used in premium wines of the local Wineries. The fruit is always under contract prior to the harvest season.

There are Tax Benefits. Vineyards can be depreciated over 10 years using straight line depreciation. Additionally, a large portion of the purchase price may be allocated for depreciation depending on the value of the land. Excess losses can be offset against passive income resulting in additional tax benefits. Potential buyers should confirm all tax consequences with their accountants or tax attorneys.





## THE RAMONA AVA



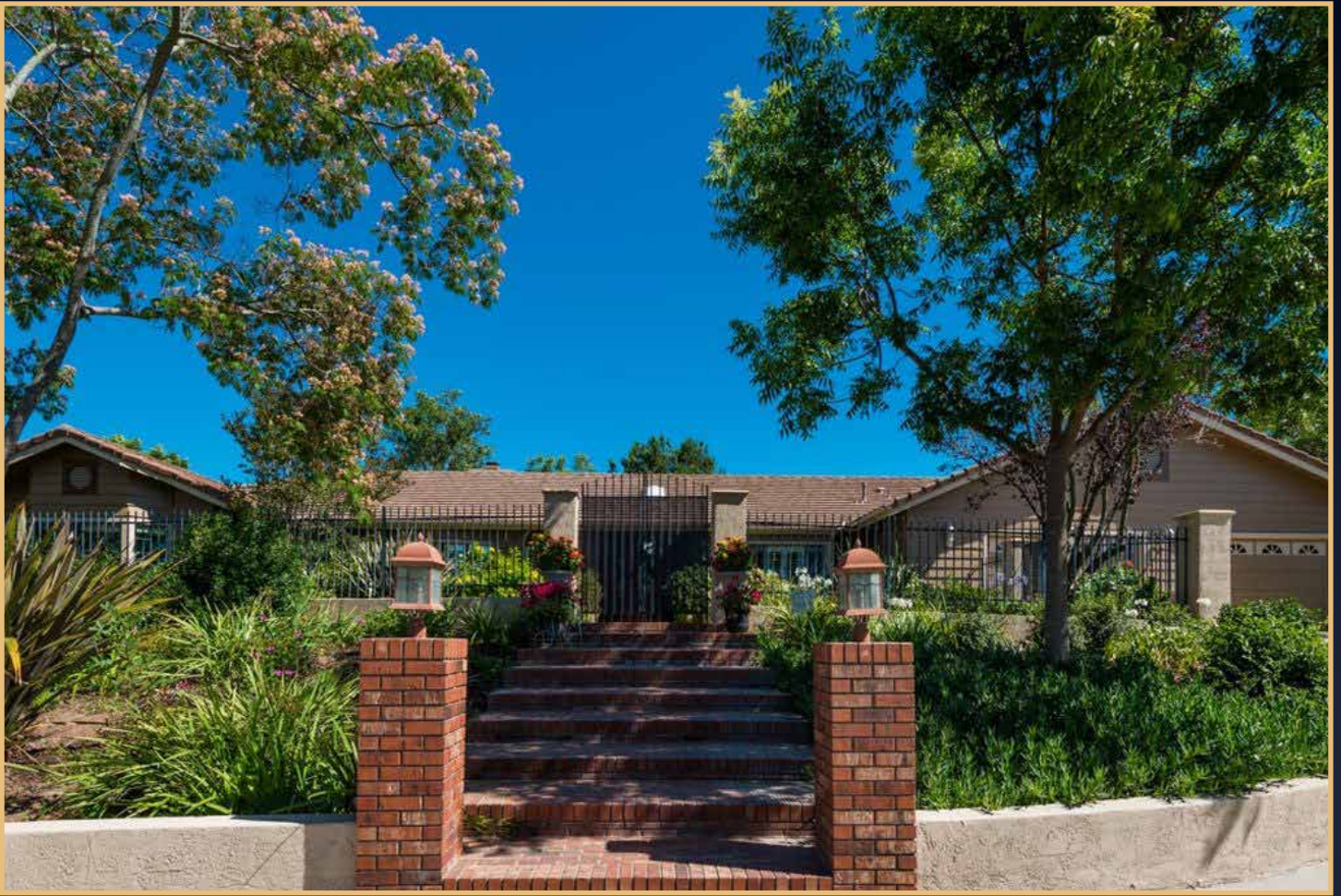
The Ramona Valley AVA is an American Viticultural Area located 28 miles (45 km) northeast of the city of San Diego in San Diego County, California centered on the city of Ramona. It was designated the 162nd American Viticultural Area in January, 2006 by the United States Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, which recognized the area for its distinctive microclimate, elevation, and soil attributes. Approximately 89,000 acres (360 km<sup>2</sup>) in area and centered on the town of Ramona, California, it is 14.5 miles (23.3 km) long and 9.5 miles (15.3 km) wide. Geographically, the Ramona Valley is described as being a broad, flat valley ringed by hills and mountains that isolate it from the surrounding areas. The valley has an average vineyard elevation of 1,400 feet (430 m) and an annual average rainfall of 16.5 inches (41.9 cm).

Located within the large multi-county South Coast AVA, Ramona Valley was the third AVA to be designated in Southern California, after San Pasqual Valley AVA in 1981 and Temecula Valley AVA in 1986. In an interview on National Public Radio, Bill Schweitzer of the Ramona Valley Vineyard Association described the area's exceptional viticultural characteristics as being partially derived from its unique location of being 25 miles (40 km) east of the Pacific Ocean and 25 miles (40 km) west of the Colorado Desert.

Located on a 45-minute scenic drive from San Diego is the Ramona Valley AVA which contains over 30 Wineries (many with tasting rooms) and 90 Vineyards. The Wineries are required to purchase many of their grapes from Vineyards in this AVA thus controlling the quality and overall quantity of the wine produced from the area. Check out the Ramona Valley Wine Region Magazine for more details. (<http://ramonavalleywineregion.com/>)

Welcome to Ramona Sign (top left), Ramona Valley AVA Map (bottom left), View of Yeagley Vineyard (top right)





**16805 HIGHLAND VALLEY ROAD, RAMONA, CA**

offered at \$1,975,000

Estate Home and Vineyard

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