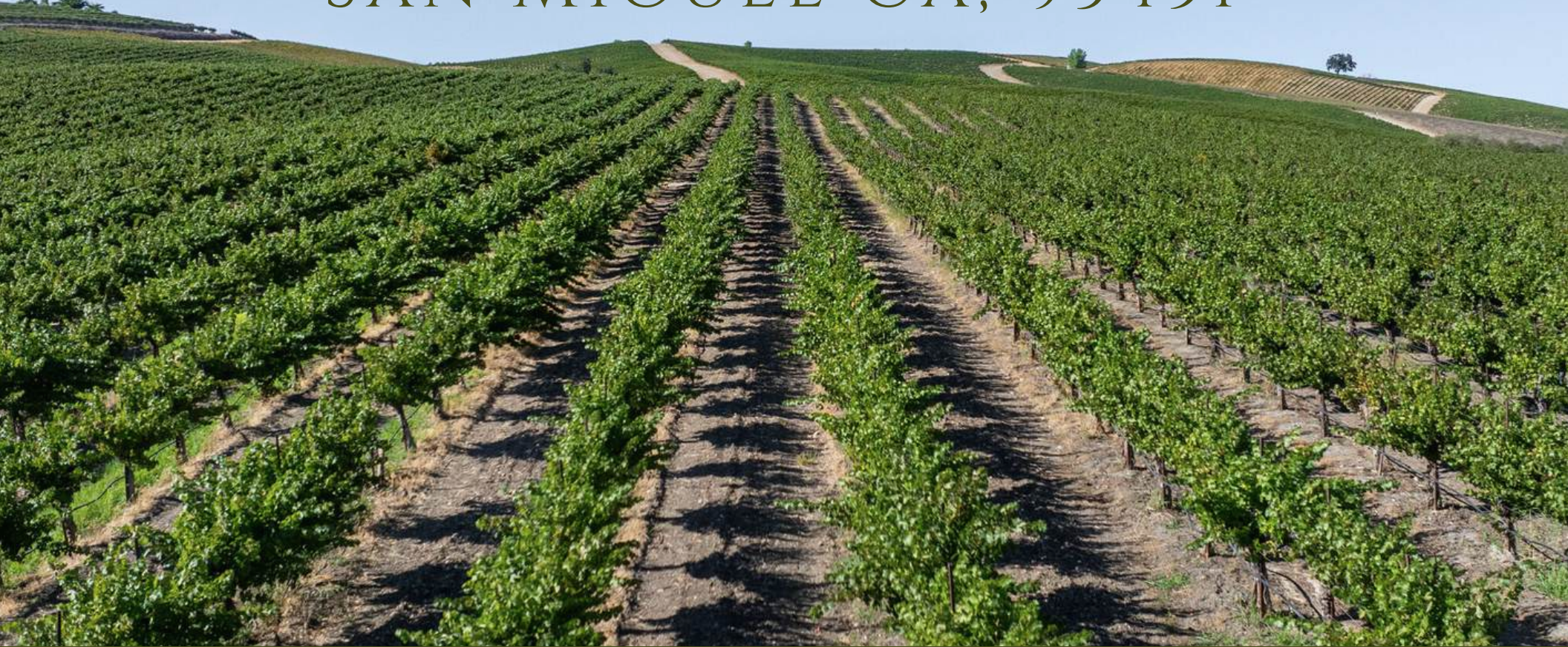


VISTA GRANDE VINEYARD

5790 HOG CANYON ROAD
SAN MIGUEL CA, 93451



VINEYARD
PROFESSIONAL REAL ESTATE

OFFERING MEMORANDUM

The information provided, including dimensions, acreage, and locations, is approximate and derived from credible sources. However, we cannot guarantee its accuracy. Prospective buyers are responsible for independently verifying all details and are advised to seek guidance from qualified professionals.

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SUMMARY

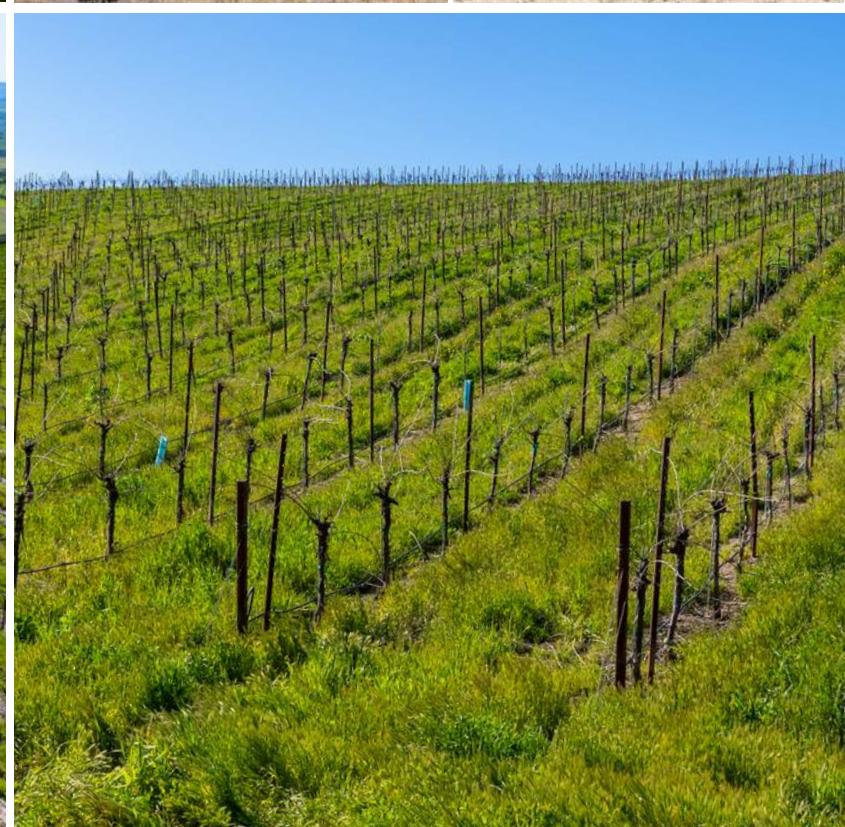
5790 HOG CANYON ROAD | SAN MIGUEL, CA 93451

Vista Grande Vineyard is a rare offering located at 5790 Hog Canyon Road in San Miguel, within the acclaimed Estrella District AVA of Paso Robles. Spanning approximately 335± acres, 200± planted and 100± actively farmed the property features Cabernet Sauvignon and Sauvignon Blanc vines under professional vineyard management. With a consistent history of grape production and competitive per-ton pricing, the vineyard supports both current income and long-term potential for estate wine production or custom-crush programs. Additional varietals historically farmed on-site include Syrah, Petite Sirah, and Merlot.

Its scale and proven performance make this vineyard a standout investment in the Central Coast wine region. The property also presents exceptional development flexibility, with a prominent hilltop site, varied terrain, and sweeping 360-degree views. A preliminary concept by Clayton Korte explores the potential for a boutique retreat featuring modular cabins, vineyard-view gathering spaces, and a hospitality experience rooted in wine, wellness, and agritourism. The 200± irrigated acreage allows for expansion into additional vineyard blocks, olive trees, orchards, or specialty crops, further enhancing operational versatility and future value. This balance of income and development opportunity appeals to lifestyle buyers, developers, and long-term investors alike

A seasonal creek meanders through the lower valley, while three agricultural wells support the property's current and future water needs. Elevated ridgelines, open meadows, and scenic topography enhance the site's appeal for both agricultural and lifestyle uses. Whether the vision is to expand vineyard operations, create a private estate, or develop a high-end hospitality concept, Vista Grande Vineyard offers a rare combination of income, infrastructure, and development potential in one of Paso Robles' most sought-after winegrowing regions. Few properties in the region offer this scale, flexibility, and alignment with Paso's evolving agri-tourism economy









PREMIUM VARIETALS & PROVEN PRODUCTION

Vista Grande Vineyard is professionally managed and situated within the renowned Estrella District AVA of Paso Robles, an area celebrated for producing rich, full-bodied wines with exceptional character. The vineyard's current varietal mix centers on Cabernet Sauvignon and Sauvignon Blanc, both of which thrive in the warm inland climate and have long contributed to the property's strong production history. Fruit from the vineyard has consistently been sold to respected winemakers at competitive pricing, reinforcing its reputation as a reliable and high-quality source

In addition to its core varietals, the property has historically supported Syrah, Petite Sirah, and Merlot further showcasing its adaptability to a broad range of premium red wine grapes. The vineyard's performance over time, paired with attentive block management, favorable soils, and a consistent water supply, makes it well-suited for both established commercial producers and estate-driven operations. For buyers seeking more than raw land, Vista Grande offers a turnkey platform with meaningful production value and brand-building potential.

The layout of the vineyard featuring gently rolling topography and open, sun-exposed rows supports efficient vineyard practices and provides flexibility for future replanting or varietal shifts. With reliable infrastructure, experienced oversight, and the ability to respond to evolving market trends, Vista Grande Vineyard stands as a compelling long-term asset in one of California's most respected winegrowing regions



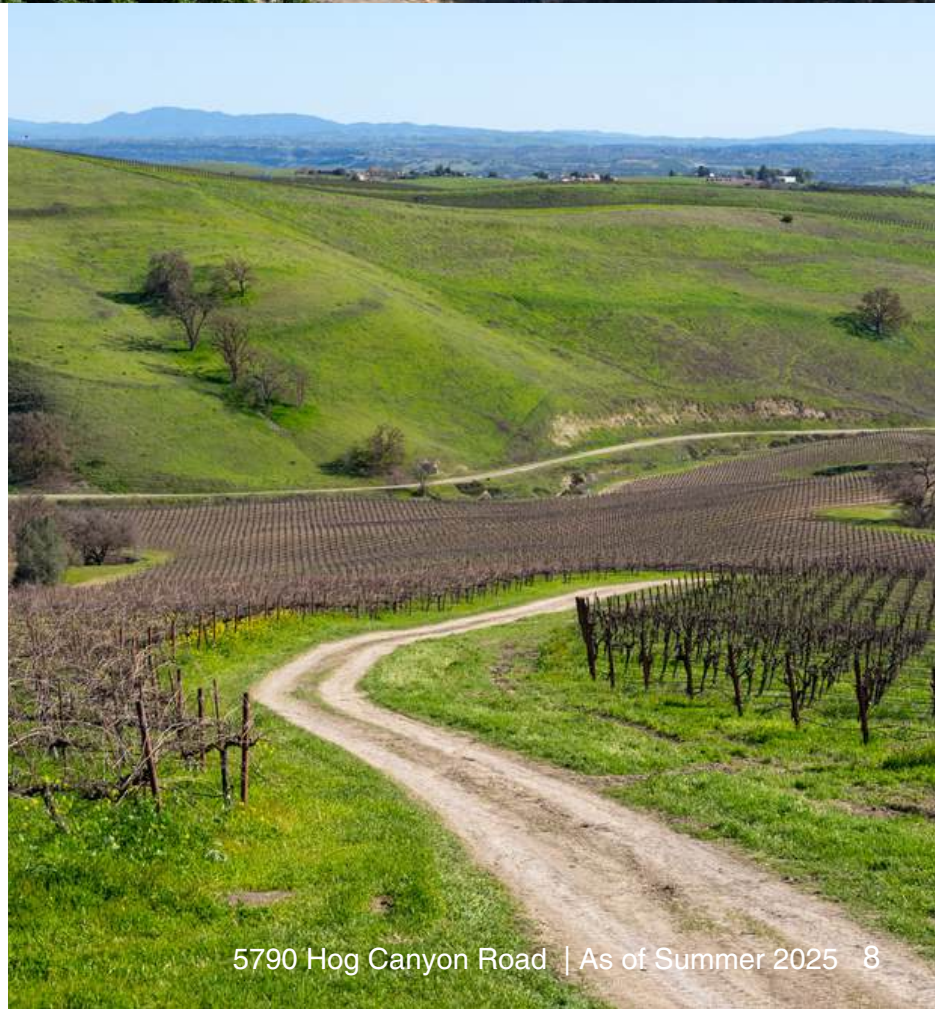
VINEYARD WITH GROWTH OPPORTUNITY

EFFICIENT FARMING, STRATEGIC REPLANTING, AND EXPANSION OPPORTUNITY

Vista Grande Vineyard features approximately 200± planted acres, of which 100± acres are currently cultivated with Cabernet Sauvignon and Sauvignon Blanc under professional vineyard management. The vineyard has a consistent history of producing quality fruit, with competitive per-ton pricing and strong marketability in both local and regional wine programs. Additional varietals historically grown on the property include Syrah, Petite Sirah, and Merlot, supporting a diverse range of wine profiles and production strategies.

While a significant portion of the vineyard remains productive, certain blocks present an opportunity for phased redevelopment. This opens the door for a buyer to align future plantings with preferred varietals, trellis systems, and rootstocks suited to current market trends or personal winemaking goals. The property's scale and spacing offer efficiency for replanting over time, whether the vision is focused on estate production, custom-crush supply, or brand-driven vineyard design.

Beyond its current vineyard footprint, the property is also suitable for conversion to complementary crops such as olives or specialty varietals. Combined with its topography, water resources, and central location in the Estrella District AVA, Vista Grande offers an adaptable viticultural canvas with long-term production value and redevelopment flexibility.



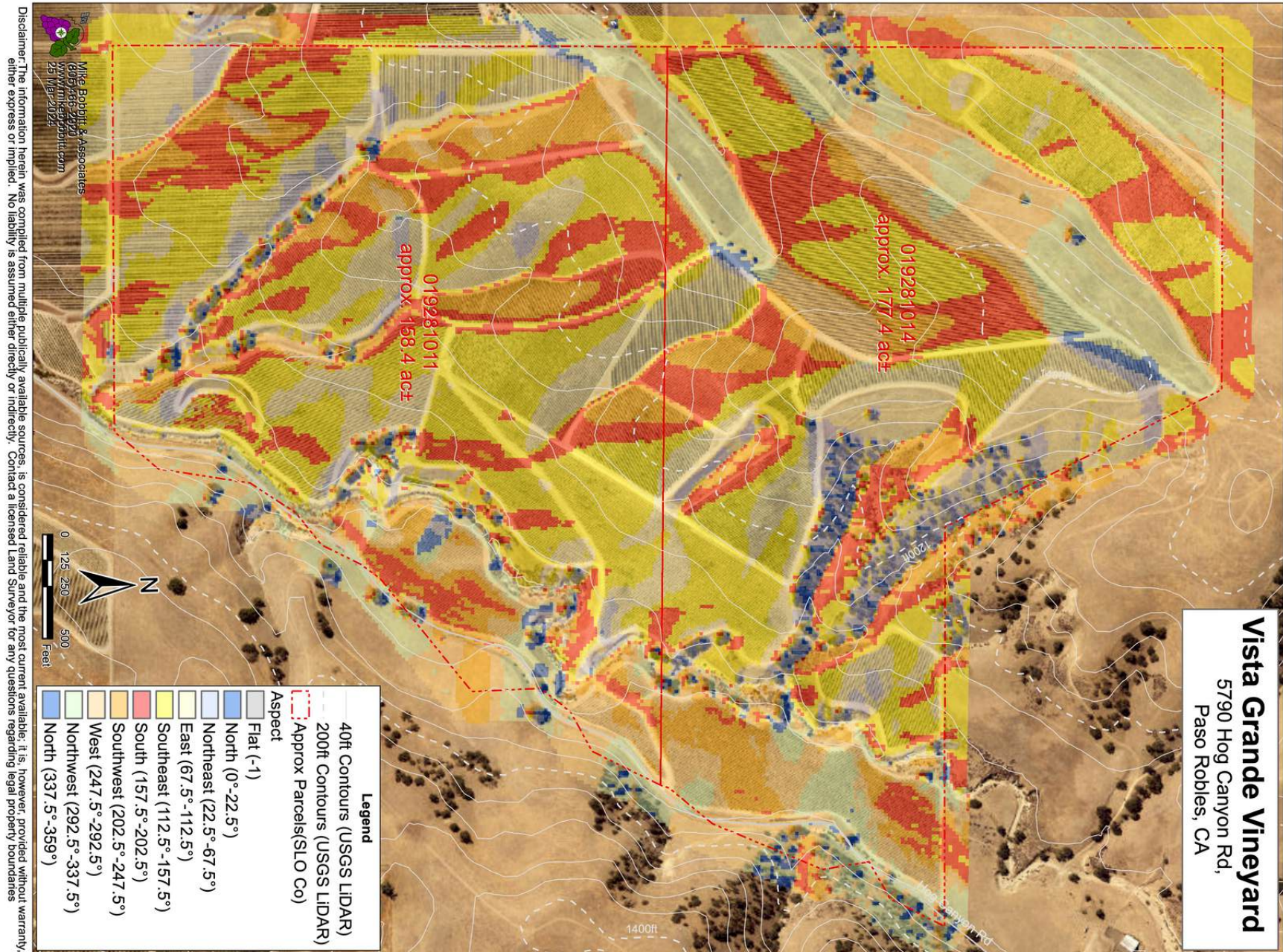
AERIAL MAP

5790 Hog Canyon Road | San Miguel CA 93451



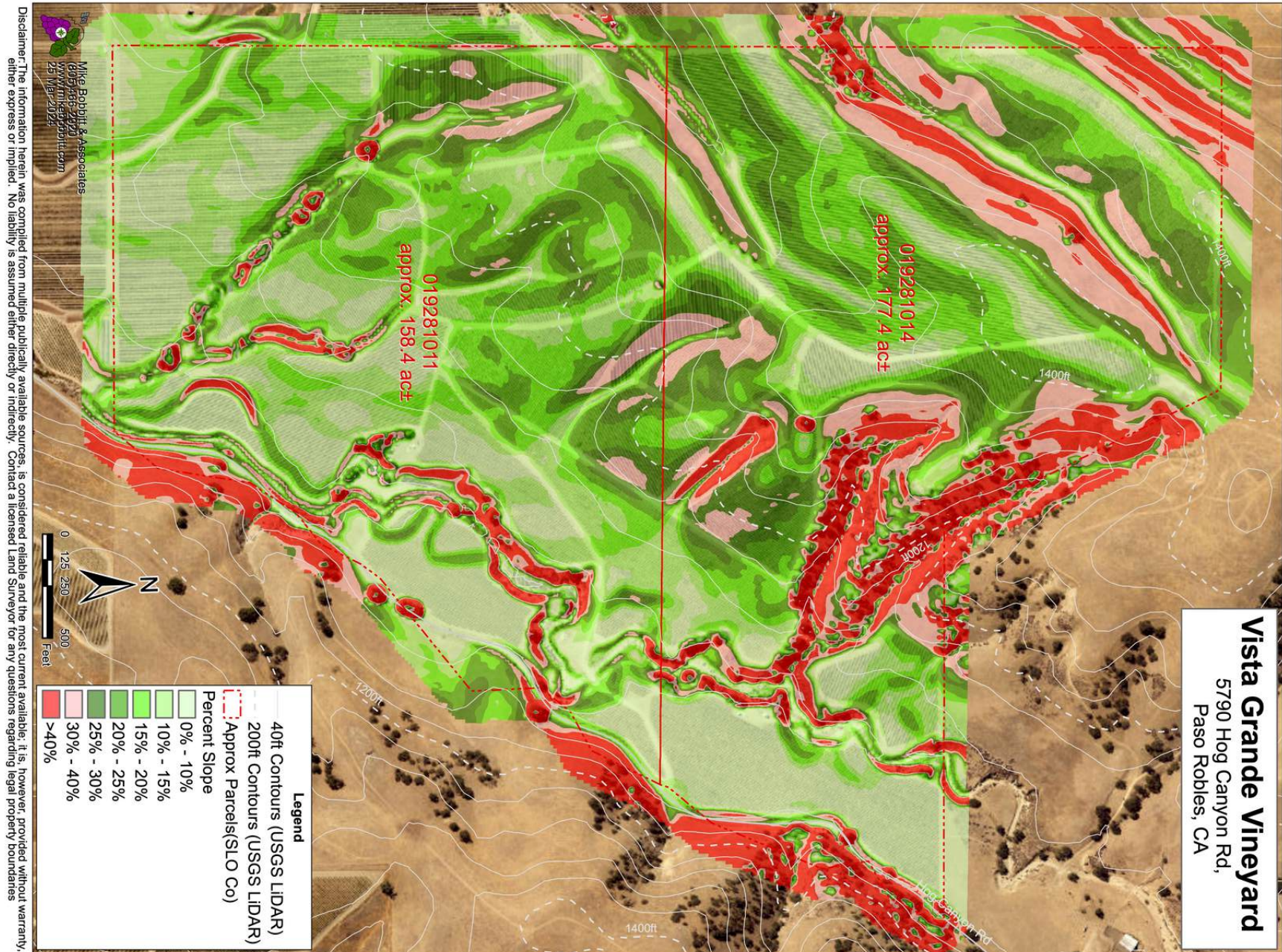
ASPECT MAP

5790 Hog Canyon Road | San Miguel CA 93451



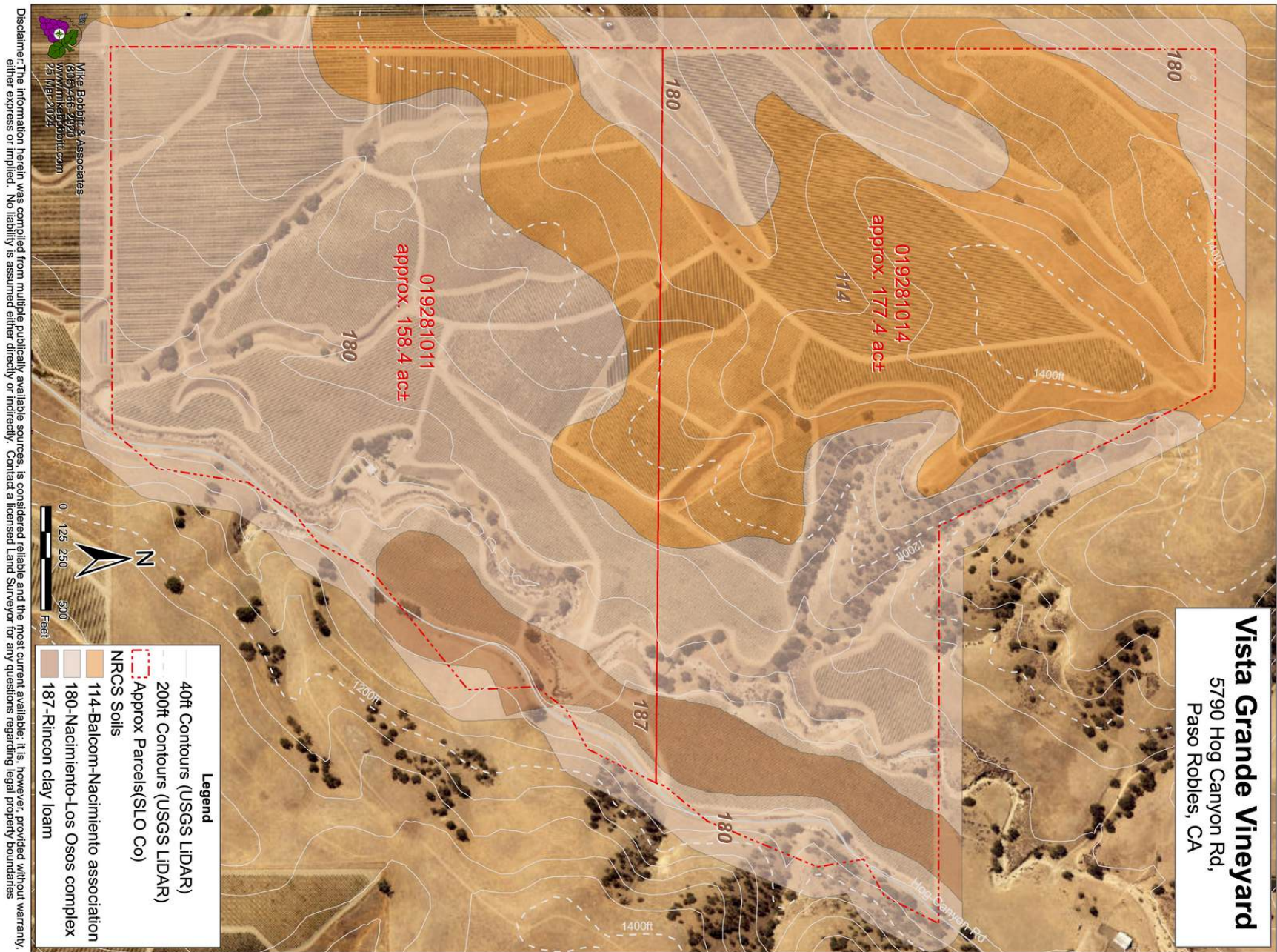
SLOPE MAP

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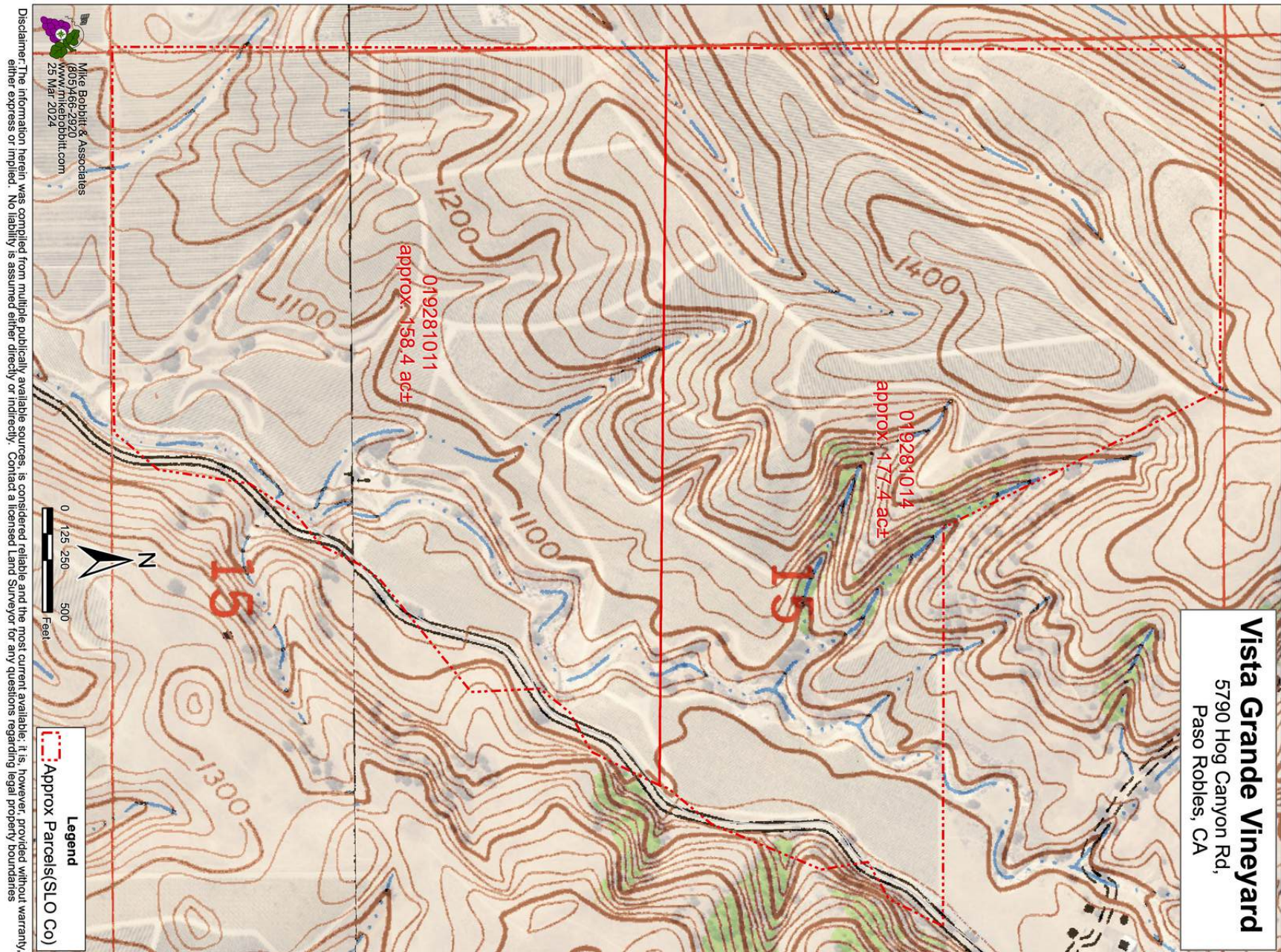
SOIL MAP

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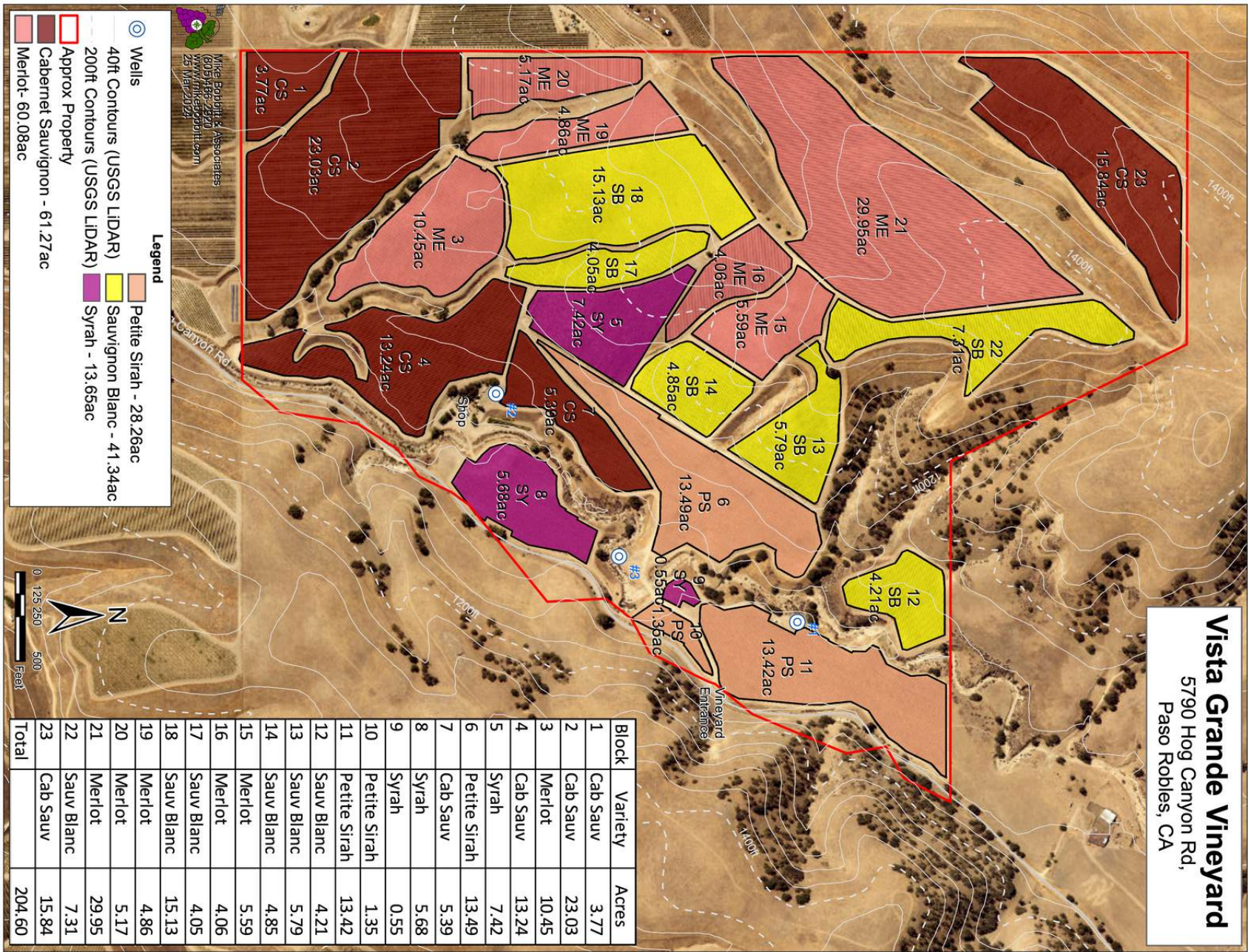
TOPOGRAPHY MAP

5790 Hog Canyon Road | San Miguel CA 93451



VINEYARD MAP

5790 Hog Canyon Road | San Miguel CA 93451





SALIENT FACTS

5790 HOG CANYON ROAD | SAN MIGUEL CA 93451

LAND & SETTING

- 335.85± total acres in Paso Robles Estrella District AVA
- 100± acres planted with Cabernet Sauvignon and Sauvignon Blanc
- Rolling hillsides with seasonal creek and irrigated acreage for continued viticulture or boundless opportunities.

VINEYARD PROFILE

- Core plantings: Cabernet Sauvignon and Sauvignon Blanc
- Historic blocks include Syrah Petite Sirah and Merlot
- Proven track record of quality production with strong market demand

DEVELOPMENT POTENTIAL

- Zoned AG supporting a range of agricultural and estate uses
- Preliminary Clayton Korte concept for boutique development
- Flexible platform for complementary crops

WATER & IRRIGATION

- Three agricultural wells with reported capacities up to 800 gpm
- Fully irrigated vineyard supported by professional management
- Abundant and reliable supply for current and future plantings

OPERATIONS & ACCESS

- Established trellis and irrigation systems across vineyard blocks
- Internal ranch roads designed for efficient vineyard operations
- Direct access via Hog Canyon Road close to Paso Robles.

LOCATION & LIFESTYLE

- Prime Estrella District site with proven grape quality
- Warm inland climate ideal for Cabernet and Sauvignon Blanc
- Panoramic vineyard views minutes from Paso Robles' wineries and amenities

TAKE A TOUR OF 5790 HOG CANYON ROAD



335.85± ACRES
ESTRELLA DISTRICT AVA

100± ACRES PLANTED
CABERNET SAUVIGNON &
SAUVIGNON BLANC

HISTORIC VARIETALS
SYRAH PETITE SIRAH MERLOT

3 AGRICULTURAL WELLS
CAPACITIES UP TO 800 GPM

PROVEN VINEYARD
CONSISTENT YIELDS & GRAPE
SALES

EXPANSION READY
AG ZONING WITH RETREAT
POTENTIAL



SAN MIGUEL: GATEWAY TO PASO ROBLES WINE COUNTRY

Nestled along the Salinas River in northern San Luis Obispo County, San Miguel is a rural wine-country community with a population of just over 3,100 residents. Located about ten miles north of Paso Robles, the town offers a relaxed pace of life while maintaining easy access to tasting rooms, regional amenities, and the convenience of U.S. Highway 101.

San Miguel's heritage runs deep. At its heart stands Mission San Miguel Arcángel, founded on July 25, 1797 by Franciscan missionaries. Still an active parish today, the mission is one of the most historically significant in California, known for its preserved murals and original architecture. Its presence anchors the town in a legacy of community, agriculture, and tradition.

Surrounding the town are the vineyards and rolling hills that define the Paso Robles American Viticultural Area. Recognized as one of the nation's premier wine regions, Paso Robles was divided into eleven sub-AVAs in 2014, including the San Miguel District to the north and the Templeton Gap District to the south. These appellations highlight the region's remarkable terroir and underscore San Miguel's role in producing fruit that contributes to world-class wines.

With Highway 101 running directly through town, San Miguel is well connected to the broader Central Coast. The community benefits from ongoing infrastructure improvements that enhance travel while maintaining the small-town charm that draws residents and visitors alike. For those seeking a balance of heritage, wine country lifestyle, and accessibility, San Miguel offers an authentic gateway to Paso Robles wine country.



APPENDICES

APPRAISAL REPORT

CERTIFICATE OF ANALYSIS

HARVEST INFO

PEST REPORT

ELISSA MAILHOT

VINEYARD PROFESSIONAL REAL ESTATE

3990 Ruth Way | Paso Robles CA 93446



At Vineyard Professional Real Estate LLC discover exceptional expertise with Elissa, your ultimate guide to luxury real estate within the counties of San Luis Obispo, Monterey, Santa Barbara and Coastal Communities. With a rich background as a Realtor® and Certified Transaction Coordinator, she is involved in every transaction at the brokerage, managing complex elements in the sale of wineries, vineyards, ranches, luxury houses, and other properties.

Navigating the intricate layers of business, agricultural, and residential contracts associated with winery sales, Elissa excels in deciphering their nuances, guaranteeing a successful process. Beyond managing escrow and contracts, her meticulous organization and comprehensive knowledge of the real estate laws provide clients with peace of mind, simplifying every step of the journey.

With over two decades of refined experience, Elissa is adept working with high-end clients, institutional investors, corporations, their attorneys, trusts, and probate properties. Notably, Concierge Auctions, the esteemed luxury real estate auction marketplace, relied on her skills and services in the successful sale of a luxury estate in the heart of the Central Coast Wine County (San Luis Obispo County). Your aspirations are Elissa's priority. Whether securing your dream home or navigating negotiations, she is dedicated to achieving your goals. A tremendous asset to the Vineyard Professional Real Estate Team, Elissa's financial acumen and clear communication skills earn respect from clients and colleagues alike.

ELISSA MAILHOT

REALTOR® | OFFICE MANAGER

REALTOR® DRE #01928391

(805) 712-6883

ELISSA@VINEYARDPROREALESTATE.COM

JENNY HEINZEN

VINEYARD PROFESSIONAL REAL ESTATE

3990 Ruth Way | Paso Robles CA 93446



Offering a high-end experience to select clients from individuals to savvy investment funds—vineyard real estate expert Jenny ensures you feel confident from start to finish. Co-owner of the California Central Coast's premier vineyard advisory and farm management company, you'll benefit from her long-standing relationships and insider wine industry knowledge across the Paso Robles American Viticultural Area and beyond. When you choose to partner with Jenny, expect sophisticated custom buyer searches including access to off-market opportunities. Sellers receive superior marketing with a global reach and the vital advantage of an extensive personal list of qualified buyers

including: high-net-worth individuals, wineries, vineyard owners, farm managers, investment funds and more in California, the greater US, and globally. A Central Coast native, Jenny grew up in a real estate investment family and earned a Master's in Agriculture from Cal Poly, San Luis Obispo. After a position as a project manager at a leading Mergers & Acquisitions firm and becoming a licensed broker in 2004, Jenny partnered with a boutique Napa Valley firm specializing in vineyard, winery, and lifestyle properties. She also served as President of the Women's Council of Realtors and was named a "30 under 30" by the National Association of REALTORS®.

Today Jenny is the top vineyard broker in California. Her family owns a vineyard in Paso Robles, Willow Creek AVA and she is grateful to volunteer in the community she loves. If you're seeking a proven real estate broker with technical vineyard expertise you can rely on, you'll want to connect with Jenny.

To explore active listings, discuss market opportunities, or arrange a confidential consultation, please reach out directly.

JENNY HEINZEN

VINEYARD REAL ESTATE BROKER

REALTOR® DRE# 01436553

(805) 610-6741

JENNY@VINEYARDPROREALESTATE.COM

A background image of a vineyard at sunset. The sun is low on the horizon, casting a warm orange and pink glow over the scene. In the foreground, there are dark, silhouetted grapevines with some leaves catching the light. The background shows rows of grapevines stretching into the distance.

5790 HOG CANYON ROAD

ELISSA MAILHOT

REALTOR® | OFFICE MANAGER

REALTOR® DRE #01928391

(805) 712-6883

ELISSA@VINEYARDPROREALESTATE.COM

JENNY HEINZEN

BROKER | PRINCIPAL

REALTOR® DRE# 01436553

(805) 610-6741

JENNY@VINEYARDPROREALESTATE.COM