



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Chatom Vineyards

745.12 ± Acres | Calaveras County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



A dream, like fine wine, becomes refined over time. Located just a 20-minute drive southeast of San Andreas, California, discover Chatom Vineyards, spanning 745.12 acres in the foothills of Calaveras County.

In 1980, Chatom Vineyards owner Gay Callan left her native city of San Francisco to pursue her own agrarian dream of planting a vineyard. An early pioneer of growing legendary grapes in the Sierra Foothill region, the vineyard now boasts about 60 ± planted acres with 13 grape varietals, with more plantable acreage possible. The grapes are planted with 7x12 spacing and irrigated with agricultural wells utilizing a drip irrigation system. Gay and her family's ambitious journey with Chatom Vineyards over the decades serves as a subtle reminder that anything worthwhile in life takes sacrifice, time, grit, and patience.

With its natural attributes and large acreage, the property stands uniquely positioned for a new owner to pursue a variety of agricultural or recreational opportunities. The property's water resources include permitted water rights, agricultural wells, two ponds, a natural spring, and Indian Creek. Currently, the property has a capability for 60-80 head seasonally.

The highlights of the property's headquarters are a 4,300 sq. ft. main home with four bedrooms and two bathrooms including a large chef's kitchen, spacious vaulted living room with floor-to-ceiling windows and fireplace with rock mantle. An inground pool off the back deck offers a refreshing escape on warm days. Two additional homes are available for guests or property staff. A distinctive red barn, complete with corrals and a squeeze chute, provides essential infrastructure for livestock handling. A shop with a large roll-up door, garage/office, equipment shed, and various outbuildings provide ample space for necessary equipment and tools.

Come experience the abundance of outdoor recreation and wildlife. Deer, birds, and coyotes are frequently spotted throughout the property. Miles of trails are available for horseback riding, ATV riding, hiking, biking, and hunting.

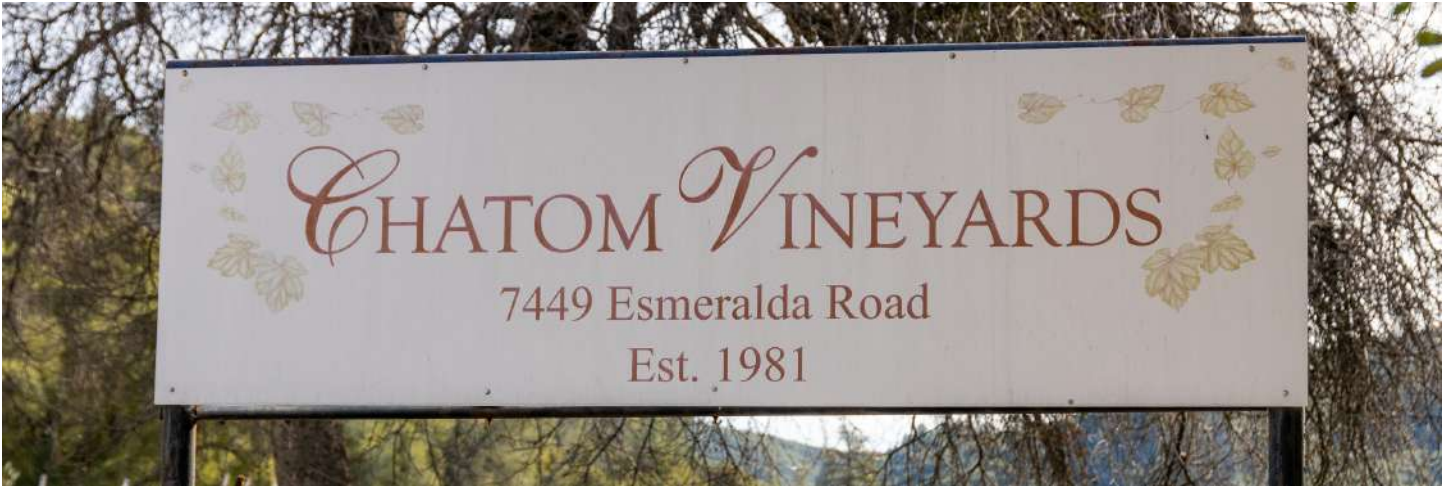
Now it is time to pass the baton for a new owner to pursue their dream to further strengthen the vineyard or reimagine this beautiful landscape to fulfill other innovative pursuits.



Highlights

- 20-minute drive southeast of San Andreas, CA
- 20-minute drive to Angels Camp, CA
- Short drive to Murphys, CA with tasting rooms
- 60 ± producing acres
- 13 varieties planted, including Chardonnay, Cabernet Sauvignon, Merlot, Sangiovese, and Portuguese varieties.
- Water Resources: Permitted water rights, agricultural wells, two ponds, natural spring, and Indian Creek
- Mineral rights are included
- Improvements:
 - 4,300 SF main home -- 4 bedrooms, 2 bathrooms; inground pool
 - Two additional homes.
 - Red barn with corrals and squeeze chute.
 - Workshop, garage/office, equipment shed, and outbuildings.
- Miles of trails for horseback riding, ATV riding, hiking, biking, and hunting
- Wildlife: Deer, birds, and coyotes frequently sighted.
- Supports seasonal cattle grazing; 60-80 head seasonally

History of Chatom Vineyards



Chatom Vineyards, located in Calaveras County's scenic Esmeralda Valley within the Sierra Foothills, has a history rooted in a vision for viticulture. Initially, the valley was characterized by fields of crops, fruit orchards, and nut trees. In 1980, Gay Callan, a San Francisco native, acquired the property with the intention of establishing a vineyard. She began this endeavor in 1981, planting 21 acres of Chardonnay and Chenin Blanc grapes.

Today, Chatom Vineyards has expanded significantly, cultivating 60 ± producing acres with 13 different grape varieties. These include familiar selections like Chardonnay, Cabernet Sauvignon, and Merlot, as well as unique additions such as Sangiovese and five Portuguese varieties. The Esmeralda Valley's climate, with its warm days and cool nights, provides ideal

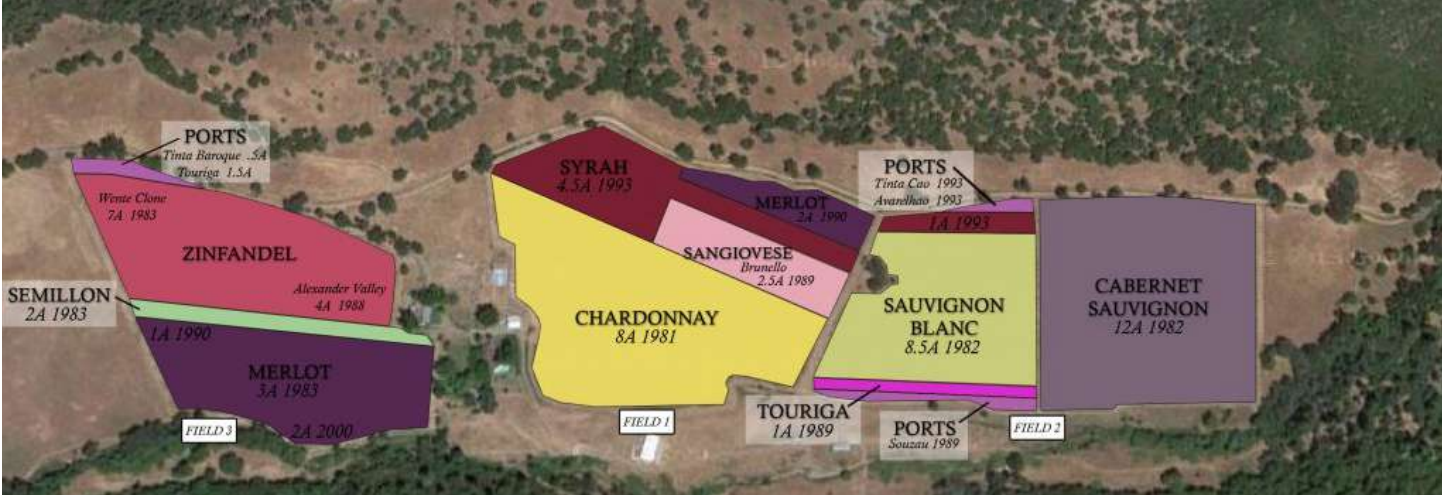
growing conditions for these premium grapes. The vineyard's diverse soil composition, ranging from clay and sandy loam to rocky areas, contributes to the production of high-quality grapes that have earned awards for Chatom Vineyards and other California wineries.

In 1990, to accommodate increasing demand, Gay Callan built a winery and tasting room near Murphys, California. This facility, designed with a Mediterranean aesthetic and surrounded by gardens and a picnic area, became a popular gathering place for wine enthusiasts for 25 years. In August 2015, the winery and tasting room transitioned to new ownership, allowing Gay Callan to return to her original passion: grape growing. Chatom Vineyards has long been recognized for its dedication to producing exceptional grapes.



Vineyard

Chatom Vineyard boasts 13 varietals planted on 60 ± acres, including Chardonnay, Semillon, Sauvignon Blanc, Cabernet Sauvignon, Merlot, Zinfandel, Syrah, Sangiovese and 5 Portuguese varietals. See map below on the vineyard layout. The grapes are planted with 7x12 spacing and irrigated with agricultural wells utilizing a drip irrigation system. Wind machines are utilized for frost protection, with the capability of overhead sprinklers too, if needed.



Water

The property benefits from abundant water resources, including permitted water rights, agricultural wells, two ponds, a spring, and Indian Creek.



Soil Info Cont'd.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8115	Sanguinetti-Copperopolis complex, 30 to 60 percent slopes	66.42	57.85	0	17	7e
8173	Nedsgulch-Wallyhill-Arpatutu complex, 30 to 60 percent slopes	29.16	25.4	0	29	7e
8110	Cumulic Humixerepts-Riverwash complex, 0 to 8 percent slopes	14.02	12.21	0	31	3w
8175	Copperopolis-Hetchy complex, 8 to 30 percent slopes	2.68	2.33	0	35	7e
7211	Millvilla-Luckymine complex, 15 to 30 percent slopes	2.53	2.2	0	41	4e
TOTALS		114.8 1(*)	100%	-	22.71	6.45

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8173	Nedsgulch-Wallyhill-Arpatutu complex, 30 to 60 percent slopes	83.65	69.3	0	29	7e
8115	Sanguinetti-Copperopolis complex, 30 to 60 percent slopes	26.53	21.98	0	17	7e
8172	Nedsgulch-Wallyhill-Arpatutu complex, 15 to 30 percent slopes	10.51	8.71	0	48	4e
TOTALS		120.6 9(*)	100%	-	28.01	6.74

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8173	Nedsgulch-Wallyhill-Arpatutu complex, 30 to 60 percent slopes	181.8 8	36.47	0	29	7e
7210	Deerflat-Millvilla complex, 3 to 15 percent slopes	97.17	19.48	0	50	4e
7211	Millvilla-Luckymine complex, 15 to 30 percent slopes	61.82	12.39	0	41	4e
7207	Millvilla-Copperopolis-Hetchy complex, 30 to 60 percent slopes	54.5	10.93	0	23	7e
8110	Cumulic Humixerepts-Riverwash complex, 0 to 8 percent slopes	27.78	5.57	0	31	3w
8172	Nedsgulch-Wallyhill-Arpatutu complex, 15 to 30 percent slopes	18.93	3.8	0	48	4e
8176	Sanguinetti-Moccasinhill-Deerflat complex, 60 to 90 percent slopes, cool	15.76	3.16	0	10	8
7212	Wardsferry-Millvilla complex, 30 to 60 percent slopes	13.68	2.74	0	31	7e
8175	Copperopolis-Hetchy complex, 8 to 30 percent slopes	12.8	2.57	0	35	7e
8171	Nedsgulch-Wallyhill complex, 3 to 15 percent slopes	8.3	1.66	0	52	3e
8115	Sanguinetti-Copperopolis complex, 30 to 60 percent slopes	6.13	1.23	0	17	7e
TOTALS		498.7 5(*)	100%	-	34.6	5.67

For full soil information, please contact our office.

Improvements



Chatom Vineyards features a main residence, along with two additional homes, a prominent red barn, a workshop, a garage and office space, an equipment storage shed, and various outbuildings.



The 4,300 SF main home features four bedrooms and two bathrooms, including a large chef's kitchen, and a spacious vaulted living room with floor-to-ceiling windows and a fireplace with a rock mantle. An inground pool off the back deck offers a refreshing escape on warm days. Two additional homes are available for guests or property staff. *(Two additional homes shown on page 9 top two photos)*



Improvements Cont'd.



For operational needs, Chatom Vineyards provides a fully functional workshop, a combined garage and office space, a dedicated equipment storage shed, and numerous additional outbuildings



Improvements Cont'd.



A prominent red barn, a focal point of the property, is fully equipped with corrals and a squeeze chute, providing the necessary infrastructure for effective livestock gathering, handling, and management.



Cattle & Recreation

The property has a capability of housing 60-80 head seasonally. It is also a haven for outdoor enthusiasts, where miles of trails cater to horseback riding, ATV riding, hiking, biking, and hunting. Wildlife abounds, with deer, birds, and coyotes regularly seen throughout the property.



Location



About San Andreas, CA:

San Andreas is an unincorporated census-designated place, situated along State Route 49. The population experienced an increase from 2,615 in 2000 to 2,783 by the 2010 census. As with many communities in this part of California, its origins trace back to the fervor of the California Gold Rush. It was established in 1848 by Mexican miners and named for St. Andrew, it's California Historical Landmark #252. A large gold nugget, sold for \$12,000 in 1852, and later underground gold discoveries, fueled its growth. This gold significantly aided the Union during the Civil War. While initial placer deposits diminished, the town thrived on subsequent finds.

About Angels Camp, CA:

Nestled in the Sierra Nevada foothills, Angels Camp, “Frogtown,” is Calaveras County’s sole incorporated city. Established in 1912, it blends Gold Rush history with outdoor appeal. Mark Twain’s “Jumping Frog” story immortalized it. Highway 49 and 4 intersect here, granting access to New Melones Reservoir and Ebbetts Pass. the city had a population of 3,667 as of 2020. The city hosts the Calaveras County Fair, and offers diverse dining and lodging.

Domestic airports: Stockton Metropolitan Airport (47 mi from San Andreas, CA) International Airport: Sacramento International Airport (75 mi).

About Calaveras County, CA:

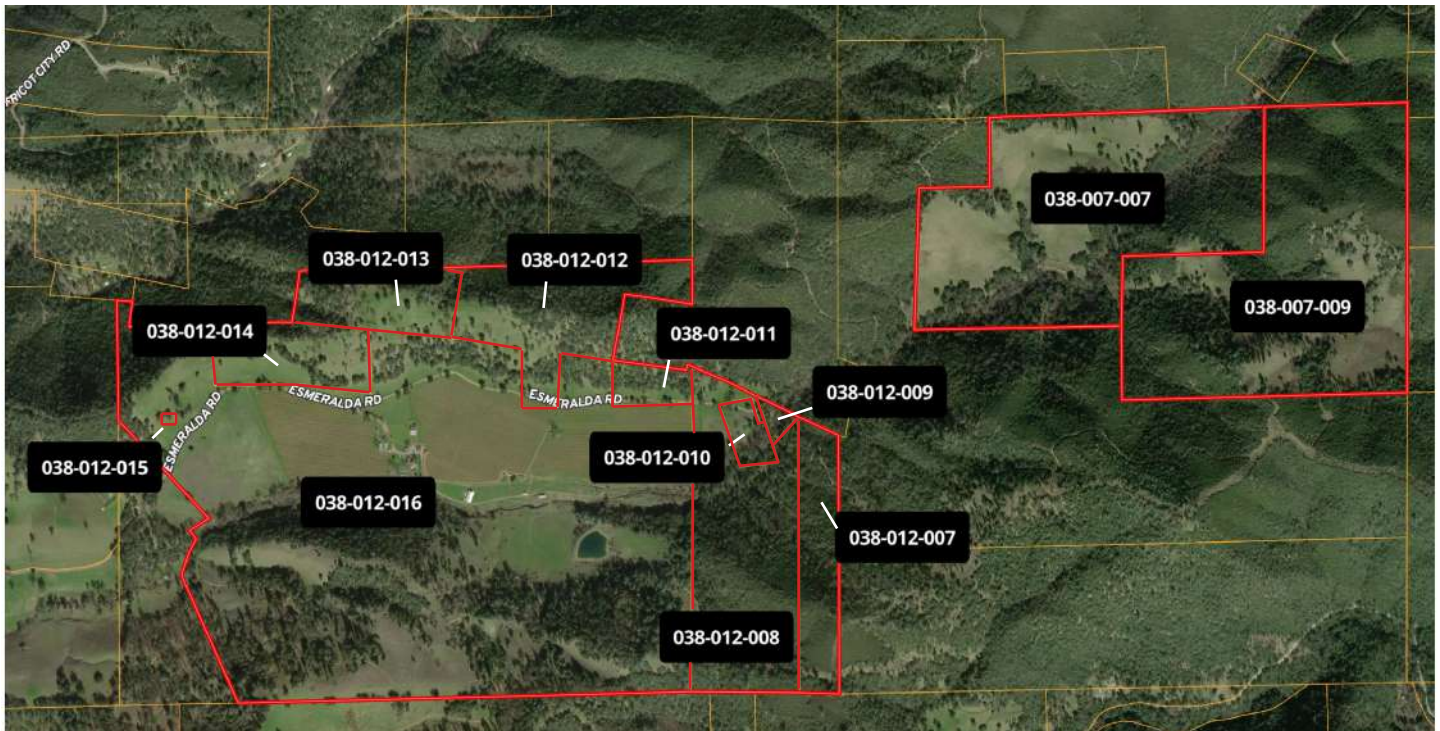
Calaveras County is situated in both the Gold Country and High Sierra regions of California. The county’s name, derived from the Spanish word “calaveras,” meaning skulls, originates from the discovery of Native American remains along the Calaveras River by Spanish explorer Gabriel Moraga. Officially incorporated in 1850, Calaveras County played a pivotal role in the California Gold Rush, with towns like Angels Camp, San Andreas, and Murphys becoming hubs of mining activity. Calaveras County is celebrated for its natural wonders, most notably the Calaveras Big Trees State Park, home to magnificent groves of giant sequoia trees that have captivated visitors since their discovery in 1852. The county’s diverse landscape, ranging from rolling foothills to towering Sierra Nevada peaks, provides a wealth of recreational opportunities, including hiking, fishing, and exploring numerous caverns such as Moaning and Mercer Caverns. In addition to its historical and natural attractions, Calaveras County is also an emerging wine region, with numerous vineyards producing quality wines. As of the 2020 census, the population was 45,292. The county seat is San Andreas, while Angels Camp holds the distinction of being the county’s only incorporated city.



Size & Zoning

The Chatom Vineyards consists of 12 parcels totaling 745.12 acres. Most of the parcels are zoned U and three others are zoned AP (AG Preserve). Three parcels are in the Williamson Act. The total property taxes for 2024 were \$20,893.

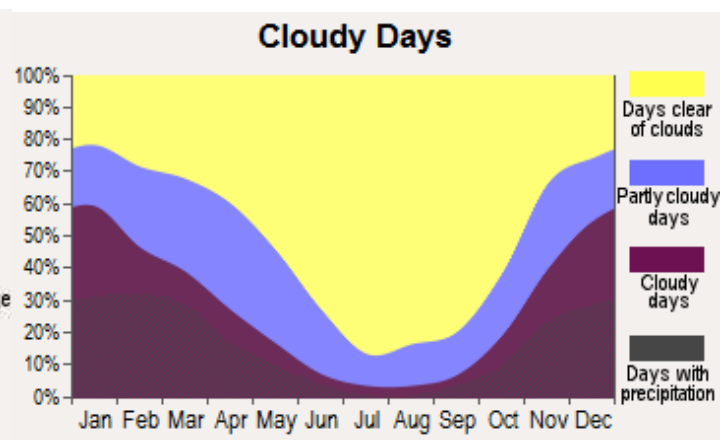
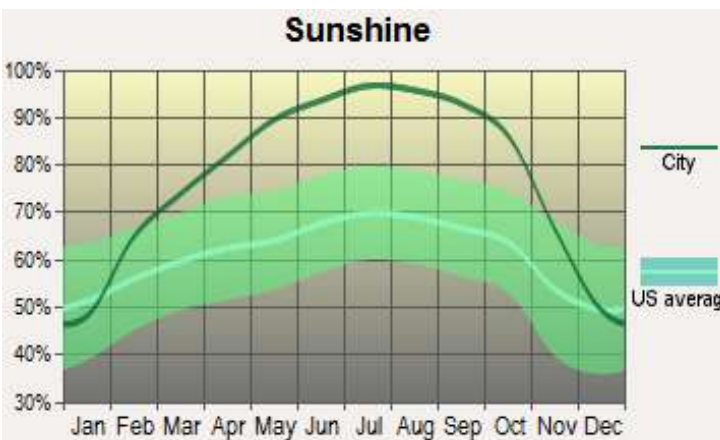
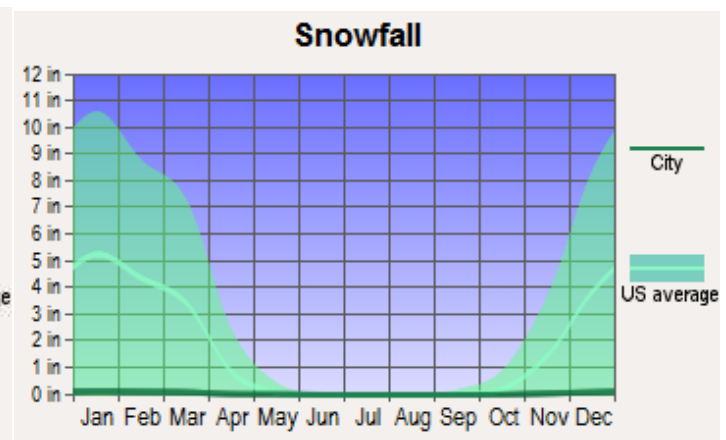
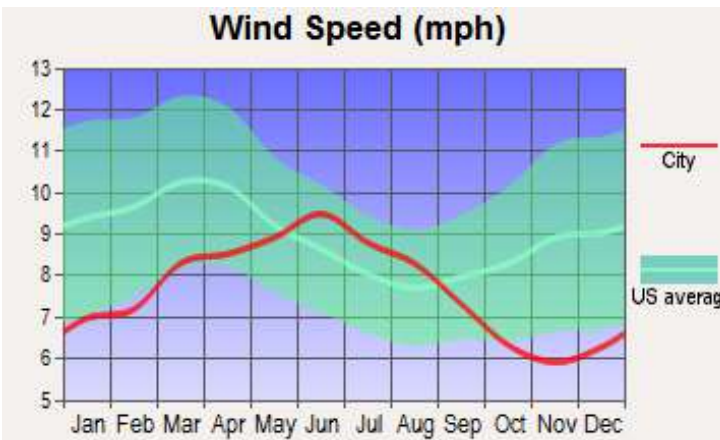
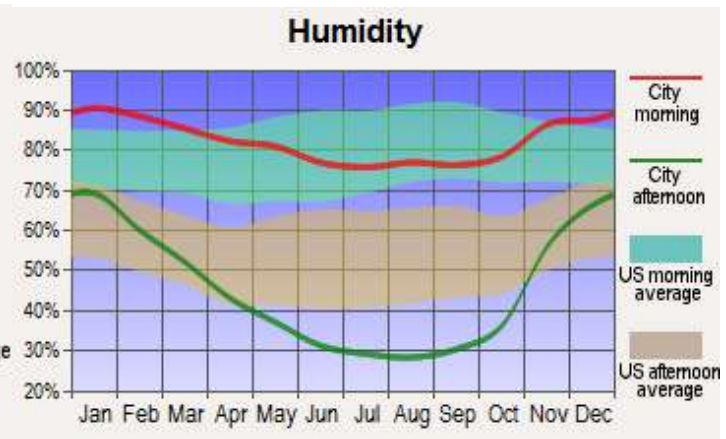
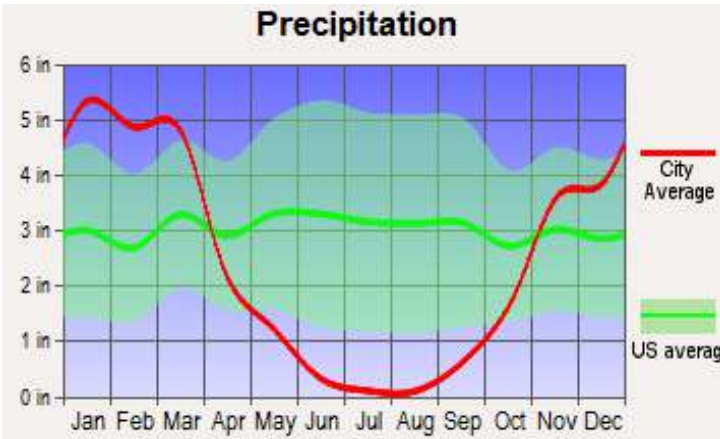
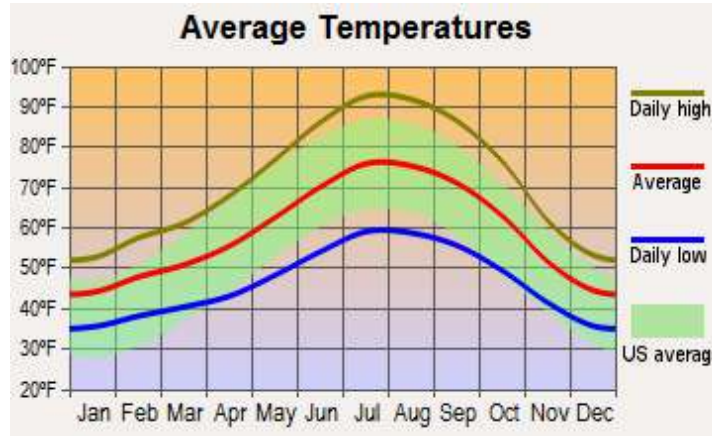
APN	ACRES	ZONING	AG Preserve (Y/N)	TAXES (2024)
038-007-007	120 acres	AP	Y	\$403.00
038-007-009	120 acres	AP	Y	\$403.00
038-012-007	21.11 acres	U	N	\$324.00
038-012-008	63.75 acres	U	N	\$2,019.00
038-012-009	1.40 acres	U	N	\$54.00
038-012-010	4.75 acres	U	N	\$425.00
038-012-011	5.73 acres	U	N	\$99.00
038-012-012	32 acres	U	N	\$554.00
038-012-013	18.96 acres	U	N	\$472.00
038-012-014	19.73 acres	U	N	\$342.00
038-012-015	0.39 acres	U	N	—
038-012-016	337.30 acres	AP	Y	\$15,798.00
TOTAL	745.12 Acres			\$20,893.00



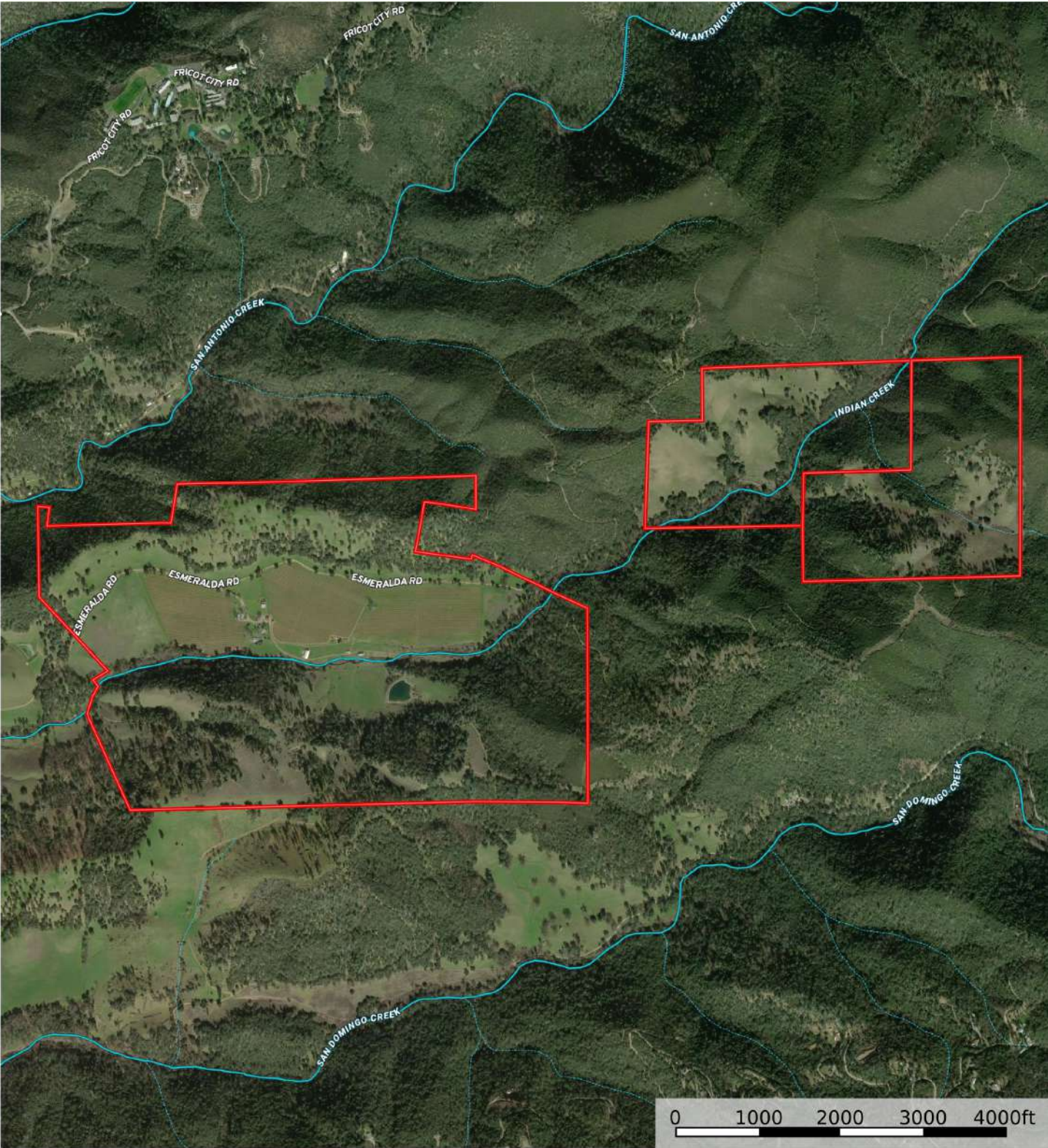
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

Weather for San Andreas, CA

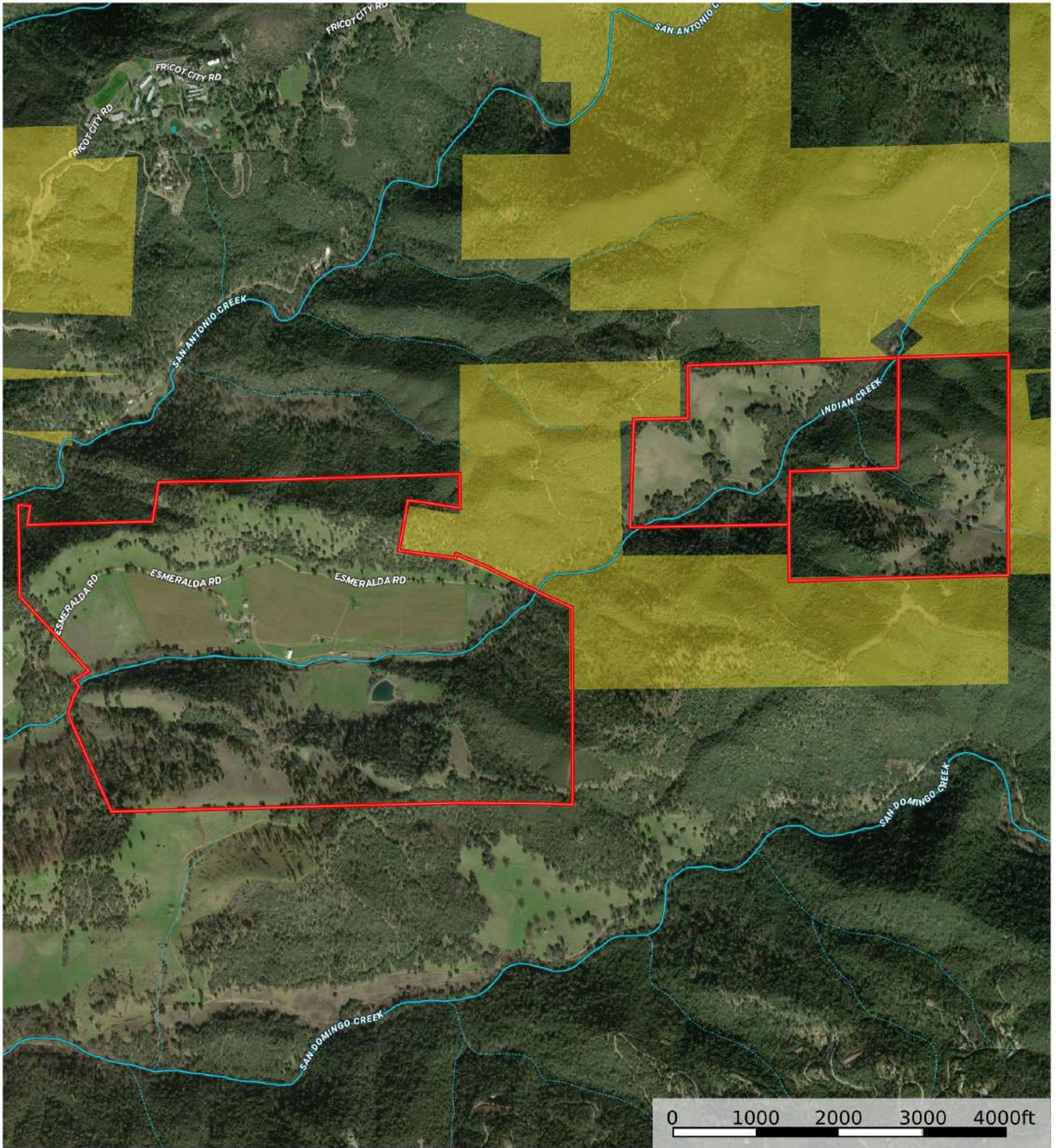


Satellite Map

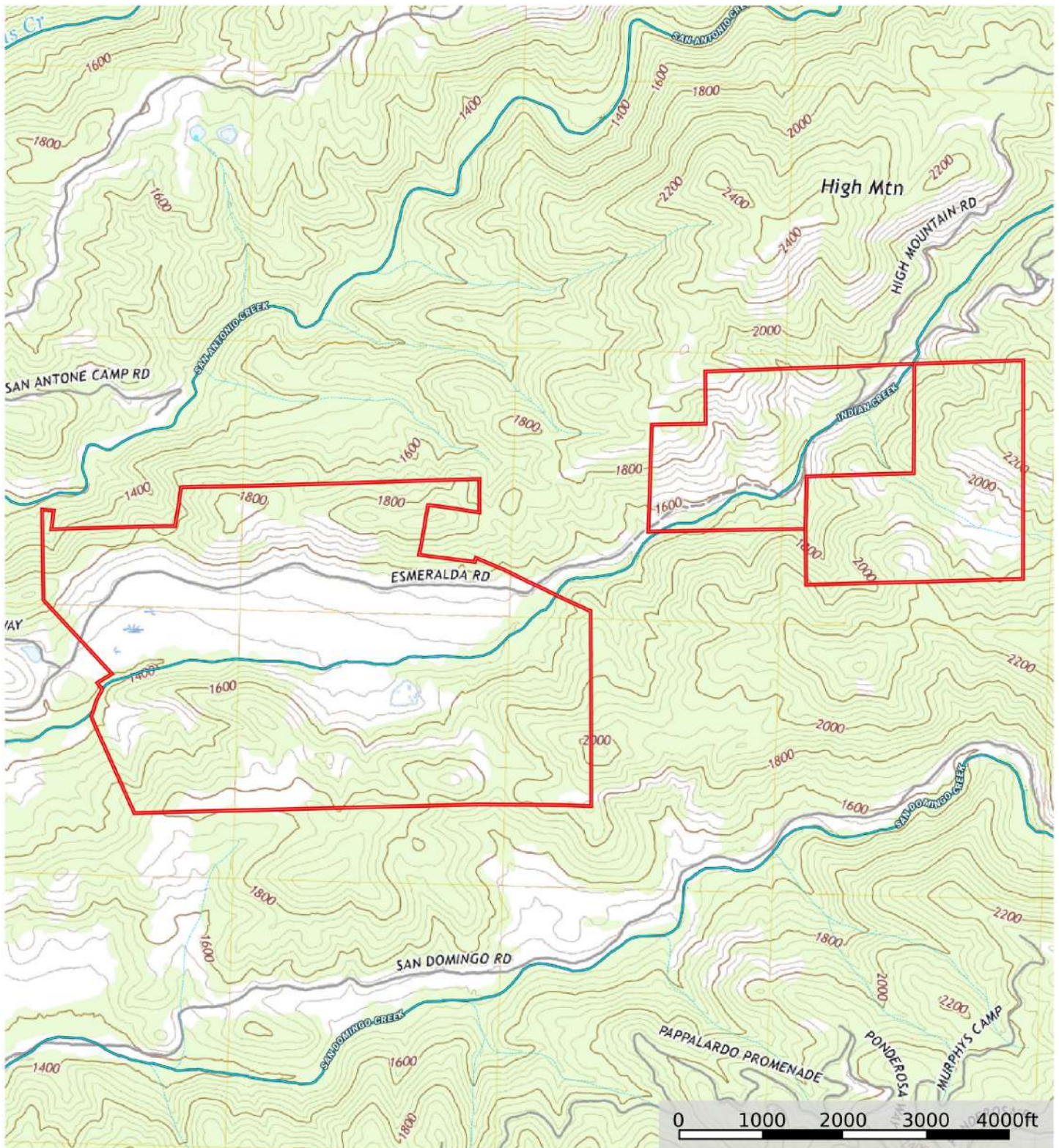


- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Satellite Map - Federal Land



Topo Map



- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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