



OUTDOOR PROPERTIES

CHATOM VINEYARDS

7449 Esmeralda Road, San Andreas, CA 95249

 \$3,900,000

745.12 ± ACRES



Chatom Vineyards spans 745 acres in Calaveras County, featuring 60 ± planted acres of premium grapes, a 4,300 sq. ft. main home, multiple residences, and extensive water resources. With abundant recreational opportunities and agricultural potential, this historic vineyard is ready for its next visionary owner.





KEY FACTS

- The property is 20 minutes from San Andreas and Angels Camp, near Murphys.
- It includes 60 ± producing acres with 13 varietals.
- Water resources include permitted rights, wells, ponds, a spring, and Indian Creek.
- Mineral rights are included with the property.
- The main home is 4,300 SF with 4 bedrooms, 2 bathrooms, and a pool, plus two additional homes.
- There is a red barn with corrals and a chute, along with a workshop, garage/office, and equipment shed.
- The property has trails for horseback riding, ATVs, hiking, biking, and hunting.
- Wildlife such as deer, birds, and coyotes are frequently seen.
- The land supports seasonal cattle grazing for 60-80 head.



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