

Berkeley Estates Vineyard & Winery
53582 Falcon Road
Olathe, CO 81425

\$4,000,000
178± Acres
Montrose County



Berkeley Estates Vineyard & Winery

Olathe, CO / Montrose County

SUMMARY

Address

53582 Falcon Road

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Commercial, Business Opportunity

Latitude / Longitude

38.591145 / -108.085237

Dwelling Square Feet

41840

Bedrooms / Bathrooms

8 / 10

Acreage

178

Price

\$4,000,000

Property Website

<https://aspenranchrealestate.com/property/berkeley-estates-vineyard-winery-montrose-colorado/75919/>



PROPERTY DESCRIPTION

Berkeley Estate Cellars - A Premier Colorado Vineyard, Winery, Farm, & Guest Homes Property

Welcome to Berkeley Estate Cellars, an extraordinary 276±-acre income-producing property that blends luxury living, agricultural excellence, and unmatched potential. Nestled in a quiet country setting adjacent to BLM public lands, this estate offers remarkable residential improvements, expansive vineyards, a state-of-the-art winery, and a wealth of fertile farmland. Conveniently located within 20 minutes of Montrose Regional Airport and nearby amenities, this property provides the perfect balance of privacy, beauty, and accessibility.

Key Assets of Berkeley Estate Cellars

- **178± total acres** encompassing vineyards, farmland, and residential spaces.
- **Four guest homes** (built in 2021) designed for short-term rental success.
- **7,475 sq. ft. winery building** with tasting room, bar, and production facilities.
- **11,510 sq. ft. insulated shop building** with offices and concrete floors.
- **4,092 sq. ft. equipment shed** for farm operations.
- **12,000 sq. ft. greenhouse** for produce or seedling cultivation.
- **103 irrigated acres** with **101.6 shares of UVWUA water rights**.
- **Impressive vineyards** totaling over 30 acres.
- **Proximity to public lands** with BLM adjacency for privacy and recreation.

Residential Improvements

The estate features four custom-built guest homes, each constructed in 2021 by Kuboske Construction. These 2-bedroom, 2-bathroom homes (ranging from 1,188 to 1,242 sq. ft.) boast modern finishes, mini-split heating and cooling systems, individual septic systems, and private hot tubs. Situated on the southern 40 acres of the property, the homes have their own dedicated access via a picturesque bridge over the UVWUA canal. These homes have proven to be successful short-term rental investments.

Winery Building and Vineyards

The winery building is the heart of the estate, spanning 7,475 sq. ft. It includes a large bar and tasting room, two bathrooms, and over 5,000 sq. ft. of warehouse space for wine production and storage. A supplemental geothermal system ensures energy efficiency for the facility. Surrounding the winery are 30+ acres of vineyards, with parcels distributed across the property for optimized production.

Vineyard Varieties include: Chardonnay, Pinot Gris, Riesling, Gewurztraminer, Table Grapes, Merlot, Cabernet Sauvignon, Marquette, Frontenac Gris, Petit Pearl, Dornfelder, Lemberger, and Baco Noir.

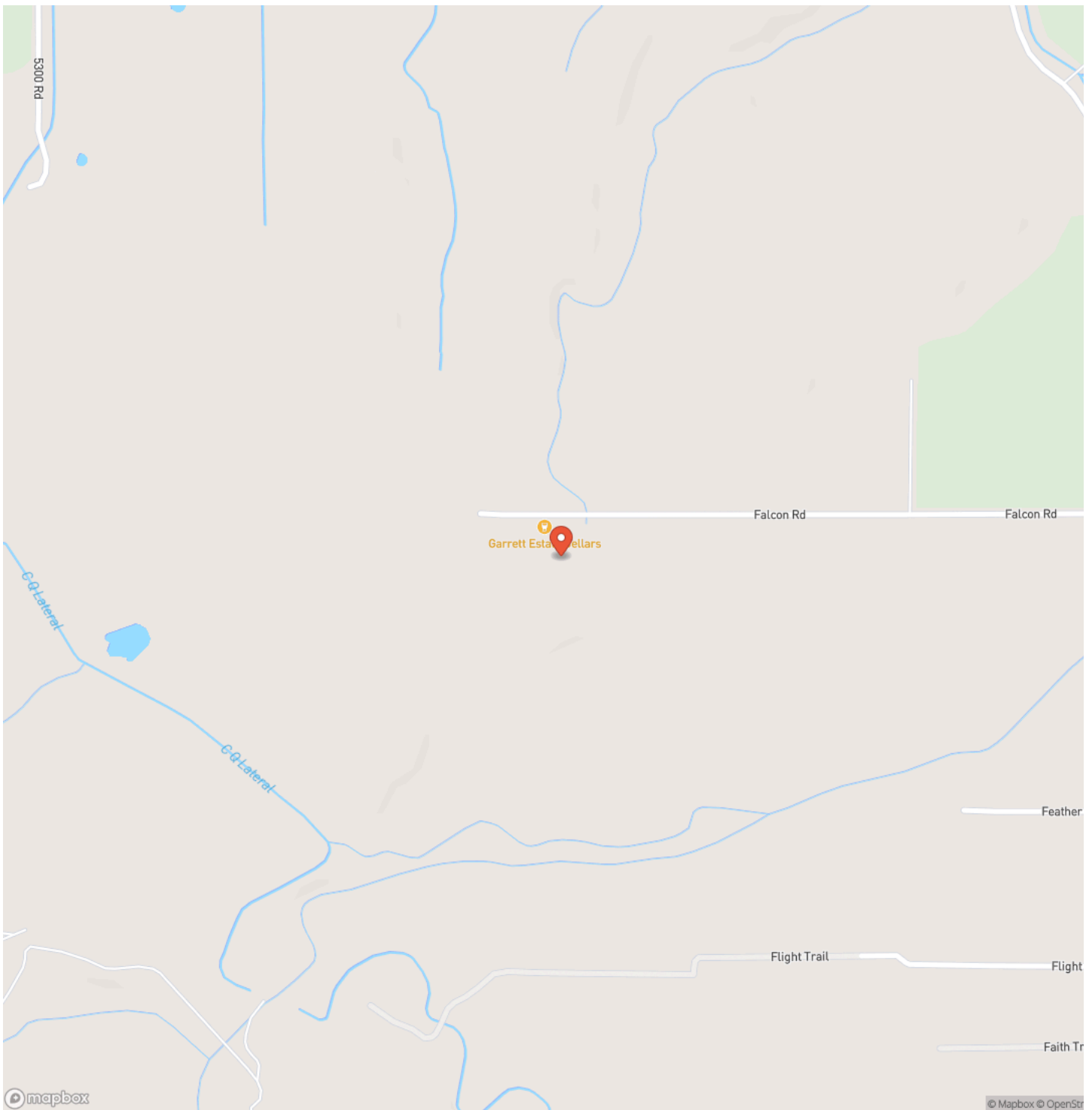
Farm and Ranch Operations

The estate includes approximately 103 irrigated acres supported by **101.6 shares of UVWUA water rights**. This fertile farmland has been utilized for crops such as corn, winter wheat, beans, and hemp, with a proven track record of success. Farm operations are anchored by an 11,510 sq. ft. insulated shop building with office space and a two-story deck, as well as a 4,092 sq. ft. equipment shed. A 12,000 sq. ft. greenhouse in the southern section of the ranch has been used for produce and hemp seedling production.

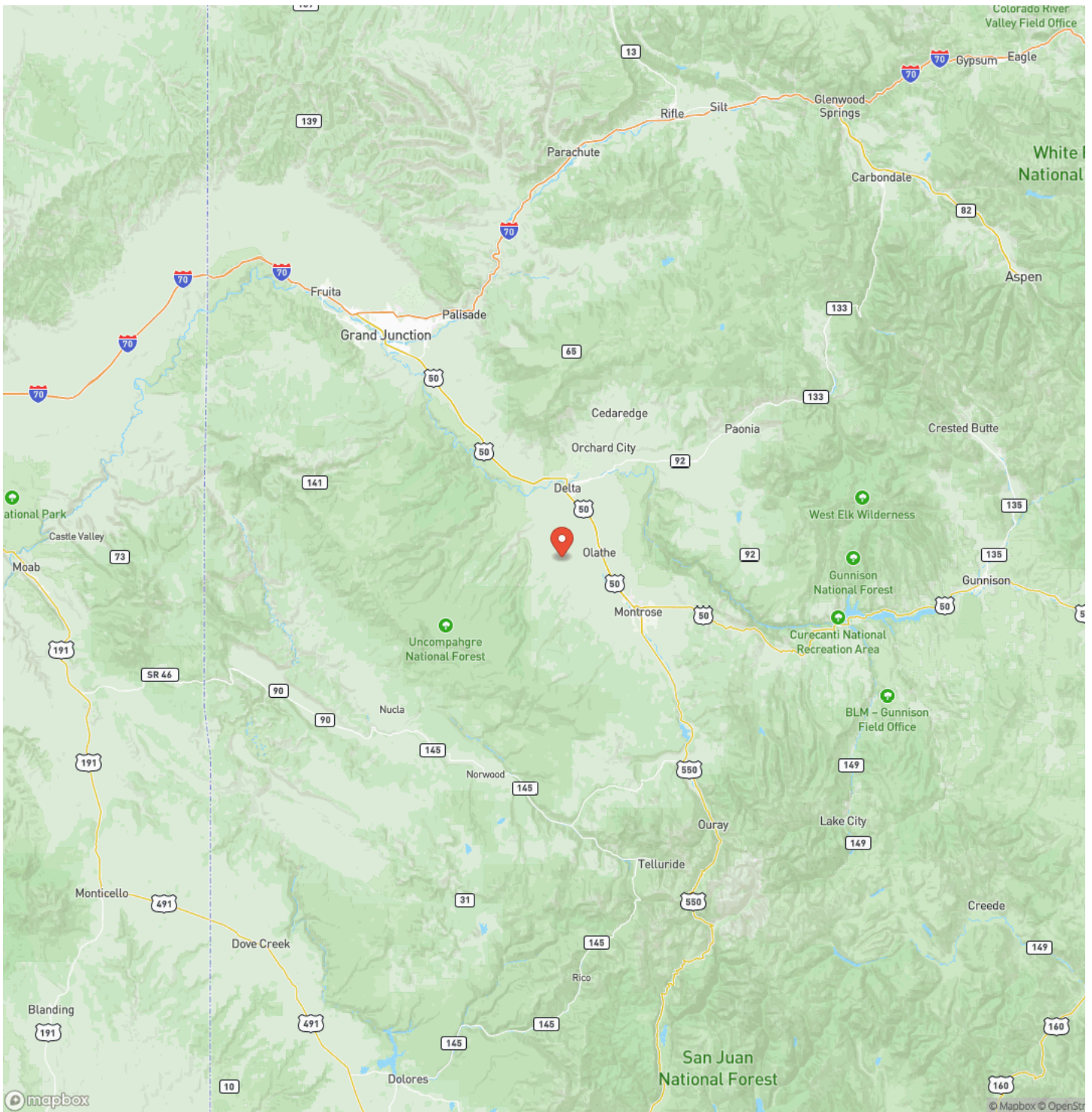
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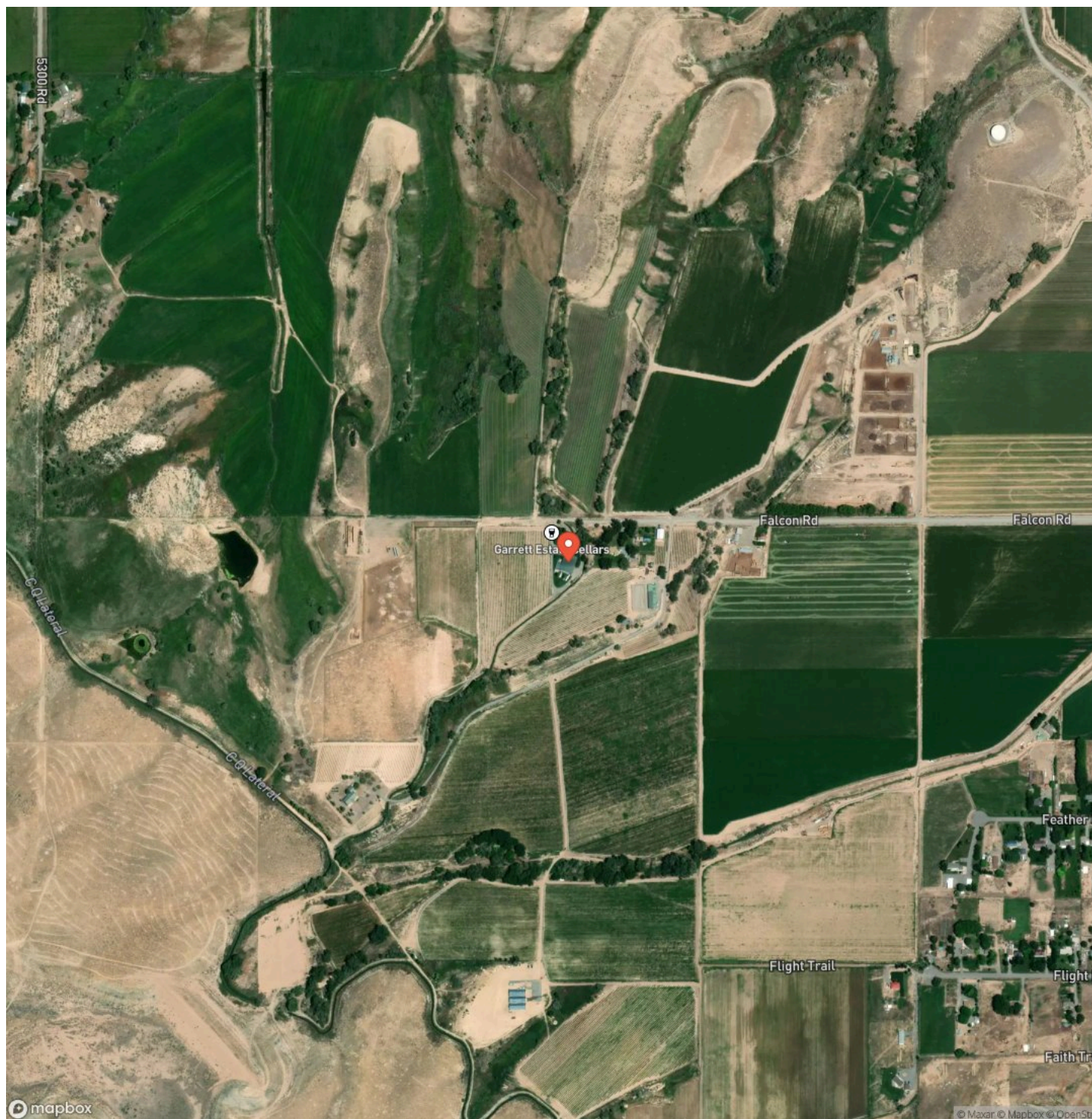
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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