

Moon Mountain District Winery and Vineyard



OFFERING MEMORANDUM

PRICE: \$1,200,000

OFFERED BY: TOM LARSON & TONY FORD

NORCALVINEYARDS

A Division of Remax Full Spectrum

"Specializing in Sales and Acquisitions of Vineyards, Wineries and Fine Estates."

www.norcalvineyards.com

40+ Acres of Secluded and Private Beauty

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Property Details:

County:	Sonoma
Address:	12900 Maple Glen Road, Glen Ellen
Appellation:	Moon Mountain District of Sonoma County A.V.A
Parcel Size:	41 +/- acres
Vineyard:	2.5 +/- acre dry-farmed vineyard planted to Cabernet Sauvignon, Merlot, Cabernet Franc, Sangiovese and Malbec
Winery:	2-story winery building with +/- 740 square feet on each floor plus a +/- 740 square foot bonded carport plus a +/- 700 square foot crush pad. Winery use permit can convey in the sale of this property (approximately 500 cases/year).
Residence:	+/- 1,400 square foot 1 bedroom, 1 bath A-frame house with redwood deck.
Planned Development:	A 7-bedroom perc test recently done by Adobe Associates (2 bedrooms at the vineyard site and 5 bedrooms near the winery) in addition to our existing 1-bedroom existing septic system for the house and a separate existing septic system for the winery. Adobe is in the process of designing a 4-bedroom residential septic system located near the winery.
Water:	2 artesian wells with year 'round springs plus a horizontal well with combined dry weather production of approximately 2 gallons/minute (last tested July of 2000)
Tax Status:	Standard Sonoma County rate of Approx. 1.125% of assessed value.
Video:	http://studio6c.tv/maple-glen.html

In the Mayacamas Mountains of Glen Ellen 40+ acres of Secluded and private beauty. Relax on the large patio next to the custom built 500 case winery . There are 2.5 acres of red varietals to make your estate wine. There is a modest home that you can enjoy while building your castle. The gated entry and extensive garden landscaping are just a few of the many ammentities this country gem has to offer.

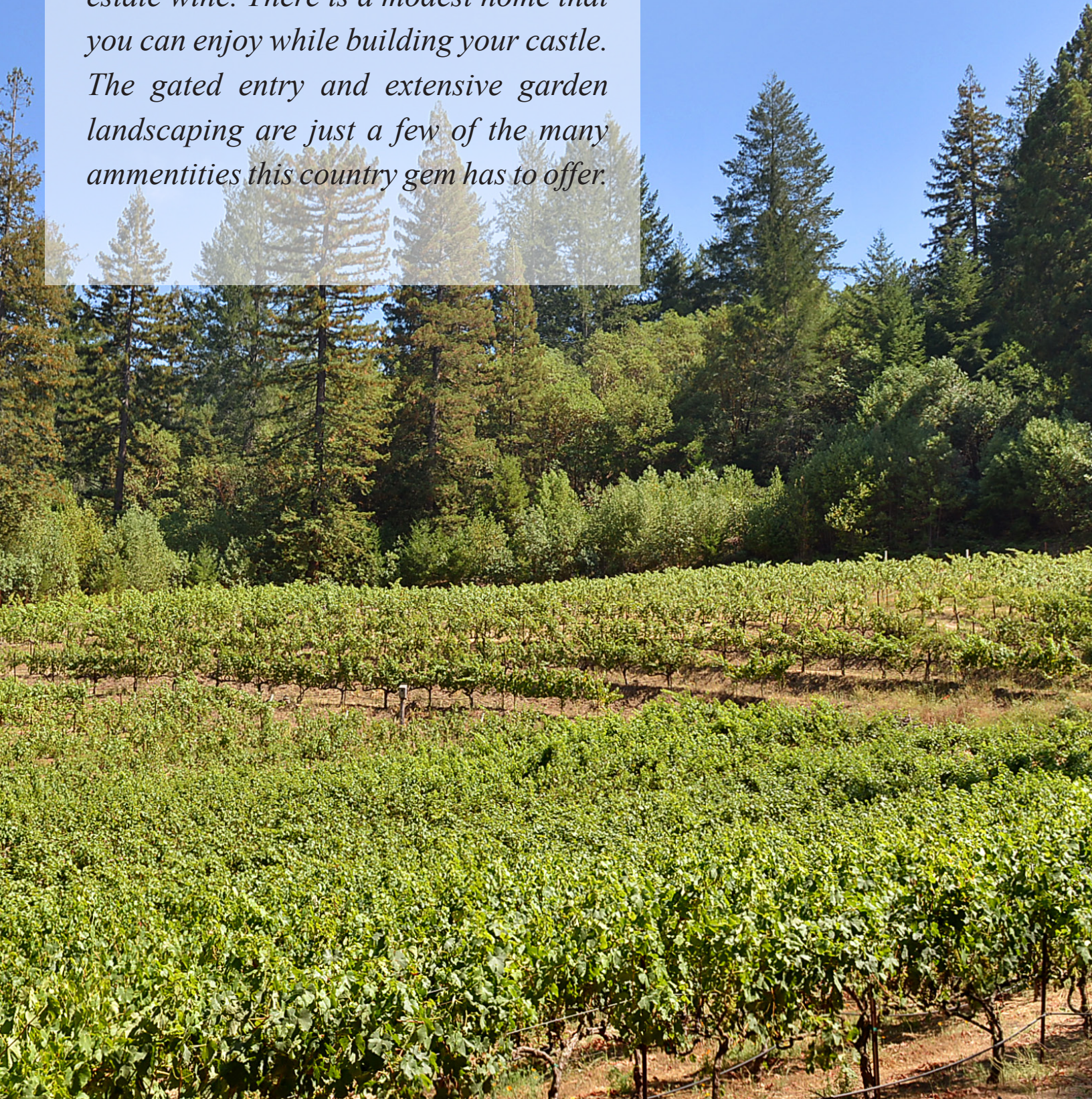


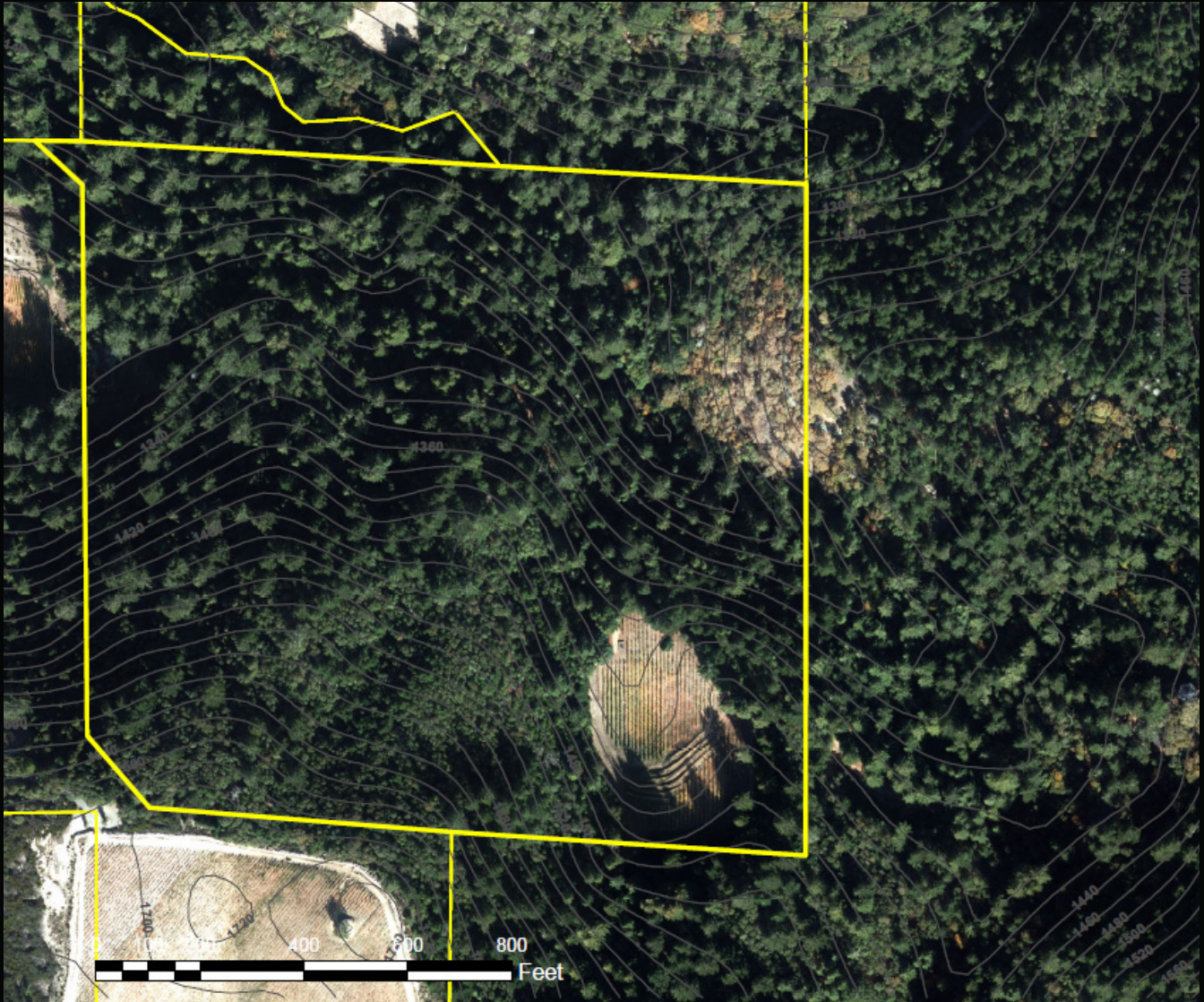
Photo Gallery Winery



Photo Gallery Residence



Aerial Map





County Overview

If a wine region could be compared to a sumptuous buffet where every mouthwatering option looks as good as the last, it would be Northern California's Sonoma County. Comprising more than 200,000 acres of varied terrain between the Pacific Ocean and the Mayacamas Mountains, Sonoma is a region as renowned for its sheer size as for its remarkable diversity. Boasting no fewer than 12 sub-appellations, a dizzying array of grape varieties produced and a colorful winemaking past that pre-dates the Mission era, Sonoma offers visitors a wealth of opportunities to expand their vinous horizons against the backdrop of one of the world's most dynamic wine regions.

You might spend a day quaffing crisp sparkling wines in the rolling vine-covered hills of Sonoma's southerly Carneros, and spend the next sipping elegant Pinot Noir and Chardonnay near the banks of the heavily forested Russian River to the west. Central and northern Sonoma County offer equally exciting – and varied – options, from heady Zins in Dry Creek to sumptuous Bordeaux-style blends in Sonoma Valley, and just about everything in between. And with its southern border situated just an hour north of San Francisco, Sonoma County is wonderfully – nay, deliciously – accessible.

What are the unique elements that make up Sonoma County world-class wines?

The Place:

Sonoma County is a million acres (1,604 square miles) of valley floors, rolling hills and tree-lined mountain sides — each a wonderful place for growing winegrapes of superior quality and character.

The Heritage:

It is the birthplace of northern California viticulture with several generations of families committed to its land and sustaining it for future generations. Sonoma County is the perfect marriage of family, growing conditions and innovation for producing exceptional winegrapes and wines.

The Soil:

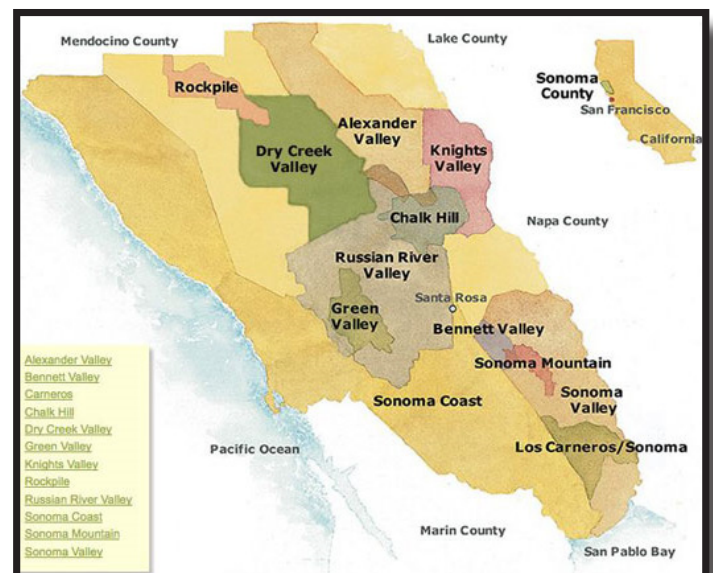
Sonoma County has more soil types than France that range from rich and loamy to volcanic and well-drained. They provide the natural chemistry for growing a variety of top winegrapes.

The Climate:

The long, dry and sunny summer days with cool nights, ocean breezes and fog, produce the ideal conditions for growing winegrapes.

The Spirit:

Finally, what makes Sonoma County so special is the spirit of the people and care and attention that is given to each vine. This carries over to the wines where patience and balance are reflected in the wines. It is the perfect team of passionate growers and winemakers.





Appellation Overview

Sonoma Valley Appellation

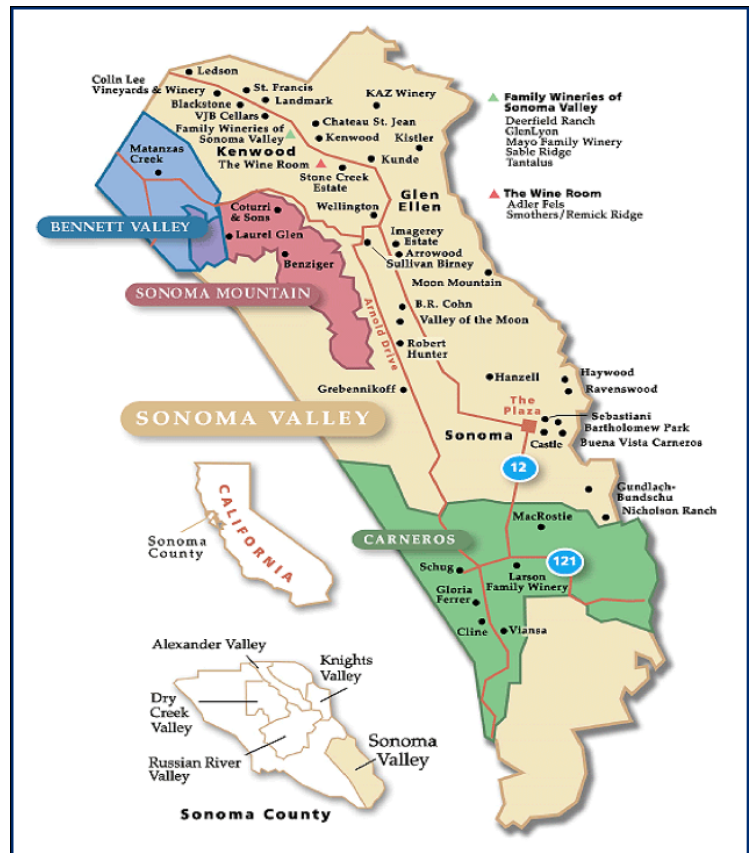
14,000 vineyard acres / 55 wineries / Earned AVA status in 1981 (amended in '85 & '87)

Sonoma Valley The Sonoma Valley AVA centers on the Sonoma Valley (also known as The Valley of the Moon) in the southern portion of the county. The appellation is bordered by two mountain ranges: the Mayacamas Mountains to the east and the Sonoma Mountains to the west.

Along with being the area where so much of Sonoma County's winemaking history took place, the area is known for its unique terroir, with Sonoma Mountain protecting the area from the wet and cool influence of the nearby Pacific Ocean. The Sonoma Mountains to the west help protect the valley from excessive rainfall. The cool air that does affect the region comes northward from the Los Carneros region and southward from the Santa Rosa Plain.

Because the valley is cooled from the north and south, it is different from other California north-south-oriented grape growing valleys in the interior. In addition, the daily wind that makes its way into the northern and southern sections of the valley slows ripening, which prolongs hang time and promotes natural balance in the wines. In the appellations of the North Coast, the wind is unique to Sonoma Valley and Carneros.

The soils of the Sonoma Valley, like the rest of the county, are varied. One finds a wide disparity between valley floor and mountain soils; those found in flatter, valley areas tend to be quite fertile, loamy and have better water-retention while the soils at higher elevations are meager, rocky and well-drained. In general, the structure, rather than the composition of the soil, is the deciding factor where grape plantings are concerned.





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