

Vineyard Estate on Old River Road



OFFERING MEMORANDUM

PRICE: \$1,065,000



NORCAL VINEYARDS

A Division of Remax Full Spectrum

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

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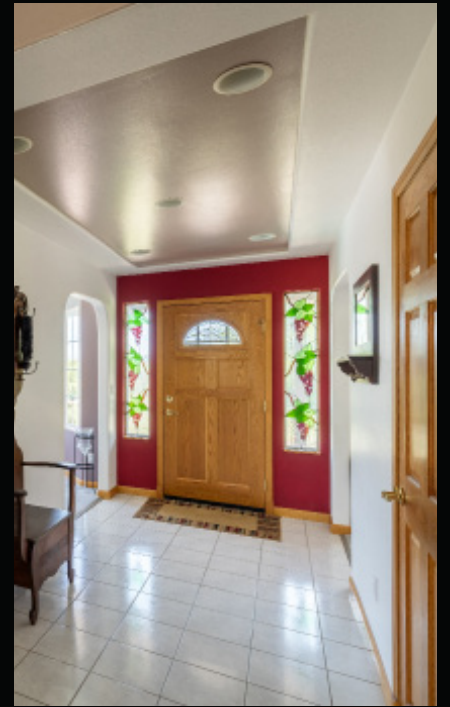


Salient Facts

LOCATION:	4610 OLD RIVER ROAD, UKIAH, 95482
APN:	183-170-04-00
COUNTY:	MENDOCINO
APPELLATION:	MENDOCINO
PARCEL SIZE:	11.25
VINEYARD:	9 ACRES OF MERLOT PLANTED IN 1998 ON 110R ROOTSTOCK ON QUAD TRELLIS.
WATER:	3 ON SITE WELLS, ONE OPERATIONAL FOR DOMESTIC WATER, APPROX 5GPM, 2 WELLS WITHOUT PUMPS. SHARED AG WELL ON NEIGHBORING PROPERTY PROVIDES IRRIGATION FOR THE VINEYARD.
GRAPE CONTRACTS:	GRAPE CONTRACTS: YEAR TO YEAR GRAPE CONTRACTS, FRUIT SOLD AT \$1,100 AND \$1,250/TON. LONG HISTORY WITH WINERIES.
PRODUCTION:	2015 84 TONS, 2014 65 TONS, 2013 111 TONS
TAX STATUS:	STANDARD MENDOCINO COUNTY RATE 1.125% +/-
LEASEBACK:	SELLER MAY LEASE BACK VINEYARD AT BUYER'S DISCRETION AT 60/40 SPLIT OFF THE TOP LINE GROSS (40% BUYER).

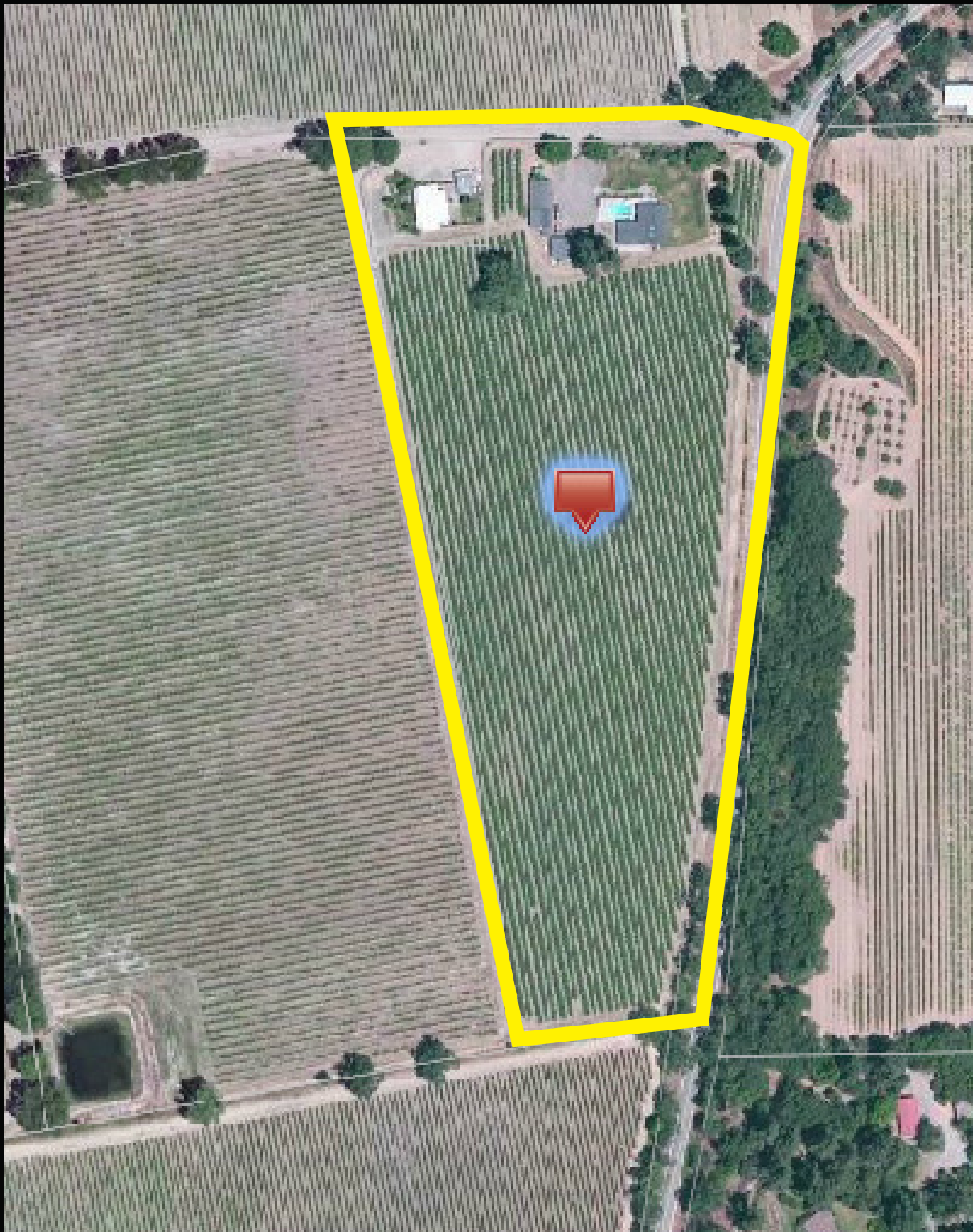
Lifestyle Vineyard Estate with heavy income on Old River Road. This income estate is only 5 minutes from Ukiah and features a 2,630+/- square foot residence constructed in 2001. This custom home features 3 bedrooms, 4 bathrooms, bonus room, granite counter kitchen, tile floors, fireplace, master suite with two walk-in closets, spa tub, swimming pool and spa, 1,500 sq. ft. detached shop/storage space. The 9 acre vineyard grossed \$96k in 2015 and historically has been a high producer. Seller may lease back vineyard at buyer's discretion. Long history of selling the fruit with local wineries.

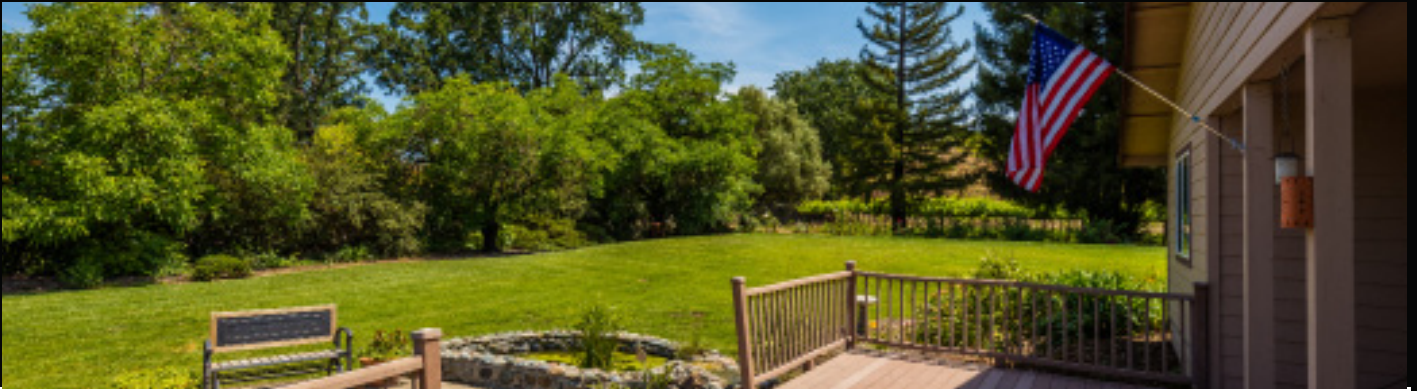






Aerial Map





County Overview

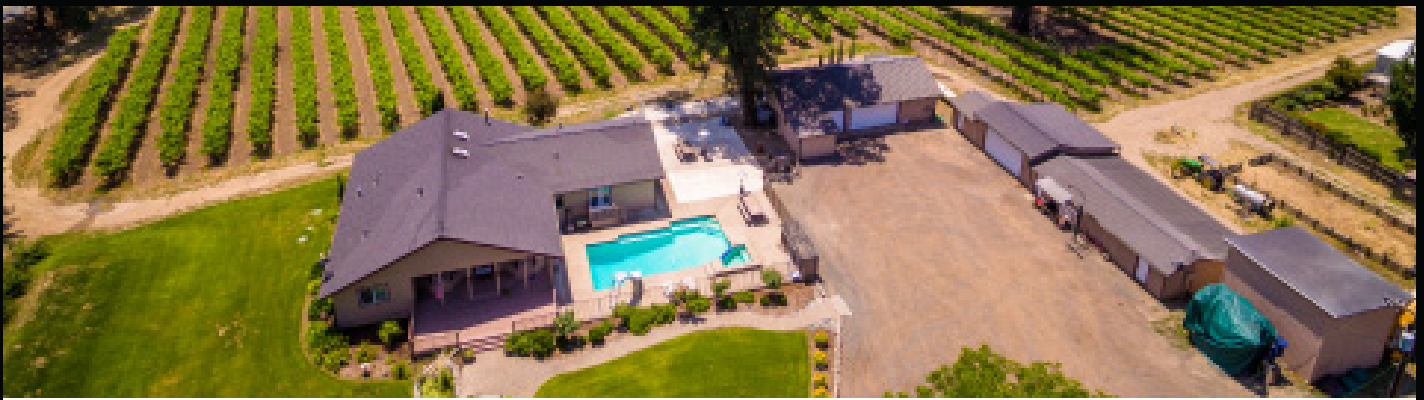
Location: Mendocino County is part of California's famous North Coast wine region. Directly north of Sonoma County, Mendocino County begins about 90 miles north of San Francisco. The Mendocino wine region is bounded by California's Coastal Mountain Range, the Pacific Ocean, and the great northern red-wood forests.

Geographic Features: Mendocino's vineyards are divided among several small Mayacamas and Coastal Range mountain valleys, following the drainages of the Russian and Navarro Rivers. Vineyards rise from the river plains, onto the benchlands above.

Grape Harvest Months: September-October
Average Summer Temperature Range: 45-95°F
Average Rainfall: 36.6 inches (in Ukiah)
Average Growing Season: 225 days
First Vineyards Planted: 1850s
Total County Acreage: 2,248,000
Total Vineyard Acreage: 15,500
Number of Vineyards: 340
Certified Organic: 25% of total vineyard acreage
Number of Wineries: 50

Principal Varietals:
 Chardonnay
 Sauvignon Blanc
 Gewürztraminer
 Riesling
 Zinfandel
 Cabernet Sauvignon
 Pinot Noir
 Petite Sirah
 Syrah
 Viognier





Appellation Overview

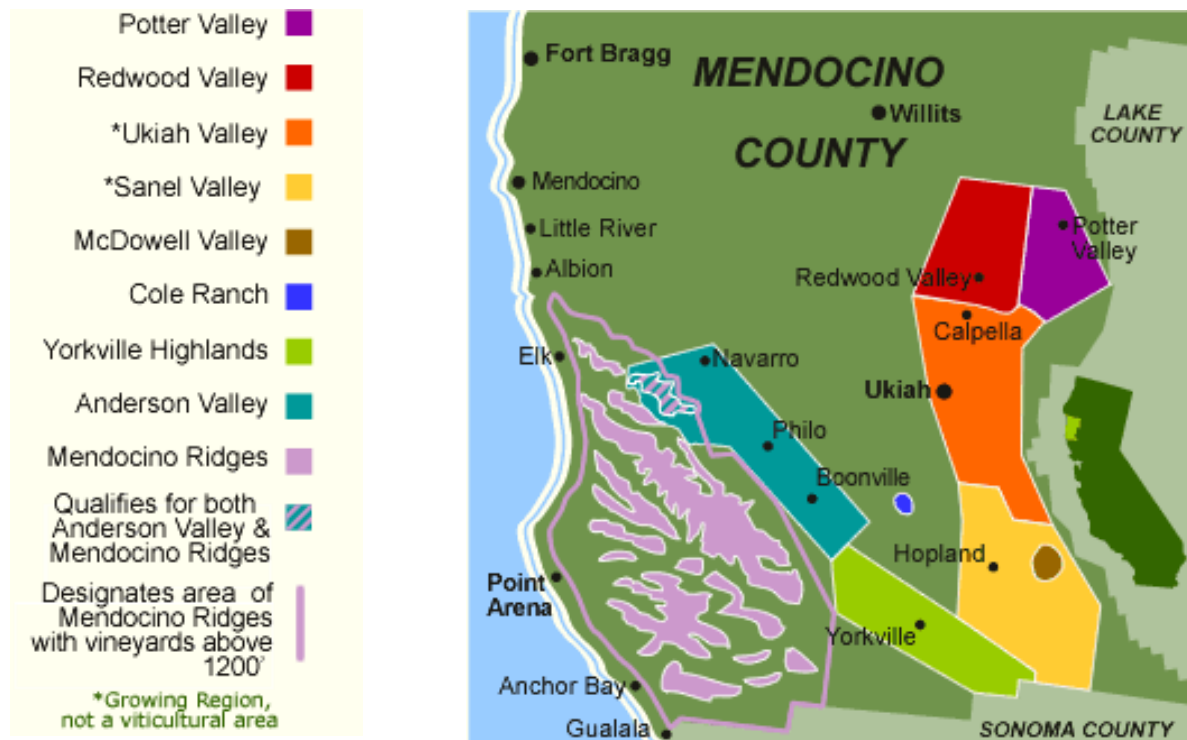
Nearly 40 wineries are located in three clusters in Mendocino County - Redwood Valley - Ukiah, Hopland and Anderson Valley. Redwood Valley - Ukiah and Hopland are both in the Russian River area of the County. In addition, the western most winery on the continental United States is on the North Mendocino Coast, and a winery tasting room and brewery are in that area as well.

The Ukiah Valley, anchored by the county seat of Ukiah, is Mendocino's largest, most broad and open growing area. It extends along the Russian River (and US Highway 101) about 20 miles, from the Sanel Valley in the south to Redwood Valley in the north.

Cabernet Sauvignon and Zinfandel perform well on the benchlands above the Russian River. Chardonnay and Sauvignon Blanc are successful on the river plain.

Higher elevation vineyards near the town of Talmage, on the eastern side of the Valley, show promise with Italian and Rhone varietals.

Establishment of a BATF Approved Viticultural Area is under discussion in the Ukiah Valley.





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