

Old River Road Vineyard Estate Ukiah, CA



OFFERING MEMORANDUM

PRICE: \$1,395,000

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

Old River Road Vineyard Estate, Ukiah, CA

TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5 & 6
Aerial Map	7
Block Map/Clone & Rootstock	8
County Overview	9

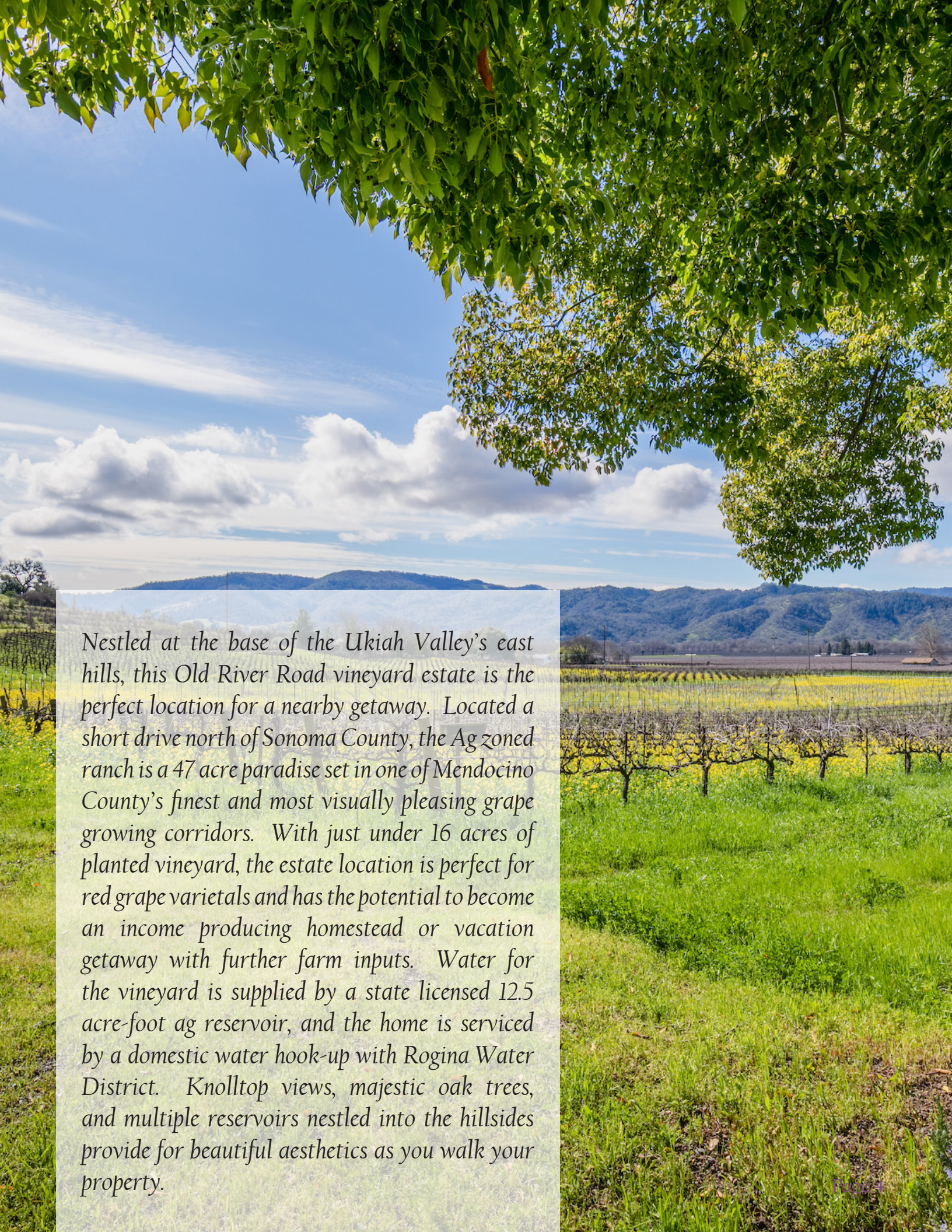


Salient Facts

LOCATION	4001 Old River Road, Ukiah, CA 95482
APN	183-210-06
COUNTY	Mendocino
ACREAGE	47.43+/-
VINEYARD INFO	15.99+/- acres planted, 1.15+/- acres plantable
VARIETALS	Cabernet Sauvignon, Zinfandel, Dolcetto
GRAPE PURCHASE CONTRACTS	The Zinfandel sold at \$1,500 per ton and the Dolcetto sold at \$1,200 per ton in 2016.
WATER	Water for the ranch is provided via two ag reservoirs and a domestic (Rogina Water) water connection. Water is supplied to the vineyard via a 12.5 acre-feet, licensed, ag reservoir (License 10739). There is an additional, unlicensed, ag reservoir used to recharge the main reservoir.
INFRASTRUCTURE	2,600 sq. ft., 4-bedroom home, 572 sq. ft. detached office with slab foundation, 1,500 sq. ft. steel frame shop with slab foundation, four above-ground fuel tanks.
ZONING	Ag
WILLIAMSON ACT	Yes

PRODUCTION

3 Year Production			
	2014	2015	2016
Cabernet Sauvignon	No Harvest	No Harvest	No Harvest
Zinfandel	23.3	23	17
Dolcetto	13.92	14	22



Nestled at the base of the Ukiah Valley's east hills, this Old River Road vineyard estate is the perfect location for a nearby getaway. Located a short drive north of Sonoma County, the Ag zoned ranch is a 47 acre paradise set in one of Mendocino County's finest and most visually pleasing grape growing corridors. With just under 16 acres of planted vineyard, the estate location is perfect for red grape varietals and has the potential to become an income producing homestead or vacation getaway with further farm inputs. Water for the vineyard is supplied by a state licensed 12.5 acre-foot ag reservoir, and the home is serviced by a domestic water hook-up with Rogina Water District. Knolltop views, majestic oak trees, and multiple reservoirs nestled into the hillsides provide for beautiful aesthetics as you walk your property.

Photo Gallery

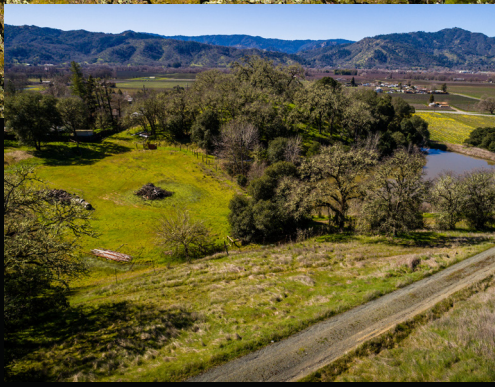
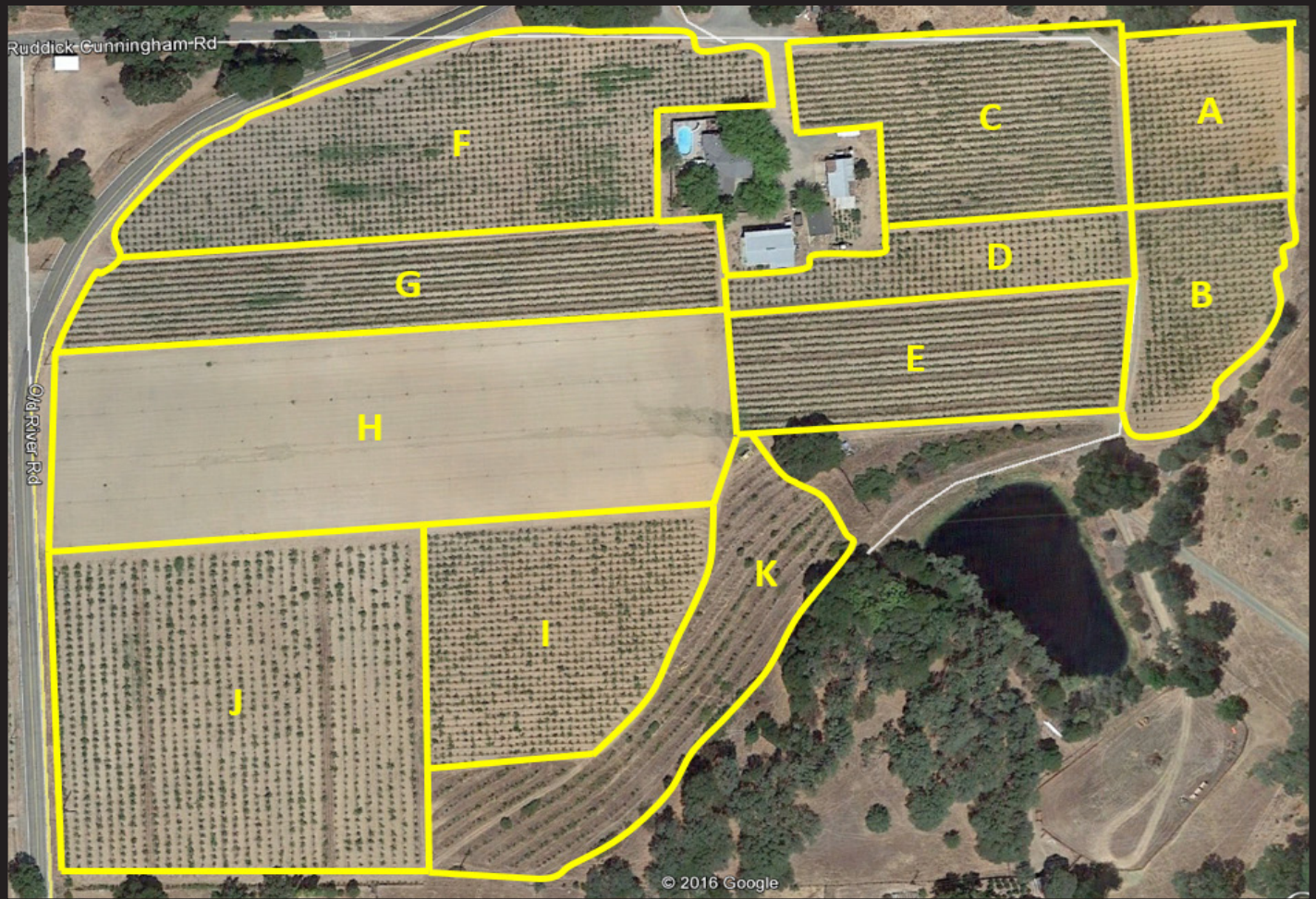


Photo Gallery



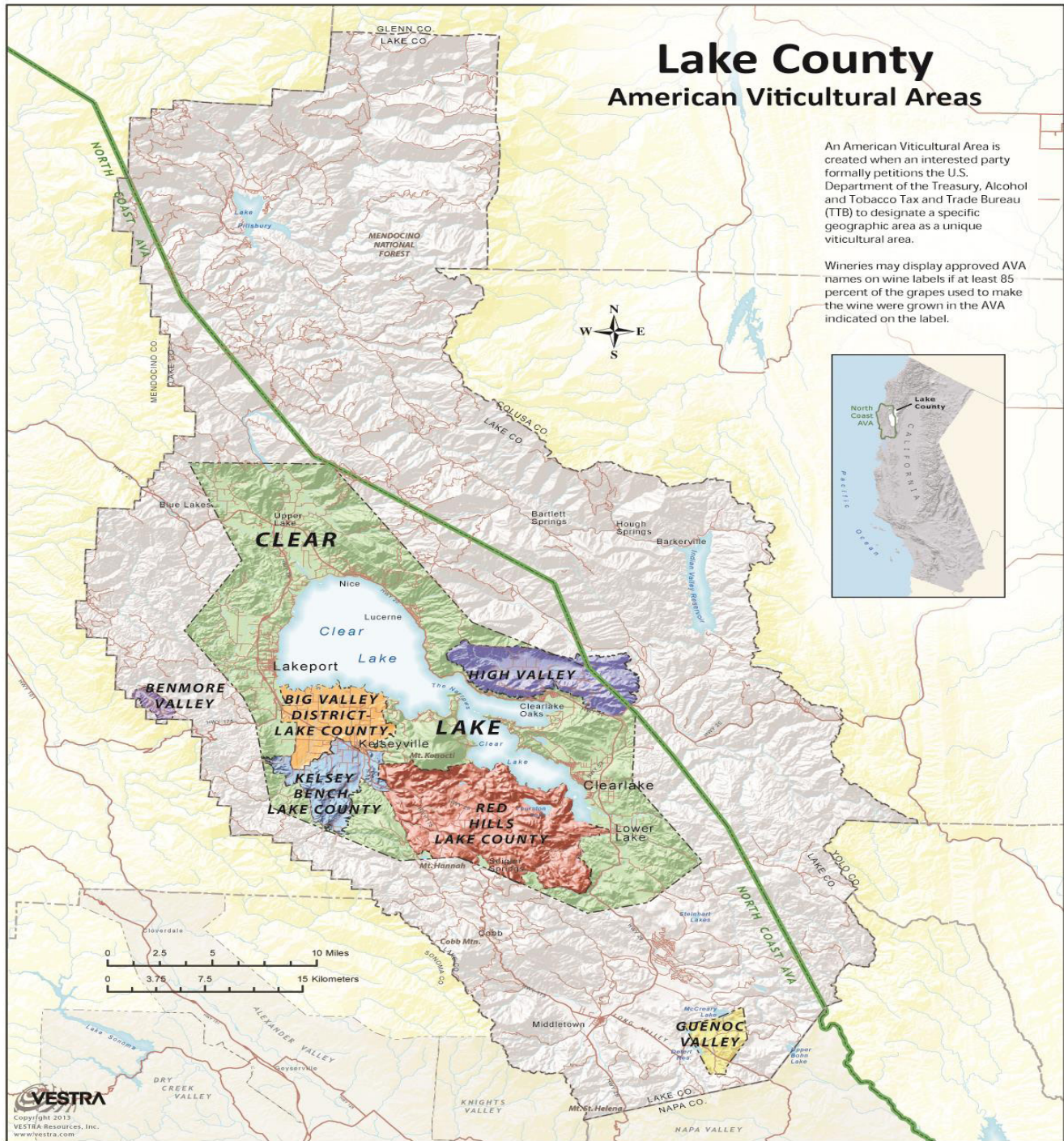
Aerial Map





Block	Varietal	Acreage	Year Planted	Rootstock
A	Zinfandel	0.54	1996	St. George
B	Zinfandel	0.64	2000	St. George
C	Zinfandel	0.58	1996	St. George
D	Zinfandel	2.12	1993	St. George
E	Dolcetto	1.16	2002	110R
F	Zinfandel	1.2	2000	110R
G	Dolcetto	1.49	2002	St. George
H	Cabernet Sauvignon	3.52	2014	St. George
I	Zinfandel	1.44	1951	St. George
J	Zinfandel	3.3	1951	St. George
K	Fallow/Plantable	1.15	N/A	N/A

County Overview





NORCALVINEYARDS

A Division of Remax Full Spectrum



Tom Larson

CalBRE # 01057428
President / Broker
Cellular: 707.433.8000
tom@norcalvineyards.com

Tony Ford

CalBRE # 01406167
Wine Enthusiast / Sales
Cellular: 707.391.5950
tony@norcalvineyards.com

www.norcalvineyards.com

1303 College Avenue, Santa Rosa, CA 95404
601 South State Street, Ukiah, CA 95482
338 Healdsburg Avenue, Healdsburg, CA 95448

*This information herein believed reliable but not guaranteed.
Each Office Independently Owned and Operated.*

