

Valley View Vineyard Estate Ukiah, CA



OFFERING MEMORANDUM

PRICE: \$1,200,000

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Salient Facts

LOCATION	2801 Redemeyer Road, Ukiah, CA 95482
APN	178-040-23-00; 178-060-38-00
COUNTY	Mendocino
ACREAGE	25.4+/-
VINEYARD ACRES	8.5+/-
VARIETAL INFO	Certified Organic Cabernet Sauvignon and Zinfandel
GRAPE PURCHASE CONTRACTS	The 2016 Cabernet sold for \$1,900 per ton and the Zinfandel sold for \$2,000 per ton.
WATER	The vineyard is irrigated using an on-site reservoir. Water for the residence is provided by public utility.
INFRASTRUCTURE	Approximately 2,500 square foot custom home with valley views built in 1975. Swimming pool, expansive decking and custom concrete work. Large barn for equipment storage, additional plantable acreage, and an additional 16+/- acres of private land.
ZONING	Ag40
WILLIAMSON ACT	No
PRODUCTION	

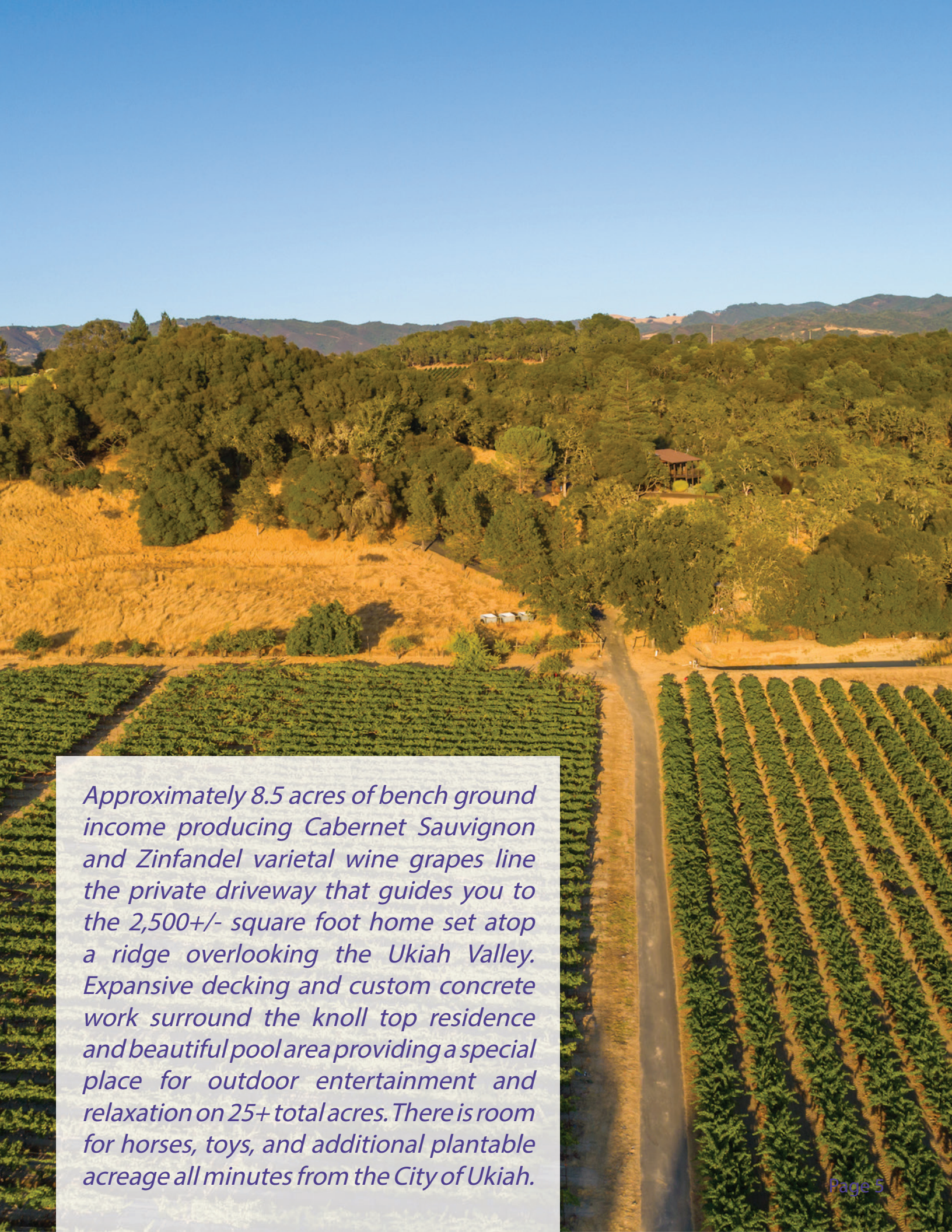
	2014	2015	2016
Zinfandel	13.18	14	18.49
Cabernet	13.17	12.99	14.65

Vineyard Facts

Cabernet Sauvignon - The Cabernet Sauvignon block was originally planted to Chenin Blanc on St. George rootstock in 1978. In 1991 the Chenin Blanc was t-budded to Cabernet Sauvignon using clones 07, 337, and Sees (Clone 30).

Zinfandel - The Zinfandel is made up of 4 plantings. 2 plantings from 1960, and 2 plantings from 1976. The northeast corner was planted to Carignane on St. George rootstock in 1960 and t-budded to Zinfandel clone 06 in 1978. The northwest corner was planted to French Colombard on St. George rootstock in 1960 and t-budded to Zinfandel clone 06 in 1978. The middle block and the south block were planted to Zinfandel clone 06 on St. George rootstock in 1978.



An aerial photograph of a vineyard. In the foreground, there are two large sections of grapevines planted in neat rows, separated by a dirt driveway. The vines are green and appear to be in a dormant or early growth stage. The driveway leads from the bottom center towards a ridge in the background. The ridge is covered with dense, green trees and shrubs. A small, dark-roofed structure is visible on the ridge. The background shows rolling hills under a clear blue sky.

Approximately 8.5 acres of bench ground income producing Cabernet Sauvignon and Zinfandel varietal wine grapes line the private driveway that guides you to the 2,500+/- square foot home set atop a ridge overlooking the Ukiah Valley. Expansive decking and custom concrete work surround the knoll top residence and beautiful pool area providing a special place for outdoor entertainment and relaxation on 25+ total acres. There is room for horses, toys, and additional plantable acreage all minutes from the City of Ukiah.

Photo Gallery



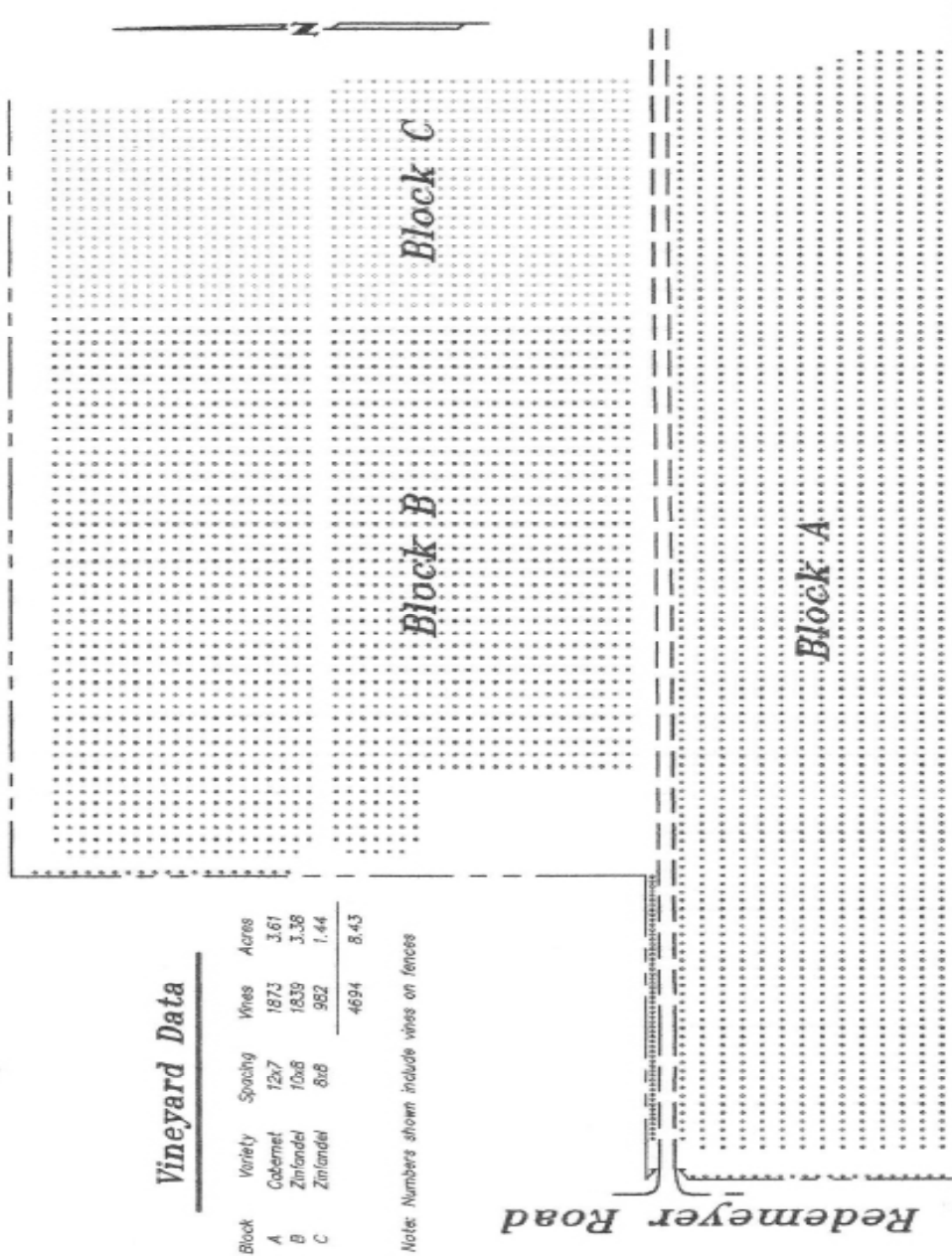
Photo Gallery



Aerial Map



Block Map



Vineyard Data

Block	Variety	Spacing	Vines	Acres
A	Cabernet	12x7	1873	3.61
B	Zinfandel	10x8	1839	3.38
C	Zinfandel	8x8	982	1.44
			4694	8.43

Notes: Numbers shown include vines on fences

Vineyard Map
for Aldine Vineyards at
2801 Redemeyer Road, Ukiah
January 23, 2009 -- Scale 1"=100'

County Overview

MENDOCINO COUNTY WINE MAP



Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present many farms are owned and cultivated by multiple generations of the county's historic farming families. Today Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



MENDOCINO COUNTY AVAS



NORCAL VINEYARDS

NorCal Vineyards is a division of RE/MAX Full Spectrum - CalBRE# 01522223



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

