

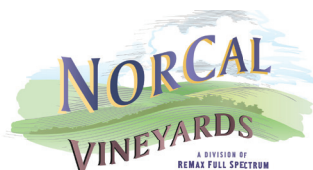
Pinot Noir Mountain Estate

Boonville, CA



Offering Memorandum

Price \$2,190,000



www.norcalvineyards.com

Pinot Noir Mountain Estate

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Salient Facts

Location	8851 Raven S Pike Road - Boonville, CA 95415
County	Mendocino
AVA	Anderson Valley
APN's	029-560-05 & 029-570-21
Parcel Size	38.55 acres
Vineyard	6 acres planted premium Pinot Noir
Residences	2
Water	2 wells on site, one deeded well on neighboring parcel produces 40 gpm +/- Main storage tank 12,000 gallons additional 2,500 gallon tank by the well
Tax Status	Standard Mendocino County tax rate
Zoning	UR20
Main house	2,500 square feet 2 bed/2 bath including loft
Barn	6,000 square feet on the main floor with 4 garage doors with ample room for tractors Upstairs is a 3 bedroom/3 bathroom guest unit
Property current use	VRBO income property
Trees	100 olive trees, several cherry, Asian pears, apples, apricots and plum
Price	\$ 2,190,000

Property Overview

Mountain fruit doesn't come much finer than this nearly 40 acre parcel in Anderson Valley AVA. This pinot noir estate features 6+ acres of vines, pond and well for irrigation, olive, orchard, and two residences. The main residence overlooks the vineyard and is privately located on the ranch. The guest house is located on the second floor of the 6,000+ square foot barn. There is a resort style pool and spa all set up for the luxurious vineyard lifestyle. This property is located 15 minutes from the town of Boonville and is the perfect getaway property or income producing VRBO opportunity.

Primary Residence

The primary residence is a distinct architectural style 2,500 square foot custom home. The open floor plan is perfect for entertaining, and the view of the valley below is truly breathtaking. The kitchen features upgraded stainless steel appliances and a large breakfast bar. The 2 bedroom/2 bathroom home has a spacious master suite, sitting area, and loft, on the second floor.



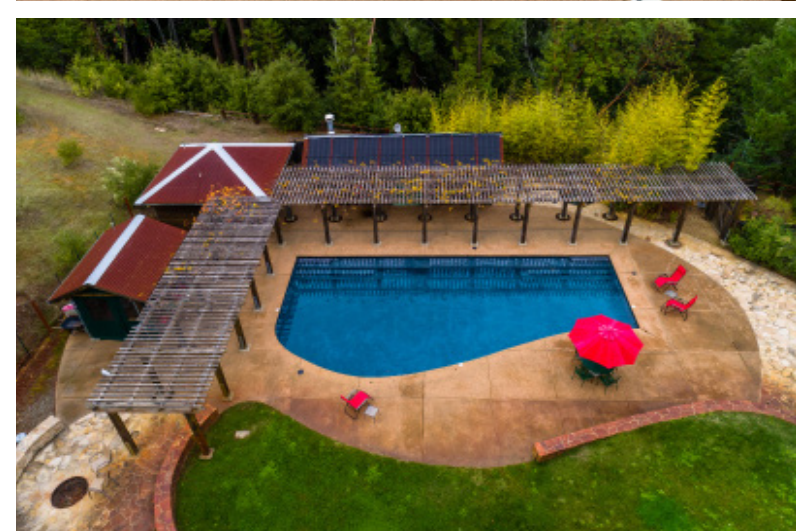
Barn

The barn on the property is 6,000 square feet, has 4 garage doors and ample room on the interior for multiple tractors or cars. A custom wine cellar provides enough room to store your collection at the right temperature and the perfect place for tasting with friends.



Resort Style Living

Step foot into your beautifully landscaped grounds with pine trees and vineyard views. The resort style inground pool and hot tub area feels like an endless vacation that is perfect for entertaining. Your guests will love the large custom sauna, outdoor shower, and locker rooms. Other features include a large outdoor bar, fire pit, and built in BBQ that creates five star ambience for your most discerning guests. The outdoor living area is perfect for entertaining guests or family members for years to come.



Vineyard

Anderson Valley AVA Premium Pinot Noir

Planted in 2005

Row Spacing 6 X 4

Professionally farmed by local vineyard manager

**Multi-year purchase agreement - grapes in contract for
2018 & 2019 harvest**

2016 Harvest - 18 tons - \$4,400 per ton

2017 Harvest - 15 tons - \$4,500 per ton

**2 Ponds for Irrigation - Primary : 1,000,000 gallons
Secondary : 250,000 gallons**

Annual cost to farm \$40,000-\$50,000

Additional room to plant another 3-4 acres of vines

Clones : 667/777/115/pommard

Aerial Map



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.



Expansive, diverse, and off the beaten path...

MENDOCINO COUNTY AVAs



LEGEND

- Tasting Room
- Tasting by Appointment
- ▲ Closed to Public
- ★ Resource/Association

Located in Hopland

- ▲ Albertina Wine Cellars
- Brutocao Cellars
- ▲ CORD Mendocino
- McFadden Vineyard



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