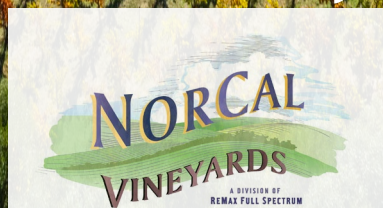


Firebrick Hill Vineyards

Redwood Valley, CA

Offering Memorandum
Price \$495,000



www.norcalvineyards.com

Firebrick Hill Vineyards

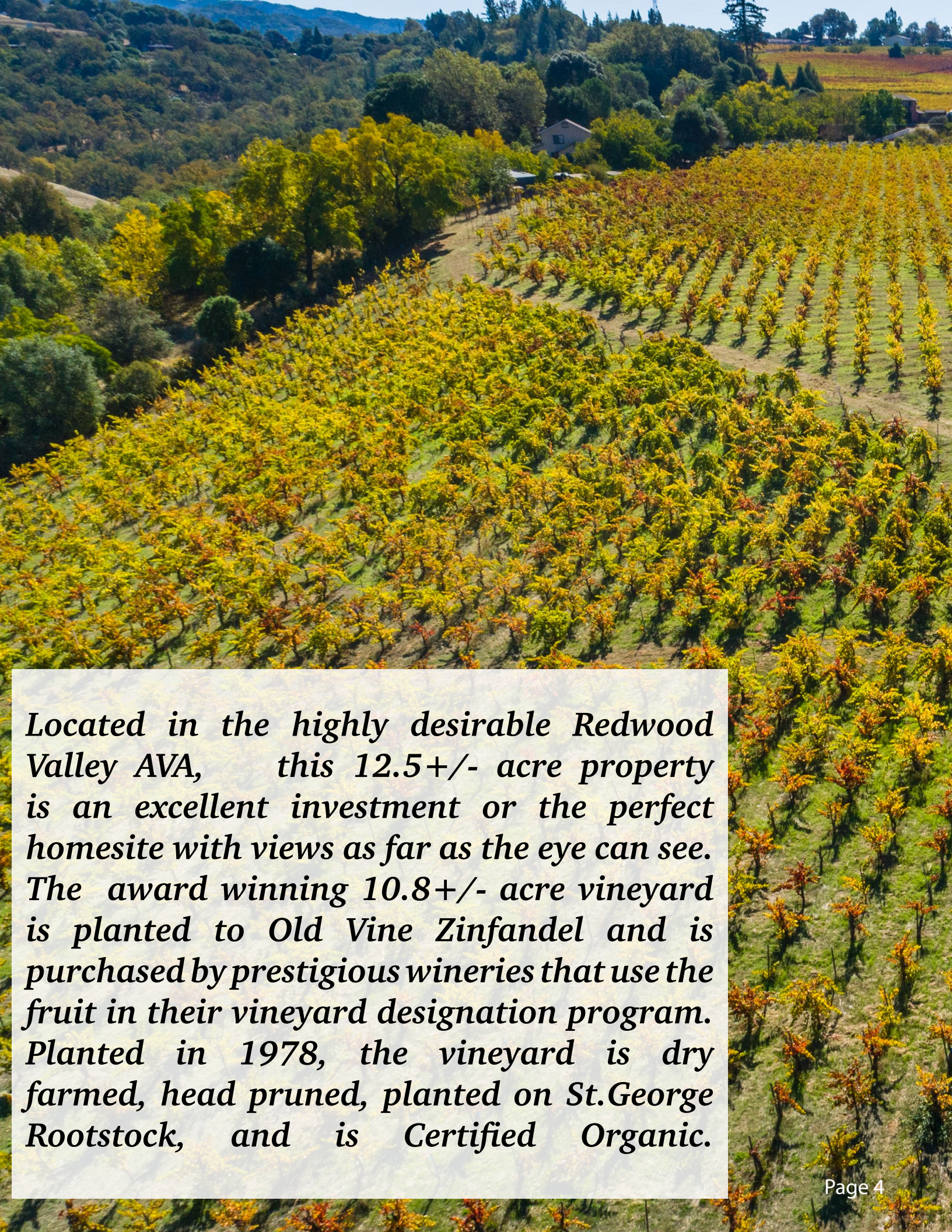
TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5
Vineyard.....	6
Aerial.....	7
County Overview.....	8



Salient Facts

Location	1818 & 1894 Peterson Pond Lane Redwood Valley, CA
County	Mendocino
AVA	Redwood Valley
APN	166-150-10, 06, 14
Parcel Size	12.5 +/- acres
Vineyard	10.8 +/- acres planted to Zinfandel
Water	New 2 GPM +/- well Pond for Frost Protection
Zoning	AG40
Price	\$495,000



Located in the highly desirable Redwood Valley AVA, this 12.5+/- acre property is an excellent investment or the perfect homesite with views as far as the eye can see. The award winning 10.8+/- acre vineyard is planted to Old Vine Zinfandel and is purchased by prestigious wineries that use the fruit in their vineyard designation program. Planted in 1978, the vineyard is dry farmed, head pruned, planted on St. George Rootstock, and is Certified Organic.

Photo Gallery



Vineyard

Redwood Valley AVA

12.5 +/- total

10.8 +/- acres planted to head pruned Zinfandel

St. George Rootstock

Planted in 1978

8 X 8'10 Spacing

Certified Organic

Dry Farmed

5 - 7 acre foot pond for frost protection and irrigation 1-2 times in late summer

5-Year historical production / Price per ton / Buyers:

2013: 27.6 tons / \$1,750 per ton / Oak Cliff Cellars, Philo Ridge

2014: 20.3 tons / \$1,750 per ton / Oak Cliff Cellars, Philo Ridge

2015: 21.5 tons / \$1,750 per ton / Fetzer, Philo Ridge

2016: 20.0 tons / \$1,750 per ton / Fetzer, Philo Ridge

2017: 24.7 tons / \$1,750 per ton / Fetzer, Philo Ridge

2018: 27.5 tons / \$1,750 per ton / Fetzer, Philo Ridge

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.

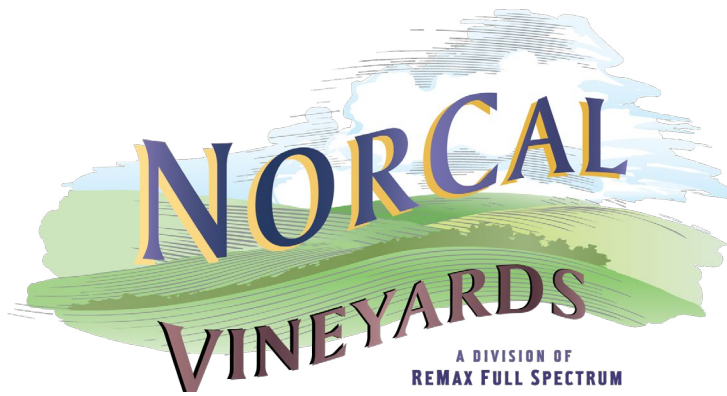
Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



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

MENDOCINO COUNTY AVAS





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

737 4th Street, 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.*