

# Vineyard and Residential Income Property

Mendocino AVA - Ukiah, CA



Offering Memorandum  
Price \$1,275,000



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# Salient Facts

<b>Location</b>	<b>302, 304 &amp; 306 Bisby Ave. Ukiah CA 95482</b>
<b>County &amp; AVA</b>	<b>Mendocino</b>
<b>APNs</b>	<b>185-100-47, 48</b>
<b>Parcel Size</b>	<b>23.8 +/- total acres 14 +/- planted</b>
<b>Residences</b>	<b>3 Rental Properties</b>
<b>Water</b>	<b>AG : Well Domestic: Willow District</b>
<b>Frost Protection</b>	<b>Wind Machines</b>
<b>Vineyard</b>	<b>Chardonnay</b>
<b>Zoning</b>	<b>RR-10</b>
<b>Price</b>	<b>\$1,275,000</b>



*Located in highly desirable Mendocino County, this income property includes a 14 +/- acre Chardonnay vineyard that is leased and farmed by a successful local management company. The zoning allows for agriculture, horticulture, packing and processing food items. There are an additional 3.5 acres that could be planted to vines as well. The three separate residences on the property have long term rental tenants and the gross rent is \$3,800 per month. The larger residence is a 2 bedroom, 1.5 bath single family home that could make for a primary residence with sweeping views of your Chardonnay vineyard. The second unit is a large shop with a studio apartment that would be perfect for a vineyard manager, and the final unit is a newly renovated mobile home.*

# Vineyard Photo Gallery



# Vineyard Facts

**14 +/- acres of Chardonnay**

**2 Legal Parcels**

**AG Well - Drip Irrigation**

**Yield 60-80 tons**

**Wind Machine for Frost Protection**

## **Parcel 1**

<b>Size</b>	<b>10 acres</b>
<b>Year Planted</b>	<b>1992</b>
<b>Spacing</b>	<b>8 X 8</b>
<b>Clone</b>	<b>110R</b>

## **Parcel 2**

<b>Size</b>	<b>4 acres</b>
<b>Year Planted</b>	<b>2002</b>
<b>Spacing</b>	<b>6 X 8</b>
<b>Clone</b>	<b>110R</b>

# Rental Photo Gallery



# Rental Facts

**3 Residences - Gross Rents \$3,800 per month  
Willow Water District - Shared Septic**

**302 Bisby Avenue**

**\$1,600 per month**

**1,600 square feet - Built in 2002**

**Studio Apartment with Kitchen**

**Working/Shop/Garage with an Office**

**304 Bisby Avenue**

**\$1,200 per month**

**1,647 square feet - Built in the 1930's**

**Single Family Home**

**2 Bedroom/1.5 Bathroom with Den**

**306 Bisby Avenue**

**\$1,000 per month**

**1,000 square feet - Built in 1984**

**Mobile Home by Fleetwood**

**2 Bedroom/1.5 Bathroom**

**Kitchen and Bathrooms remodeled in 2017**



# 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.



### MENDOCINO COUNTY AVAs





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*This information herein believed reliable but not guaranteed.  
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