

Vineyard and Residential Income Property

Mendocino AVA - Ukiah, CA



Offering Memorandum
Price \$1,155,000



www.norcalvineyards.com

Vineyard and Residential Income Property

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Salient Facts

Location	302, 304 & 306 Bisby Ave. Ukiah CA 95482
County & AVA	Mendocino
APNs	185-100-47, 48
Parcel Size	23.8 +/- total acres 14 +/- planted
Residences	3 Rental Properties
Water	AG : Well Domestic: Willow District
Frost Protection	Wind Machines
Vineyard	Chardonnay
Zoning	RR-10
Price	\$1,155,000



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

Size	10 acres
Year Planted	1992
Spacing	8 X 8
Clone	110R

Parcel 2

Size	4 acres
Year Planted	2002
Spacing	6 X 8
Clone	110R

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



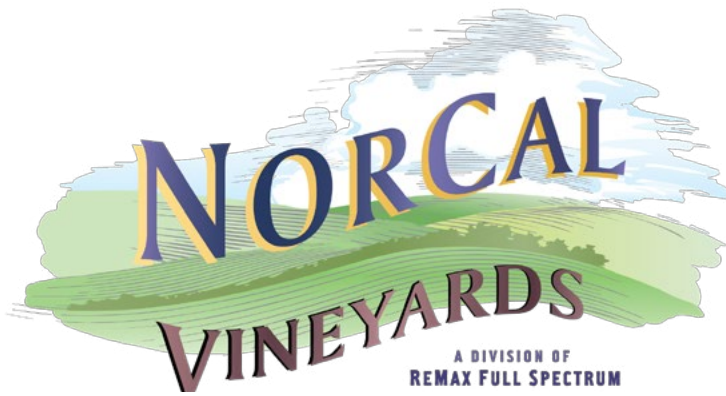
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present 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





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

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