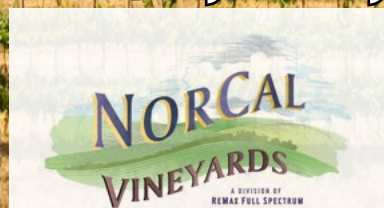


Potter Valley Vineyard Estate and Guest House

Potter Valley AVA

Offering Memorandum
Price \$1,595,000



www.norcalvineyards.com

Potter Valley Vineyard Estate and Guest House

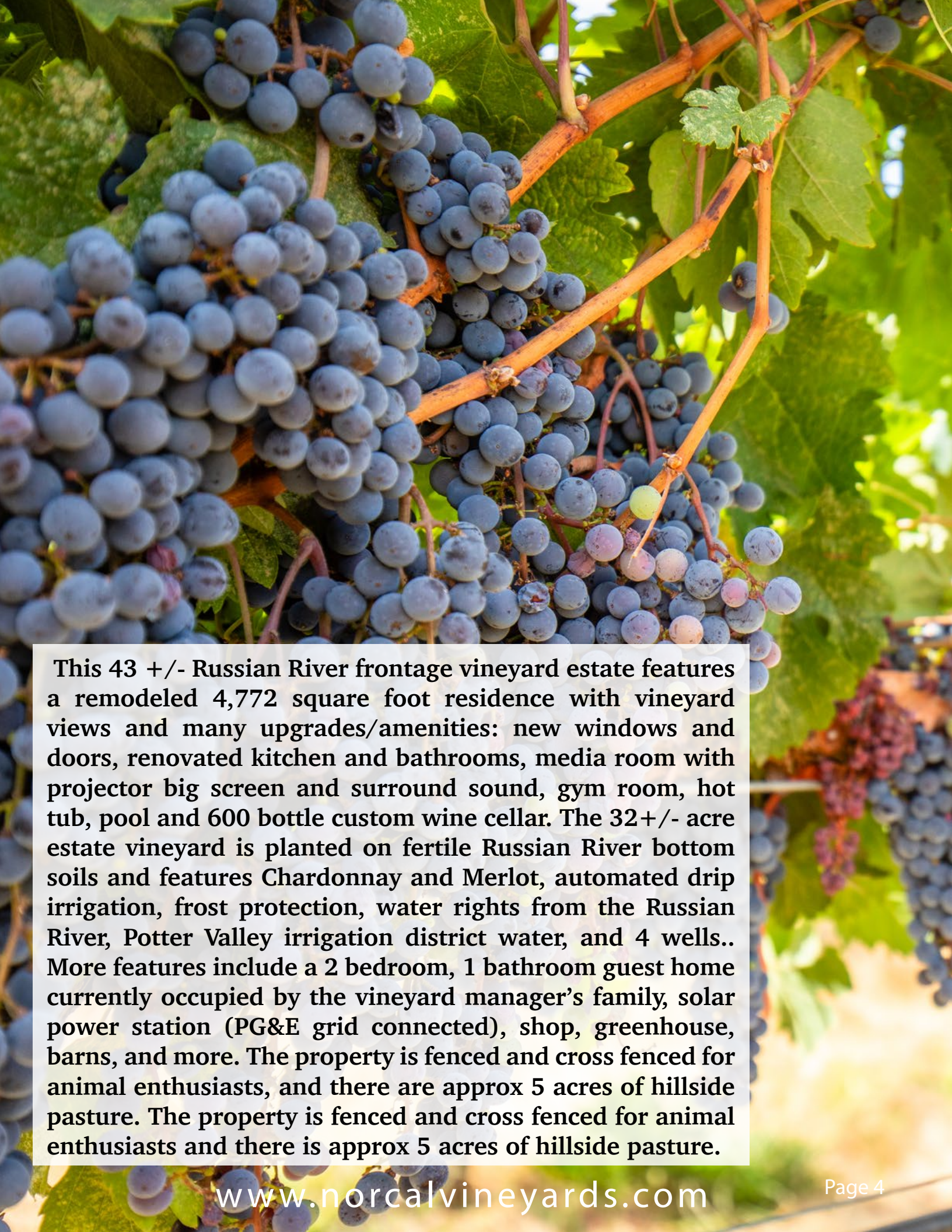
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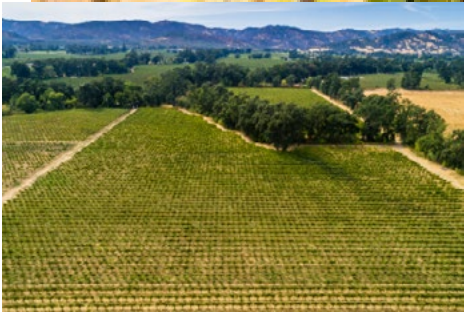
Salient Facts

Location	10580 Gibson Lane Potter Valley, CA 95469
County	Mendocino
AVA	Potter Valley
APN	173-160-15
Parcel Size	45.04+/- acres
Vineyard	Chardonnay 25.6+/- acres Merlot 6.6+/- acres
Soil	Cole loam, Cole silty clay loam, Pinole gravelly loam
Buildings	Main House, guest house, barn, Greenhouse, and shop
Water	4 Wells, Access to Potter Valley Irrigation District and water rights to the Russian River
Power	Standard PG&E with 6.37kW Solar
Zoning	AG40
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value (typically purchase price)
Price	\$1,595,000



This 43 +/- Russian River frontage vineyard estate features a remodeled 4,772 square foot residence with vineyard views and many upgrades/amenities: new windows and doors, renovated kitchen and bathrooms, media room with projector big screen and surround sound, gym room, hot tub, pool and 600 bottle custom wine cellar. The 32 +/- acre estate vineyard is planted on fertile Russian River bottom soils and features Chardonnay and Merlot, automated drip irrigation, frost protection, water rights from the Russian River, Potter Valley irrigation district water, and 4 wells.. More features include a 2 bedroom, 1 bathroom guest home currently occupied by the vineyard manager's family, solar power station (PG&E grid connected), shop, greenhouse, barns, and more. The property is fenced and cross fenced for animal enthusiasts, and there are approx 5 acres of hillside pasture. The property is fenced and cross fenced for animal enthusiasts and there is approx 5 acres of hillside pasture.

Vineyard Photo Gallery



Vineyard Facts

Vineyard	32.2+/- acres planted and farmed using sustainable practices
AVA	Potter Valley
Varietals	Chardonnay 25.6+/- acres Merlot 6.6+/- acres
Water	4 wells and water rights to the Russian River
Soil	Cole loam, Cole silty clay loam, Pinole gravelly loam
Vineyard Contract	Under contract with well known winery through 2020 **Contact NorCal for Details

Year	Varietal	Tons
2013	Chardonnay	117.7
	Merlot	41.9
2014	Chardonnay	127.6
	Merlot	38.6
2015	Chardonnay	85.14
	Merlot	51.1
2016	Chardonnay	109.8
	Merlot	40.74
2017	Chardonnay	98.5
	Merlot	46.7

Block Details

Block 1 - Merlot Clone 181

- 6.6 acres
- Planted 1995 - Clone 181, 3309 & 5C Rootstocks
- 2 rows – Chard clone 75 on 1103P (test planting)
- Vertical trellis, 8 x 6 spacing, pruned to 6 tons/ac, drip irrigated

Block 2 - Chardonnay Clone 4

- 5.5 acres
- Planted around 1978 - Clone 4, unknown rootstock
- Vertical trellis, 12 x 8 spacing, pruned to 4-5 tons/ac, drip irrigated

Block 3 - Chardonnay Clone 96

- 5.2 acres
- Planted 2004 - Clone 96, 110R Rootstock
- Vertical trellis, 9 x 6 spacing, pruned to 4-5 tons/ac, drip irrigated

Block 4 - Chardonnay Clone 4

- 7 acres
- Planted 1997 - Clone 4, 3309 Rootstock
- Vertical trellis, 8 x 6 spacing, pruned to 4-5 tons/ac, drip irrigated

Block 5 - Chardonnay Clone 15

- 7.9 acres
- Planted 1997 - Clone 15, 3309 Rootstock
- Vertical trellis, 8 x 6 spacing, pruned to 4-5 tons/ac, drip irrigated

Residences Photo Gallery



Residences & Outbuildings

Main House

- 4,772 square feet
- 3 bedroom / 2.5 bathroom
- Quartz countertops, medallion cabinets, pantry, and butcher block island
- GE Profile oven and Capital gas range
- Custom built wine cellar that holds 600 bottles
- Large library with fireplace, home office, and game room
- Exercise room with Marquis hot tub
- In-ground pool with solar heater and patio deck
- 6.37 kW solar power (PG&E grid connected)
- Tankless water heater
- High speed internet equipped (three redundant connections)
- Central AC / Heat – Trane system installed in 2008

Shop

- 1,536 square feet
- Two bays with office, bathroom, and laundry
- Side storage shed
- One bay converted into wood shop with dust collection system

Greenhouse and barns

- Large greenhouse-Geodesic dome (530 square feet) with raised garden bed
- Sheep / livestock barn with fenced paddocks
- Horse / hay barn
- Pole barn
- Two story barn

Guest cottage / foreman's house

- 780 square feet
- 2 bedroom / 1 bathroom
- Full kitchen and laundry nook
- Wood stove heater, propane water heater and stove

Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



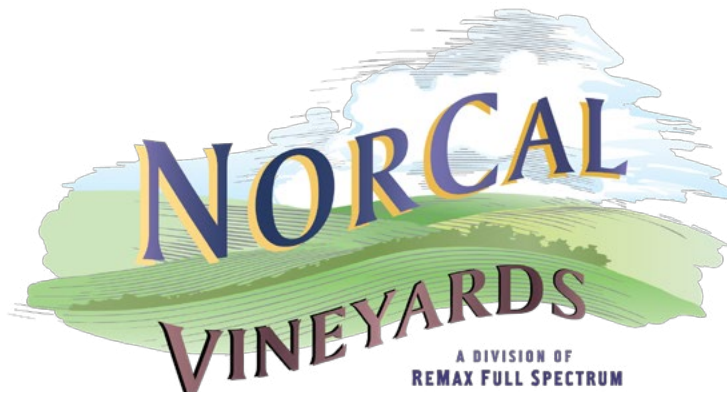
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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