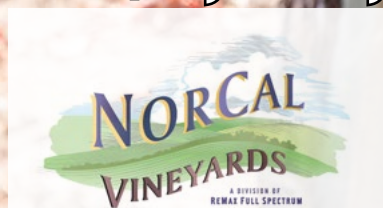


Giannecchini Ranch Talmage Bench

Ukiah - AVA

Offering Memorandum
Price \$1,495,000



www.norcalvineyards.com

Giannecchini Ranch Talmage Bench

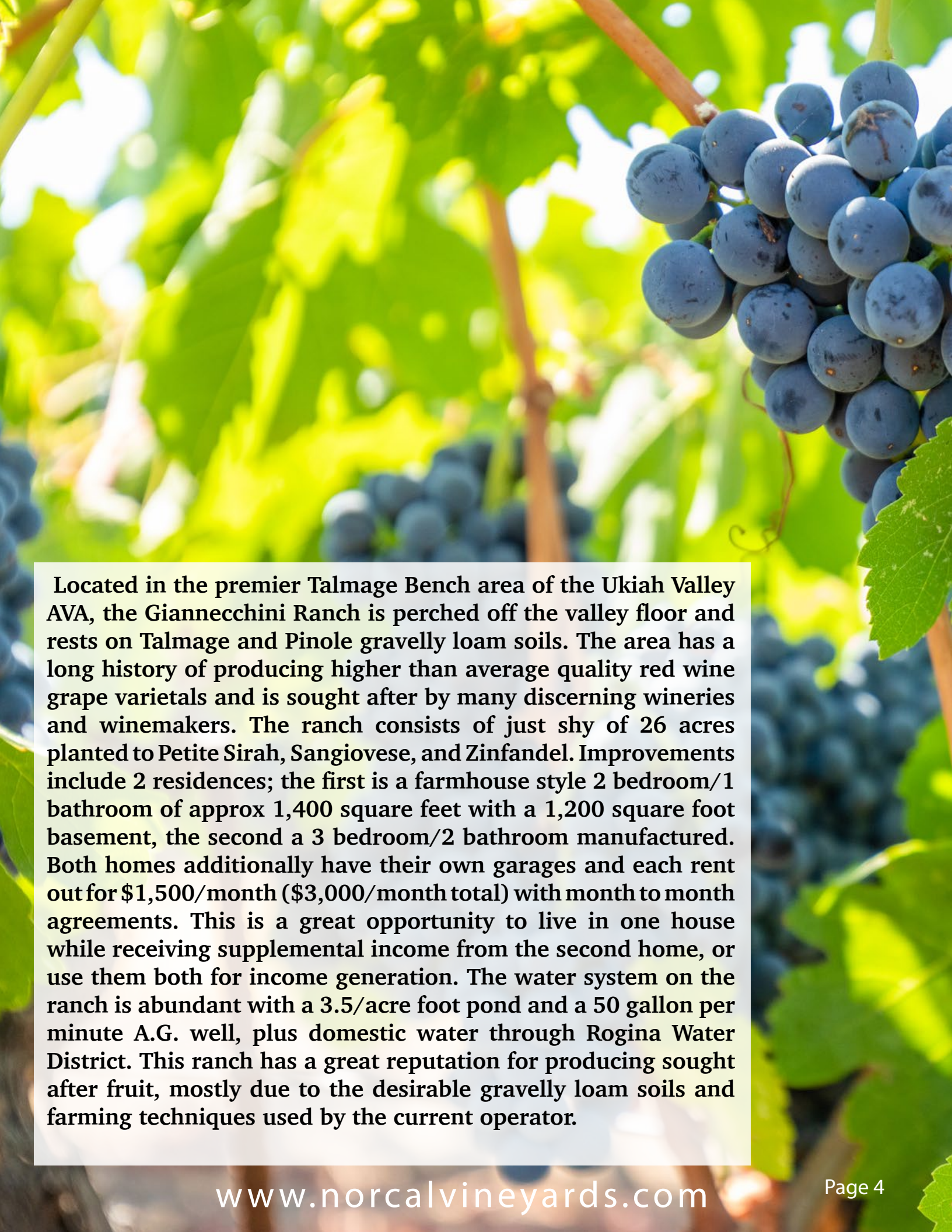
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Salient Facts

Location	2100 & 2110 Tindall Ranch Rd. Talmage, CA 95481
County	Mendocino
AVA	Ukiah
APN	182-180-32
Parcel Size	28.36 +/- acres
Vineyard	26 +/- acres planted
Soil	Pinole Gravelly Loam & Talmage Gravelly Sandy Loam
Residences	2 Rental Properties
Water	50 gpm AG well used to recharge pond. Agricultural reservoir 3.5 acre feet used for frost and drip irrigation. Domestic water to the residences provided by Rogina Water District.
Zoning	AG
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value (typically purchase price)
Price	\$1,495,000



Located in the premier Talmage Bench area of the Ukiah Valley AVA, the Giannecchini Ranch is perched off the valley floor and rests on Talmage and Pinole gravelly loam soils. The area has a long history of producing higher than average quality red wine grape varieties and is sought after by many discerning wineries and winemakers. The ranch consists of just shy of 26 acres planted to Petite Sirah, Sangiovese, and Zinfandel. Improvements include 2 residences; the first is a farmhouse style 2 bedroom/1 bathroom of approx 1,400 square feet with a 1,200 square foot basement, the second a 3 bedroom/2 bathroom manufactured. Both homes additionally have their own garages and each rent out for \$1,500/month (\$3,000/month total) with month to month agreements. This is a great opportunity to live in one house while receiving supplemental income from the second home, or use them both for income generation. The water system on the ranch is abundant with a 3.5/acre foot pond and a 50 gallon per minute A.G. well, plus domestic water through Rogina Water District. This ranch has a great reputation for producing sought after fruit, mostly due to the desirable gravelly loam soils and farming techniques used by the current operator.

Vineyard Photo Gallery



Vineyard Facts

Vineyard

26 +/- acres planted

AVA

Ukiah

Varietals

**Petite Sirah, Zinfandel,
and Sangiovese**

Water

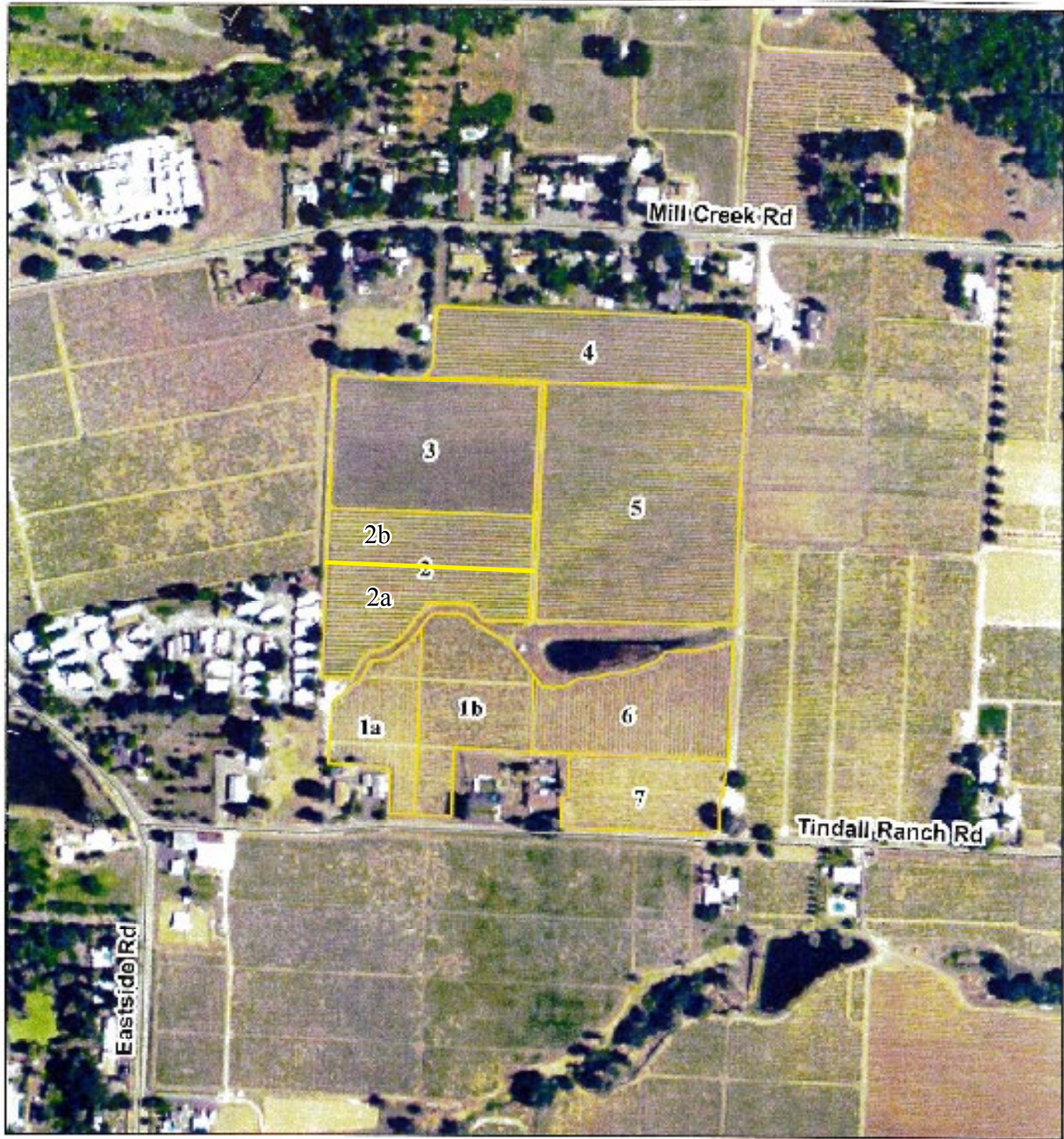
**50 gpm AG well used to
recharge pond.
Agricultural reservoir
3.5 acre feet used for
frost and drip irrigation.**

Soil

**Pinole Gravelly Loam &
Talmage Gravelly
Sandy Loam**

Year	Varietal	Tons
2018	Zinfandel	27.18
	Petite Sirah	85.48
	Sangiovese	19.64
2017	Zinfandel	19.02
	Petite Sirah	72.55
	Sangiovese	19.26
2016	Zinfandel	16.49
	Petite Sirah	71.45
	Sangiovese	17.4
2015	Zinfandel	18.04
	Petite Sirah	52.41
	Sangiovese	12.54

Block Details



Block	Varietal	Vine Spacing	Root Stock	Acreage	Year Planted
1A	Zinfandel	8 X 12	AXR	1.51	1989
1B	Zinfandel	8 X 12	St. George	2.26	2015
2A	Zinfandel	7 X 12	AXR	1.57	1989
2B	Zinfandel	7 X 12	St. George	2	2016
3	Sangiovese	6 X 10	5C	3.98	1996
4	Petite Syrah	6 X 12	St. George	3.22	1993
5	Petite Syrah	6 X 10	St. George	6.95	1999 & 2002
6	Petite Syrah	8 X 12	AXR	2.59	1970
7	Petite Syrah	8 X 8	St. George	1.71	1950

Pond Data

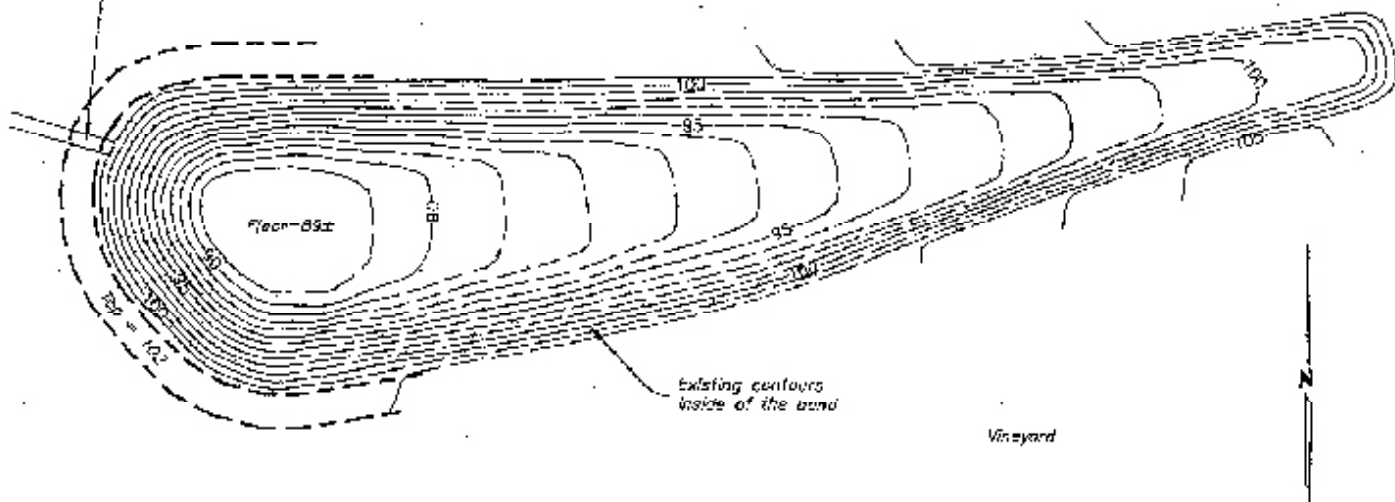
Vineyard

Pond Data

Top of berm = 102
Floor of pond = 88
Spillway invert = 100
Surface area at 100 = 0.63 ac
Capacity at 100 = 3.5 ac-ft

Vineyard

Concrete spillway structure.
Invert of concrete = 100.0
at top dam = high water level



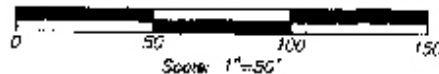
Field survey done on February 9, 2018
Vertical datum is assumed. Spillway = 100.0
Horizontal datum is compass, true north

Prepared By

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Ukiah, CA 95482
707-452-1087



Pond Map
Giannecchini Vineyards
2100 Tindall Ranch Rd., Talmage
Feb 10, 2018 -- AP 182-160-32



Residences Photo Gallery



Residences

**2 Rental Units that generate \$3,000 per month
Month to month agreement for both units**

Farmhouse

House: 1,400 square feet

Basement: 1,200 square feet

Garage: 682 square feet

2 bedroom / 1 bathroom

Tractor Shed

Modular

Installed in 2000

House: 1,456 square feet

Garage: 600 square feet

3 bedroom / 2 bathroom

Domestic Water provided by Rogina Water District

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.*