

Premier Old River Road Vineyard

Hopland, CA

Offering Memorandum
Price \$2,400,000



www.norcalvineyards.com


Premier Old River Road Vineyard

TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Vineyard Photo Gallery	5
Vineyard Facts.....	6
Block Details.....	7
Pond.....	8
Awards.....	9
Aerial Map.....	10
County Overview.....	11



Salient Facts

Address	9900 Old River Road, Hopand, CA 95449
County/Appellation	Mendocino
AP#'s	047-310-06 & 047-370-04
Total	113.18 +/- total acres
Vineyard	69.86+/- acres planted
Varietals	Sauvignon Blanc, Sauvignon Musque, and Chardonnay (vineyard details on page 7) **Sustainably Farmed
Water	13.5 acre feet off stream lined reservoir with pump station, RRFC, Licensed water rights from State of CA for frost (73 acre feet) and irrigation (147 acre feet) via Russian River, two wells; AG well #1 300-350 GPM, AG well #2 500-600 GPM. Overhead solid set sprinklers for frost protection and drip irrigation
 Zoning	AG40
Tax Status	Williamson Act - reduced property taxes for continued farming use

Asking Price **\$2,400,000**

****Adjacent luxury home, guest house, farm house, shop, office also for sale (see seprate listing on website)



Located on the banks of the Russian River in Hopland, CA, this award winning sustainably farmed production ranch, historically known as Patianna Vineyards, received 93 points from the *Wine Enthusiast* in 2011, as well as their top 5 wine of 2011. Consisting of 70+/- acres planted to Chardonnay, Sauvignon Blanc, and Sauvignon Musque, the ranch has been selling fruit to a prominent Sonoma County winery for years at favorable pricing. The water resources on the ranch are impressive with two main ag wells together producing close to 1,000 gallons per minute, water rights from the State of CA to the Russian River, Russian River Flood Control water contracts, and 13.5 acre feet off stream lined reservoir equipped with pump station to operate drip irrigation and overhead frost control. The ranch even comes with its own sandy beach for summer time recreation and enjoyment on your own stretch of the Russian River. What makes this ranch so exceptional, besides the abundance of water, is the highly fertile and productive soils that can only be found at this legacy vineyard on Old River Road in Hopland.

Vineyard Photo Gallery

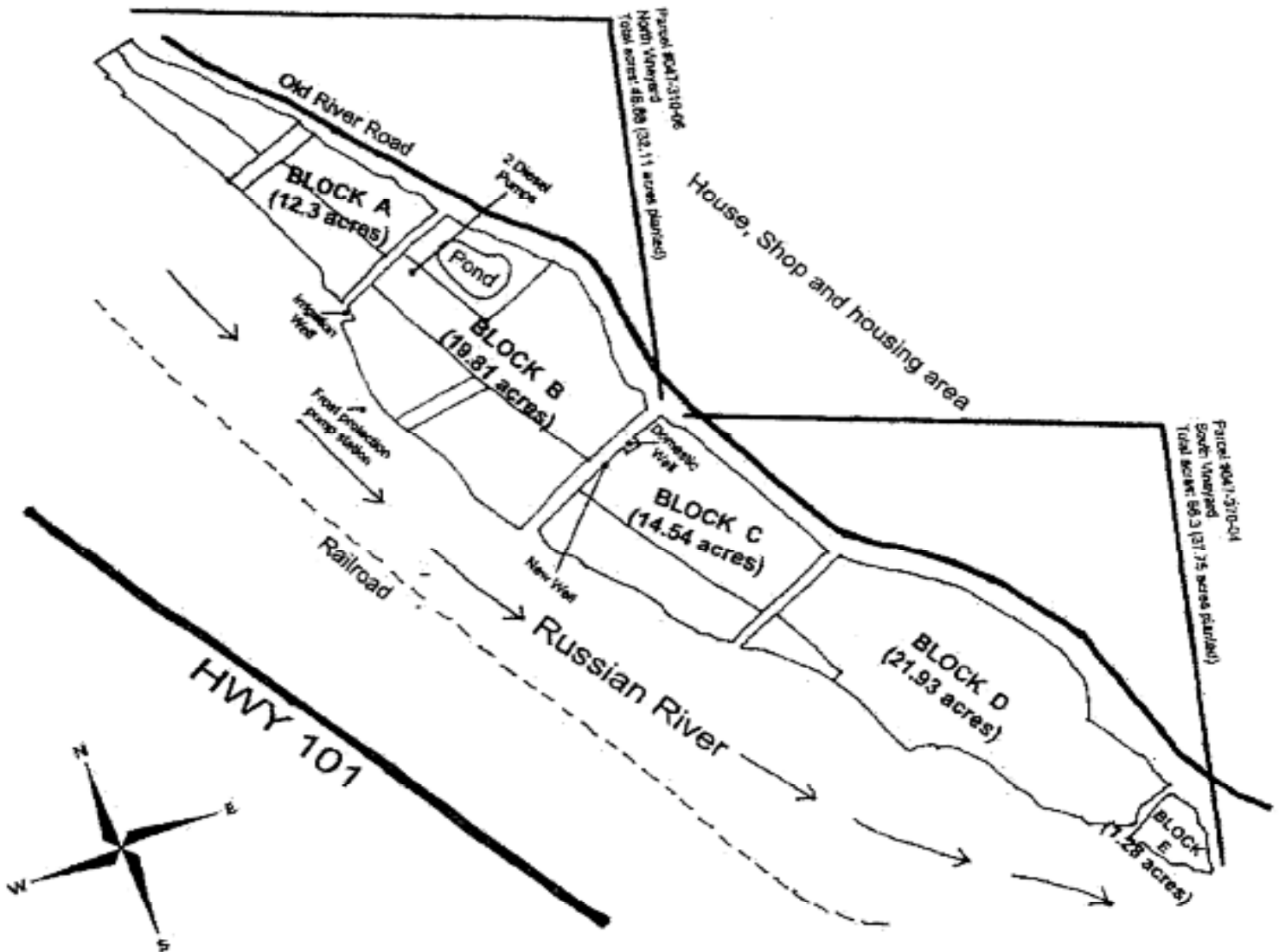


Vineyard Facts

Vineyard	69.86+/- acres
Planted Acres by Varietal	Chardonnay 21.50+/- acres Sauvignon Musque 12.05+/- acres Sauvignon Blanc 36.31+/- acres
Grape Purchase Contract	Under contract with premier Sonoma County winery at above district average pricing (contract subject to assignment - contact agent for more details)
Soil Type	Xerochrepts-Haploxeralfs Argixerdls, Russian Loam & Xerofluvents
Water Rights	Licensed water rights from the State of CA for frost (73 acre feet) and irrigation (147 acre feet) via Russian River

Year	Sauvignon	Chardonnay	Total Tons
2018	333	146	479
2017	242	106	348
2016	292	133	425
2015	251	81	332
2014	189	66	255
2013	378	185	563
2012	295	127	422
2011	255	107	362
2010	331	153	484
2009	283	132	415
2008	266	62	328

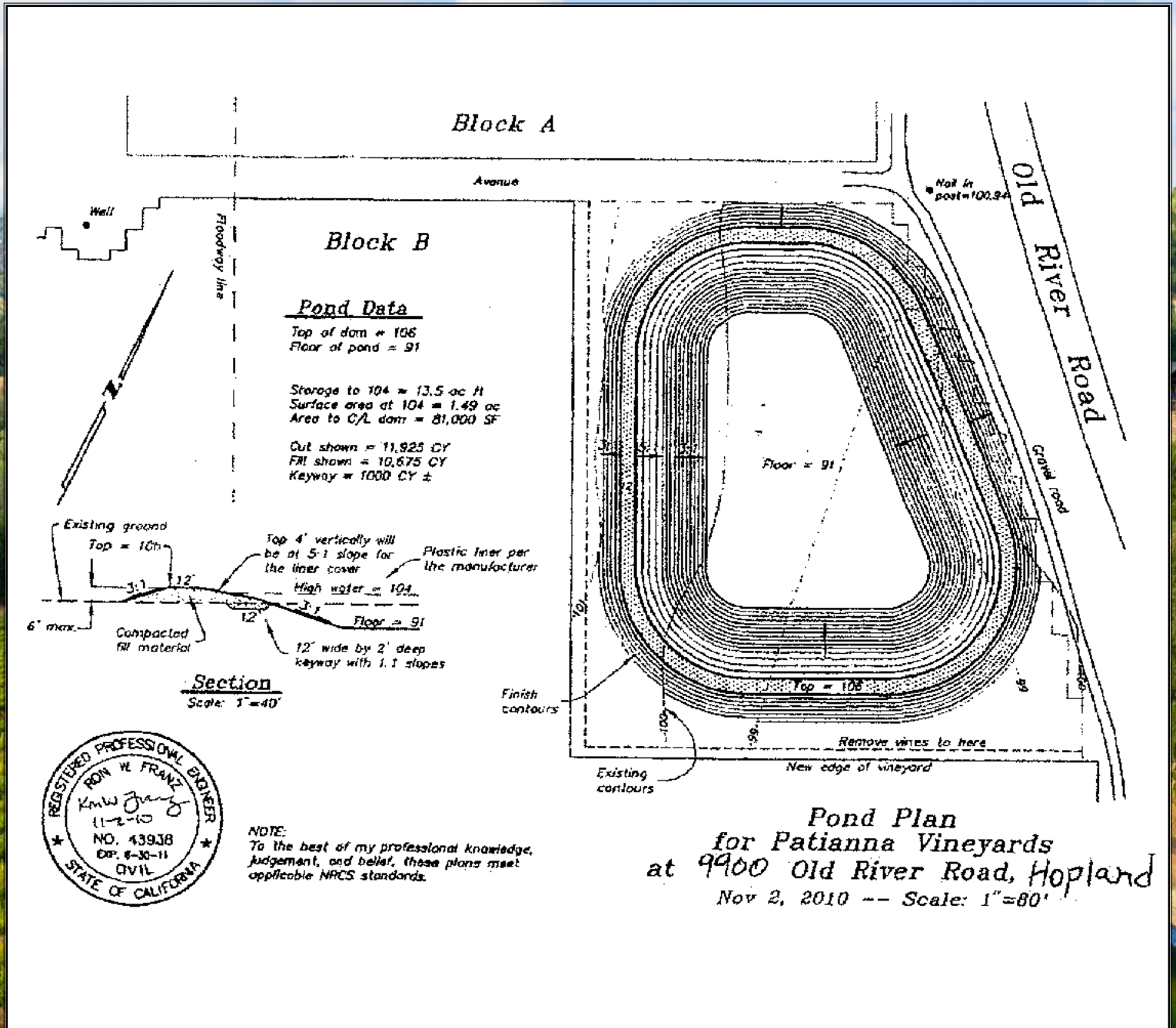
Block Details



Block	Acres	Vines	Varietal	Clone	Rootstock	Spacing	Planted
A	7.5	6,810	Sauvignon Musque	Musque	SO-4	8 X 6	2003
A	4.8	4,358	Sauvignon Blanc	1	101-14	8 X 6	2007
B	6.31	5,729	Sauvignon Blanc	1	101-14	8 X 6	2003
B	13.5	6,129	Sauvignon Blanc OV	1	XR-1	12 X 8	1979
C	3.27	2,969	Sauvignon Musque	Musque	101-14	8 X 6	2003
C	11.27	5,116	Sauvignon Blanc	1	XR-1	12 X 8	1982
D	21.5	11,932	Chardonnay	4	5-C	9.7 X 8	1993
D	0.43	390	Sauvignon Blanc	1	101-14	8 X 6	2003
E	1.28	1,162	Sauvignon Musque	Musque	SO-4	8 X 6	1999

Chardonnay	21.5+/- acres
Sauvignon Musque	12.05+/- acres
Sauvignon Blanc	36.31+/- acres
Total	69.86+/- acres

Pond



Installed in 2011
13.5 +/- acre feet of water
Holds approximately 4,398,994 gallons of water



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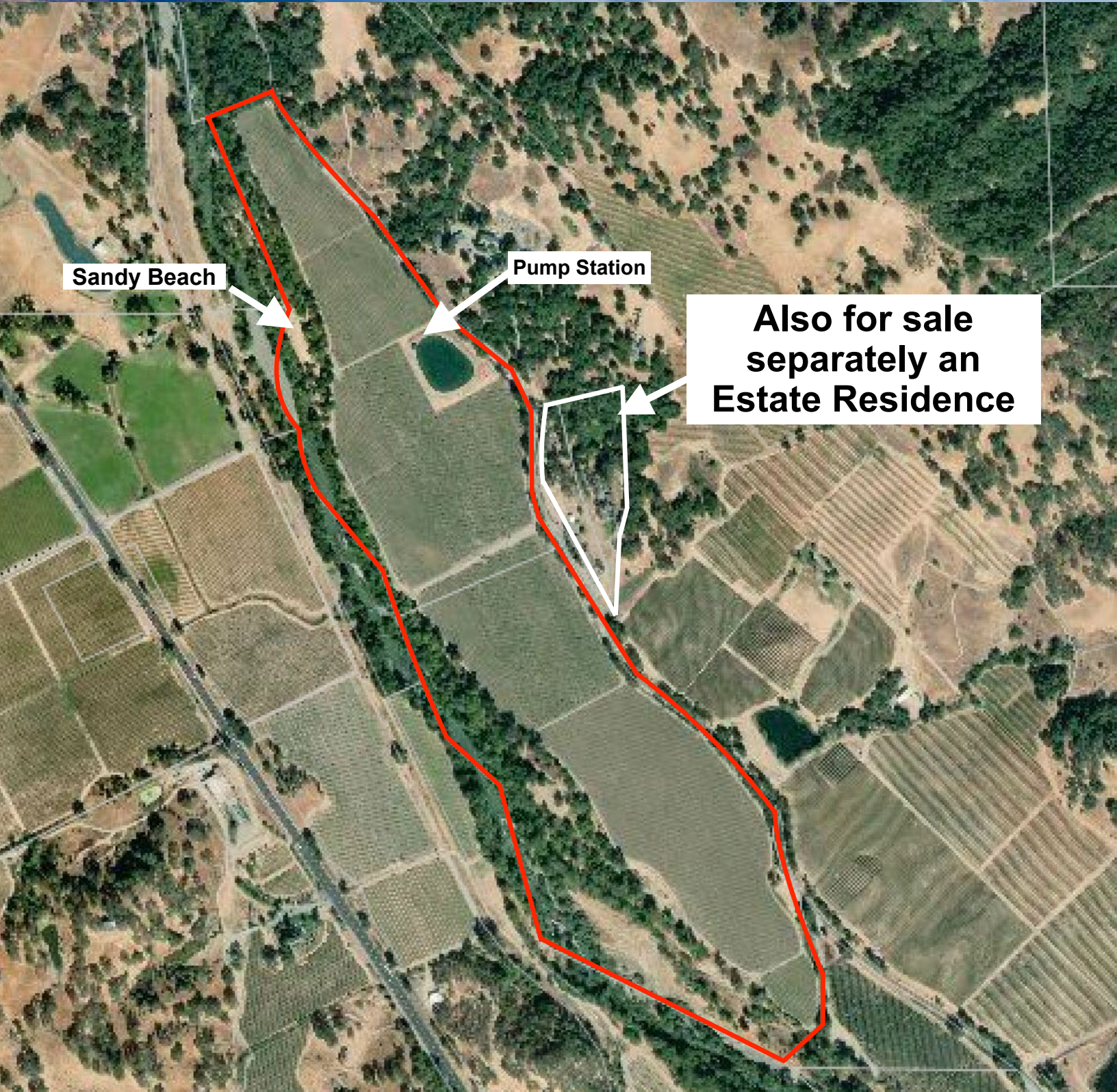


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93 Patianna Made With Organic Grapes 2009 Sauvignon Blanc (Mendocino). Winemaker Mike Lee continues to prove his prowess with Sauvignon Blanc in this latest vintage of Patianna, Patti Fetzer's line of organically farmed wines from outside of Hopland in Mendocino County. Fermented entirely in stainless steel without undergoing ML or barrel aging, it delivers everything you love about the variety, inviting one in with melon and minerality, then following through with a surprising creaminess and almost decadent, mousse-like finish. —V.B.
abv: 13.8% Price: \$17

Aerial Map



Sandy Beach

Pump Station

Also for sale
separately an
Estate Residence

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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