

Modern Mountain Vineyard Estate

Hopland, CA

Offering Memorandum
Price \$995,000



www.norcalvineyards.com

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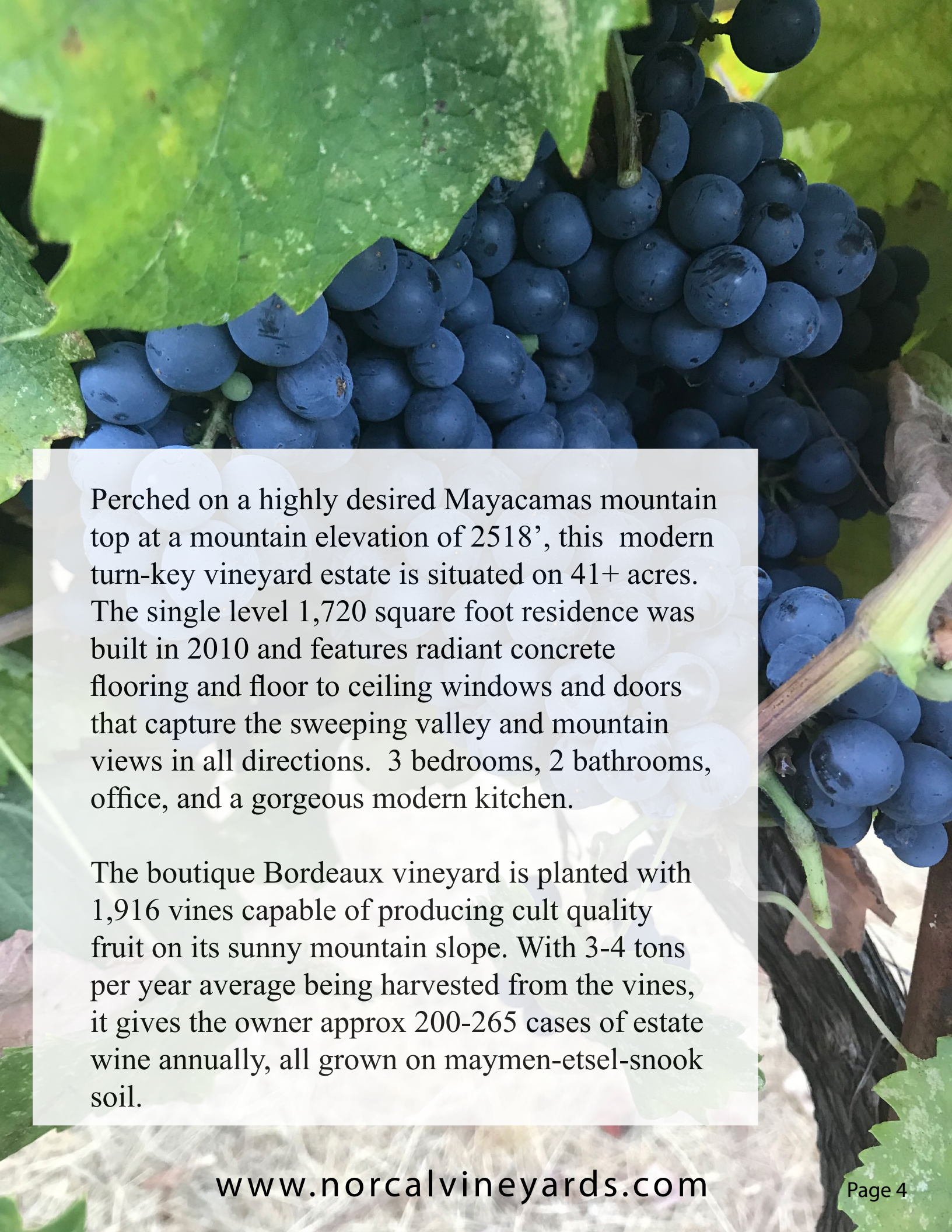


Salient Facts

Address	8435 Highway 175 Hopland, CA 95449
County	Mendocino
APN	050-200-32
Total	41.32 +/- acres
Main Residence	1,720 sq.ft. 3 bed/2 bath plus den
Other Structures	420 sq.ft. detached bedroom with loft and wraparound deck
Vineyard	1 +/- acres (approximately 1,916 +/- vines)
Varietals	Cabernet Sauvignon, Malbec, Merlot, Petit Verdot, Cab Franc
Water	1 Well - 8 GPM (per 2007 test) 10,000 gallon tank
Elevation	2,518 feet
Zoning	AG40
Tax Status	Standard Mendocino County rate of approximately 1.125% of assessed value

Asking Price

\$995,000



Perched on a highly desired Mayacamas mountain top at a mountain elevation of 2518', this modern turn-key vineyard estate is situated on 41+ acres. The single level 1,720 square foot residence was built in 2010 and features radiant concrete flooring and floor to ceiling windows and doors that capture the sweeping valley and mountain views in all directions. 3 bedrooms, 2 bathrooms, office, and a gorgeous modern kitchen.

The boutique Bordeaux vineyard is planted with 1,916 vines capable of producing cult quality fruit on its sunny mountain slope. With 3-4 tons per year average being harvested from the vines, it gives the owner approx 200-265 cases of estate wine annually, all grown on maymen-etsel-snook soil.

Residence





Residence Facts

Main Residence	3 bedroom/2 bath + Den 1,720 square feet
Built	2010
Floors	Integral color concrete with radiant heat
Kitchen	Granite countertops with stainless steel appliances
Windows	Storefront glass
HVAC	Central air and heat
Energy Conservation	Dual pane windows, floor, ceiling and wall insulation *Passive Solar
Detached Bedroom Unit	Studio with loft, bathroom, and wraparound deck

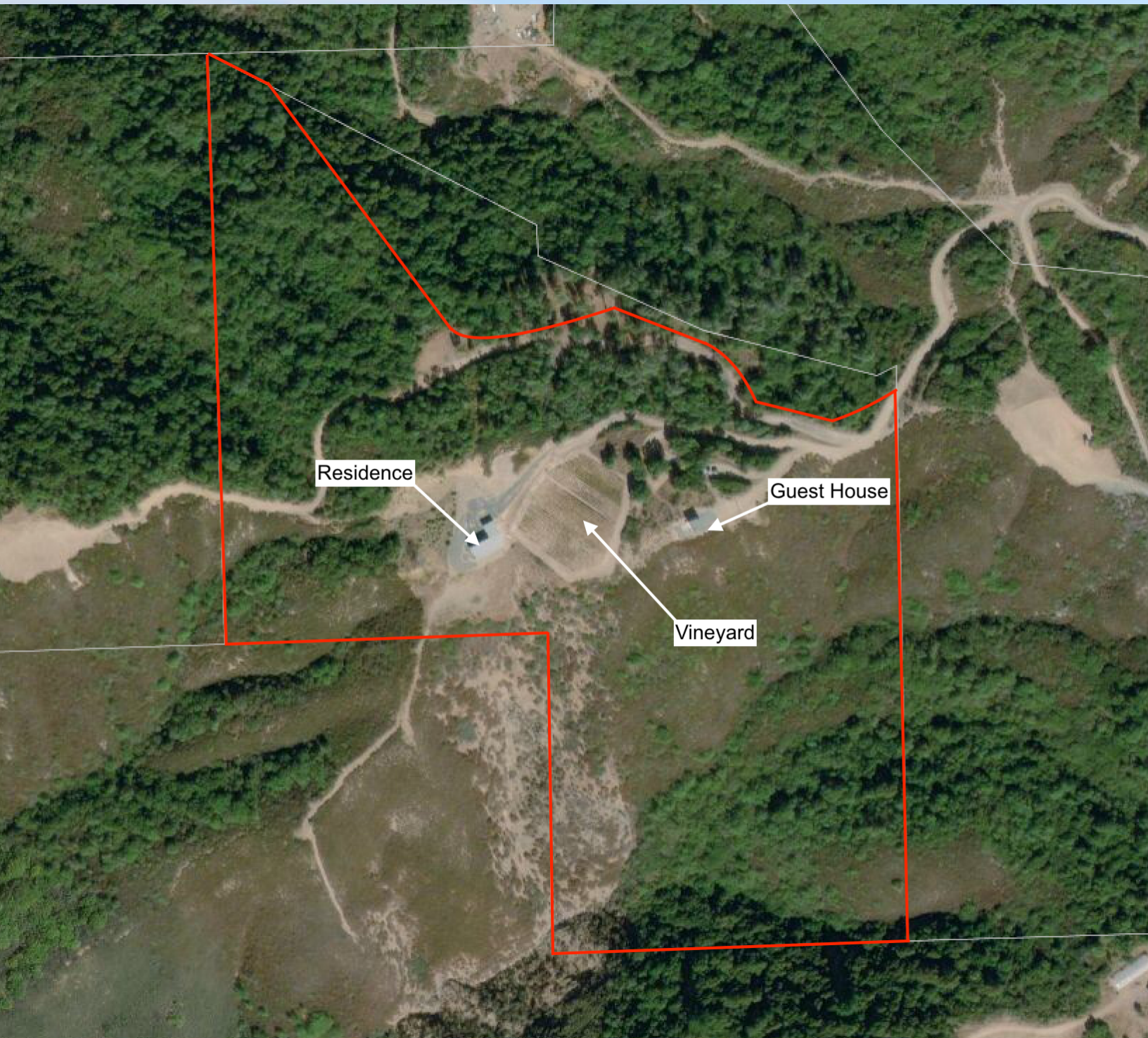
Vineyard



Vineyard Facts

Planted	1 +/- acres (approximately 1,916 vines)
Varietals	Cabernet Sauvignon, Malbec, Merlot, Petit Verdot, Cabernet Franc
Water	1 Wells - 8 GPM (per 2007 test) 1,000 holding tank
Irrigation	Drip
Annual Yield	3-4 tons
Year Planted	2010-2011
Spacing	4 X 5
Soil	Maymen-Etsel-Snook complex
Clones	Cabernet Sauvignon - 4, 337 Malbec - 595 Petit Verdot - 400 Merlot - 181

Aerial Map



Buyers should rely on the surveyors recorded subdivision map or their own survey. Contact listing agent for recent survey map.

County Overview

MENDOCINO COUNTY WINE MAP



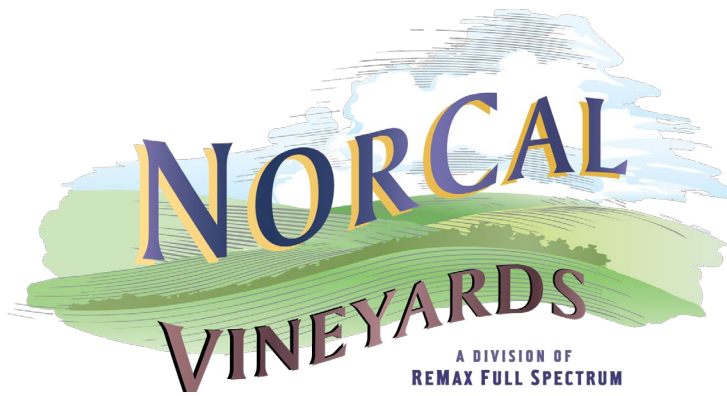
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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