

Gated 30+/- acre Vineyard & Building Site Mendocino AVA

Offering Memorandum
Price \$995,000



www.norcalvineyards.com

Gated 30+/- acre Vineyard & Building Site

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Salient Facts

Location	1300 Redemeyer Rd. Ukiah, CA
County & AVA	Mendocino
APN	178-180-04
Parcel Size	29+/- acres 22.72+/- acres planted
Vineyard	Zinfandel 15.05+/- acres Cabernet Sauvignon 5.15+/- acres *Planted November 2018 Merlot 2.52+/- acres Additional Plantable Land .76+/- acres
Grape Contract	Multi year grape purchase agreement, evergreen
Soil	Feliz Loam, Cole Loam, Pinnobie Loam
Buildings	60 X 40 sq.ft. shop with a 20 X 40 sq.ft. overhang Guest House/Cabin 1,200 sq.ft. *Partially completed/under construction
Water	Rogina Water District and Licensed water rights from the State of California Overhead frost protection and drip irrigation
Power	PG&E on-site
Zoning	AG40
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value (typically purchase price)

Price

\$995,000



30+/- gated acres make up this Ukiah vineyard and ranch, minutes to downtown Ukiah at the base of the eastern hills. This fertile AG40 zoned ranch has been agricultural since the turn of the century. With almost 23 acres+/- planted to wine grapes - predominately Zinfandel - under contract with a Napa winery, followed up by 5+ acres of 2018 plantings of Cabernet Sauvignon on the upper bench and 2.5+/- acres of production Merlot on a quad, this ranch has well rounded diversity by varietals. Ranch infrastructure includes a large metal equipment shop with overhang, harvest staging area for loading and unloading, small cabin/guest house currently half finished awaiting your special touch, and an estate knoll top building site for the primary residence or weekend home. Water is delivered by a private water district and via water rights through the State of CA from the Russian River. This income vineyard would make a great first time leap into the vineyard lifestyle, or if your interest lies in the high growth cannabis sector, this piece of ground is ready to go to work.

Vineyard Photo Gallery





Vineyard Blocks



Block Details

Block 1 – Zinfandel

- 2.2+/- acres
- Spacing 8 X 12
- Year Planted 1974
- St. George Rootstock
- Dry Creek Clone

Block 2 – Merlot

- 2.52+/- acres
- Spacing 7 X 11
- Year Planted 1993
- St. George Rootstock
- Clone 5C

Block 3 – Zinfandel

- 2.43+/- acres
- Spacing 8 X 12
- Year Planted 1972
- St. George Rootstock
- Dry Creek Clone

Block 4 – Zinfandel

- 1.76+/- acres
- Spacing 8 X 12
- Planted in 1964
- St. George Rootstock
- Dry Creek Clone

Block 5 – Zinfandel

- 1.6+/- acres
- Spacing 6 X 12
- Planted in 1995
- St. George Rootstock
- Dry Creek Clone

Block 6 – Zinfandel

- 7.06+/- acres
- Spacing 8 X 12
- Planted in 1982
- St. George Rootstock
- Dry Creek Clone

Block 7 – Cabernet Sauvignon

- 1.95+/- acres
- Spacing 8 X 6
- Planted in 1982
- 1103P Rootstock
- Clone 7

Block 8 – Cabernet Sauvignon

- 3.2+/- acres
- Spacing 8 X 6
- Planted in 2018
- 1103P Rootstock
- Clone 7

<u>Year</u>	<u>Varietal</u>	<u>Tons</u>
2016	Merlot	15 tons
	Zinfandel	54 tons
2017	Merlot	18 tons
	Zinfandel	67 tons
2018*	Merlot	20 tons (estimated)
	Zinfandel	64.5 tons

*Did not pick Merlot due to smoke taint

Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



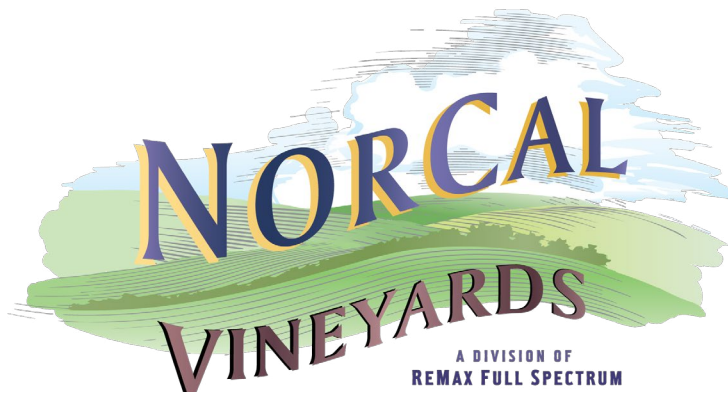
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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