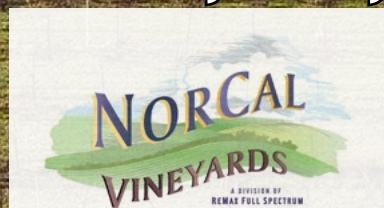


Welch Vineyards El Dorado and Deerwood Ranch

Mendocino AVA

Offering Memorandum
Price \$2,100,000



www.norcalvineyards.com

Welch Vineyards El Dorado and Deerwood Ranch

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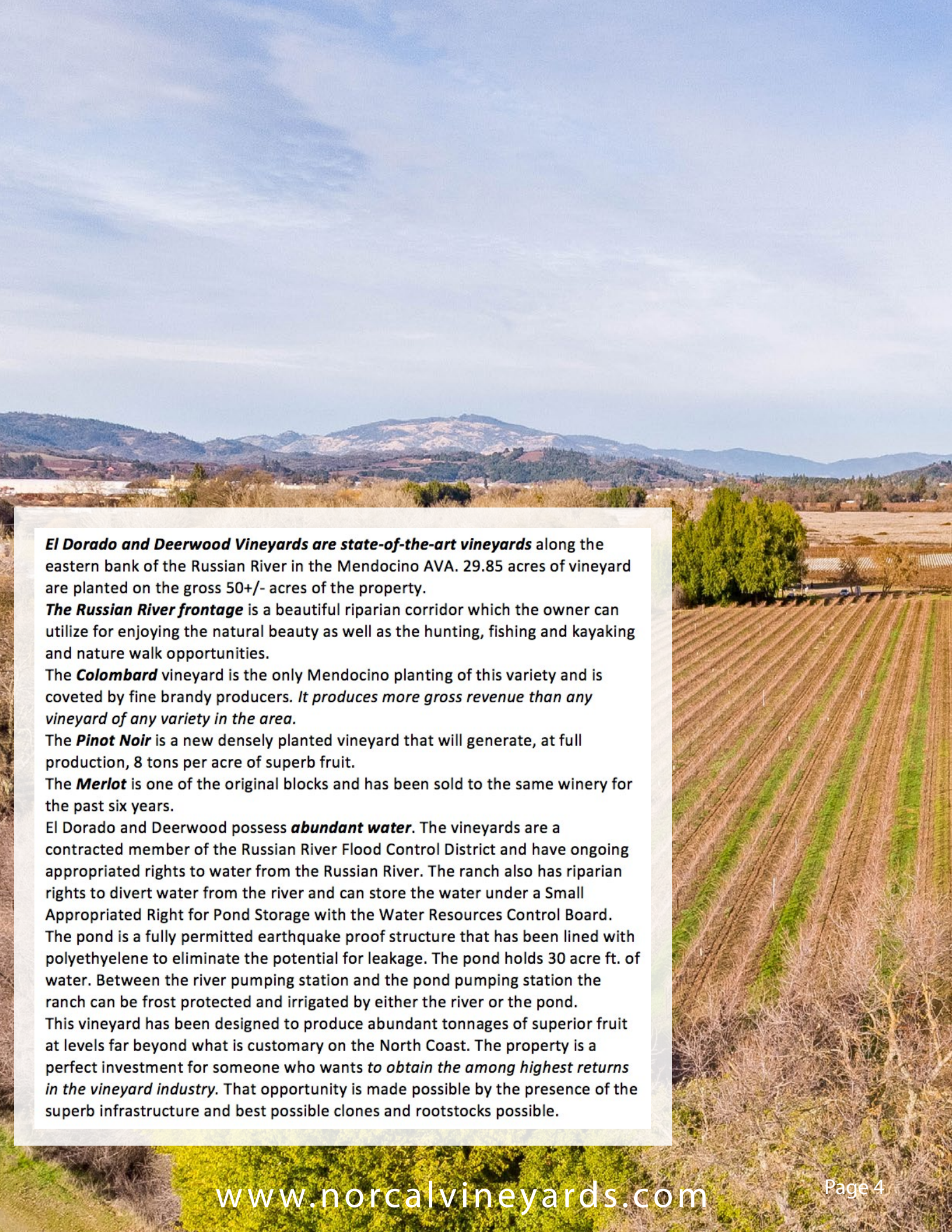


Salient Facts

Location	1480 Redemeyer Road, Ukiah, CA
County & AVA	Mendocino
APN	178-180-17
Parcel Size	49+/- acres 29.85+/- acres planted
Vineyard	13.74+/- of Pinot Noir 7.41+/- acres of Colombard 8.5+/- acres of Merlot .2+/- acres of Malbec
Soil	Russian Loam and Cole Loam
Water	Russian River Flood Control district 35 acre feet under contract, Department of Water Resources small pond appropriation 27 acre feet, Wintertime Riparian Rights
Power	PG&E on-site
Zoning	AG40
CAP Rate	8.2%
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value (typically purchase price)

Price

\$2,100,000



El Dorado and Deerwood Vineyards are state-of-the-art vineyards along the eastern bank of the Russian River in the Mendocino AVA. 29.85 acres of vineyard are planted on the gross 50+/- acres of the property.

The Russian River frontage is a beautiful riparian corridor which the owner can utilize for enjoying the natural beauty as well as the hunting, fishing and kayaking and nature walk opportunities.

The ***Colombard*** vineyard is the only Mendocino planting of this variety and is coveted by fine brandy producers. *It produces more gross revenue than any vineyard of any variety in the area.*

The ***Pinot Noir*** is a new densely planted vineyard that will generate, at full production, 8 tons per acre of superb fruit.

The ***Merlot*** is one of the original blocks and has been sold to the same winery for the past six years.

El Dorado and Deerwood possess ***abundant water***. The vineyards are a contracted member of the Russian River Flood Control District and have ongoing appropriated rights to water from the Russian River. The ranch also has riparian rights to divert water from the river and can store the water under a Small Appropriated Right for Pond Storage with the Water Resources Control Board. The pond is a fully permitted earthquake proof structure that has been lined with polyethylene to eliminate the potential for leakage. The pond holds 30 acre ft. of water. Between the river pumping station and the pond pumping station the ranch can be frost protected and irrigated by either the river or the pond.

This vineyard has been designed to produce abundant tonnages of superior fruit at levels far beyond what is customary on the North Coast. The property is a perfect investment for someone who wants *to obtain the among highest returns in the vineyard industry*. That opportunity is made possible by the presence of the superb infrastructure and best possible clones and rootstocks possible.

Vineyard Photo Gallery



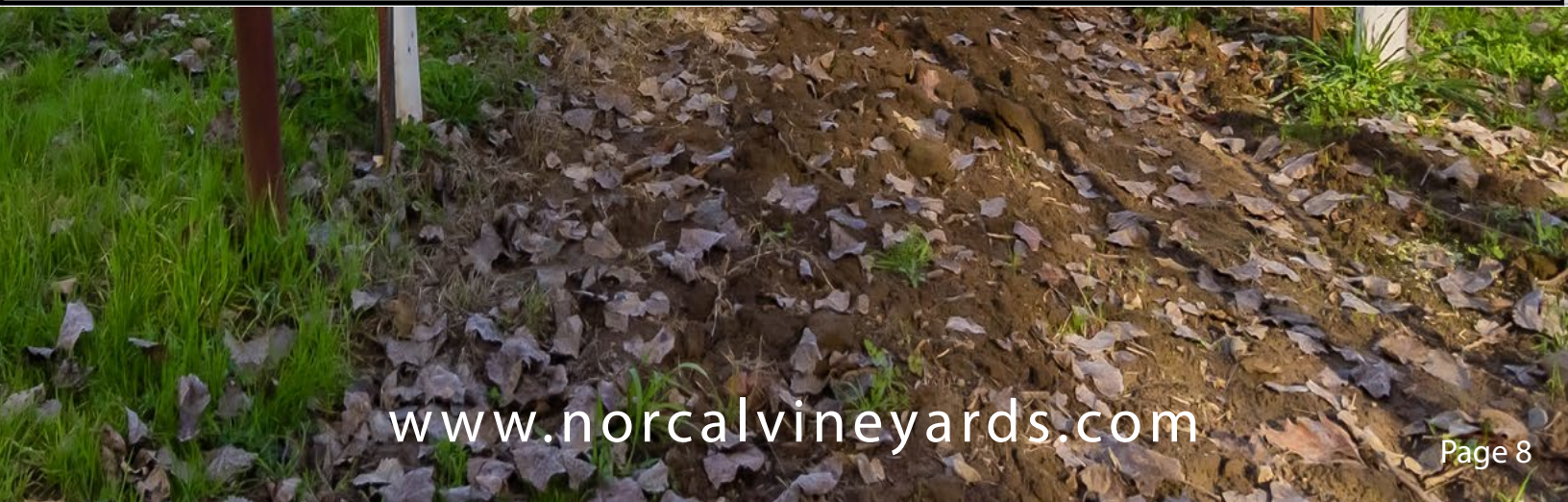


Vineyard Blocks



Block Details

Description	Acres	Year Planted	Rootstock	Clone	Trellis	Spacing	Vines/Acre
El Dorado Vineyards							
Colombard Block 2	6.16	2014	1103	1	Quad	9 X 5	968
Merlot Block 3	8.5	2001	3309	181	Bilateral Cordon	8 X 6	907
Pinot Noir Block 1	4.25	2015	1616	Martini 13	Quad	8 X 3	1815
Pinot Noir Block 4	3.65	2018	039-16	23, 109,	Quad	8 X 4	1361
				5BB	Mt. Eden, 37		
				5BB	Pommard 91		
				5BB	Swan 97		
Malbec (El Dorado & Deerwood)	0.2	1017	GRN4	581	Quad	9 X 5	1875
Deerwood Vineyards							
Pinot Noir Block 1A	1.13	2016	RS3	667	Quad	8 X 3	1815
Pinot Noir Block 1B	1.13	2017	RS3	828	Quad	8 X 3	1815
Pinot Noir Block 2	1.05	2017	RS3	15	Quad	8 X 3	1815
Pinot Noir Block 3	2.53	2017	GRN3	15	Quad	8 X 3	1815
Colombard	1.25	2016	1103	3	Quad	11 X 7	660
Total Planted	29.85						



Harvest Information

2019 Estimated Tons and Revenue

Block	Varietal	Tons	Price per ton	Revenue
El Dorado	Merlot	52	\$1,410	\$73,320
El Dorado	Colombard	115	\$1,175	\$135,125
El Dorado	Pinot Noir	32	\$1,750	\$56,000
Deerwood	Colombard	10	\$1,175	\$11,750
Deerwood	Pinot Noir	20	\$1,550	\$31,000
Deerwood	Pinot Noir	20	\$1,750	\$35,000
	Total	249		\$342,195

2018 Actual Tons and Revenue

Block	Varietal	Tons	Price per ton	Revenue
El Dorado	Merlot	61.73	\$1,400	\$86,422.00
El Dorado	Colombard	73.99	\$1,203	\$89,009.97
El Dorado	Colombard	20.06	\$1,200	\$24,072.00
El Dorado	Colombard	8.14	\$1,000	\$8,140.00
El Dorado	Pinot Noir	24.09	\$1,750	\$42,157.50
Deerwood	Pinot Noir	16.2	\$1,550	\$25,110.00
Deerwood	Pinot Noir	6.25	\$1,750	\$10,937.50
	Total	210.46		\$285,848.97

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



Expansive, diverse, and off the beaten path...



Tom Larson

CalBRE # 01057428
President / Broker
Cellular: 707.433.8000
tom@norcalvineyards.com

Tony Ford

CalBRE # 01406167
Wine Enthusiast / Sales
Cellular: 707.391.5950
tony@norcalvineyards.com

www.norcalvineyards.com

737 4th Street, Santa Rosa, CA 95404
601 South State Street, Ukiah, CA 95482
338 Healdsburg Avenue, Healdsburg, CA 95448

*This information herein believed reliable but not guaranteed.
Each Office Independently Owned and Operated.*