

# Welch Vineyards El Dorado and Deerwood Ranch

Mendocino AVA

Offering Memorandum  
Price \$2,175,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)



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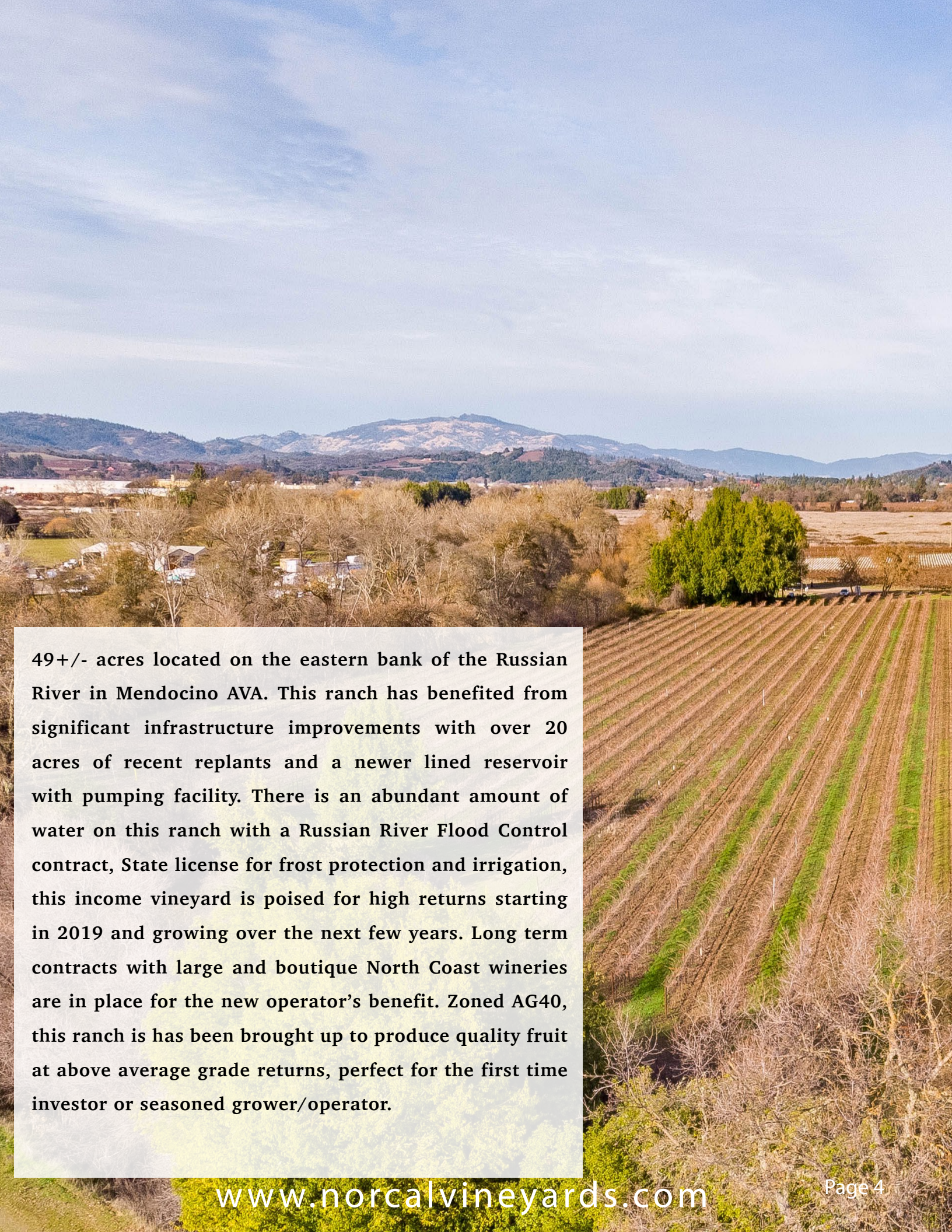




# Salient Facts

<b>Location</b>	<b>1480 Redemeyer Road, Ukiah, CA</b>
<b>County &amp; AVA</b>	<b>Mendocino</b>
<b>APN</b>	<b>178-180-17</b>
<b>Parcel Size</b>	<b>49+/- acres 29.85+/- acres planted</b>
<b>Vineyard</b>	<b>13.74+/- of Pinot Noir 7.41+/- acres of Colombard 8.5+/- acres of Merlot .2+/- acres of Malbec</b>
<b>Soil</b>	<b>Russian Loam and Cole Loam</b>
<b>Water</b>	<b>Russian River Flood Control district 35 acre feet under contract, Department of Water Resources small pond appropriation 27 acre feet, Wintertime Riparian Rights</b>
<b>Power</b>	<b>PG&amp;E on-site</b>
<b>Zoning</b>	<b>AG40</b>
<b>Tax Status</b>	<b>Standard Mendocino County rate of approx 1.125% of assessed value (typically purchase price)</b>
<b>Price</b>	<b>\$2,175,000</b>



An aerial photograph of a vineyard in Mendocino AVA. The vineyard is a large, rectangular field with rows of grapevines, some of which are dormant and brown, while others are green. The field is situated on a hillside. In the background, there are rolling hills and mountains under a blue sky with light clouds. Some buildings and trees are visible in the mid-ground.

**49+/- acres located on the eastern bank of the Russian River in Mendocino AVA. This ranch has benefited from significant infrastructure improvements with over 20 acres of recent replants and a newer lined reservoir with pumping facility. There is an abundant amount of water on this ranch with a Russian River Flood Control contract, State license for frost protection and irrigation, this income vineyard is poised for high returns starting in 2019 and growing over the next few years. Long term contracts with large and boutique North Coast wineries are in place for the new operator's benefit. Zoned AG40, this ranch is has been brought up to produce quality fruit at above average grade returns, perfect for the first time investor or seasoned grower/operator.**



# Vineyard Photo Gallery









# Vineyard Blocks





# Block Details

Description	Acres	Year Planted	Rootstock	Clone	Trellis	Spacing	Vines/Acre
<b>El Dorado Vineyards</b>							
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
<b>Deerwood Vineyards</b>							
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
<b>Total Planted</b>	<b>29.85</b>						





# 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.

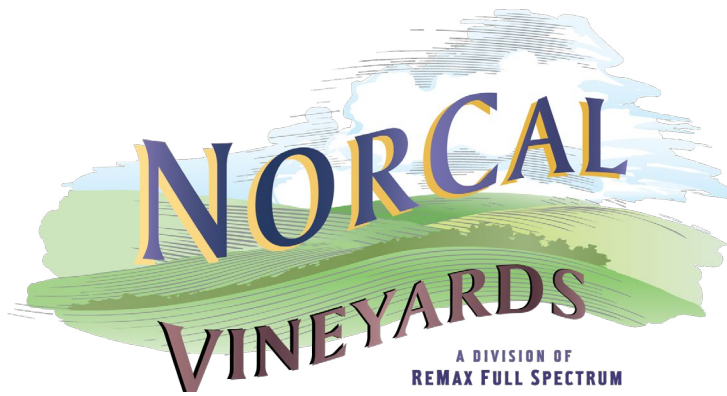
Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



### MENDOCINO COUNTY AVAs







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*This information herein believed reliable but not guaranteed.  
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