

Feliz Ranch and Vineyard



Offering Memorandum
Price \$4,900,000



www.norcalvineyards.com

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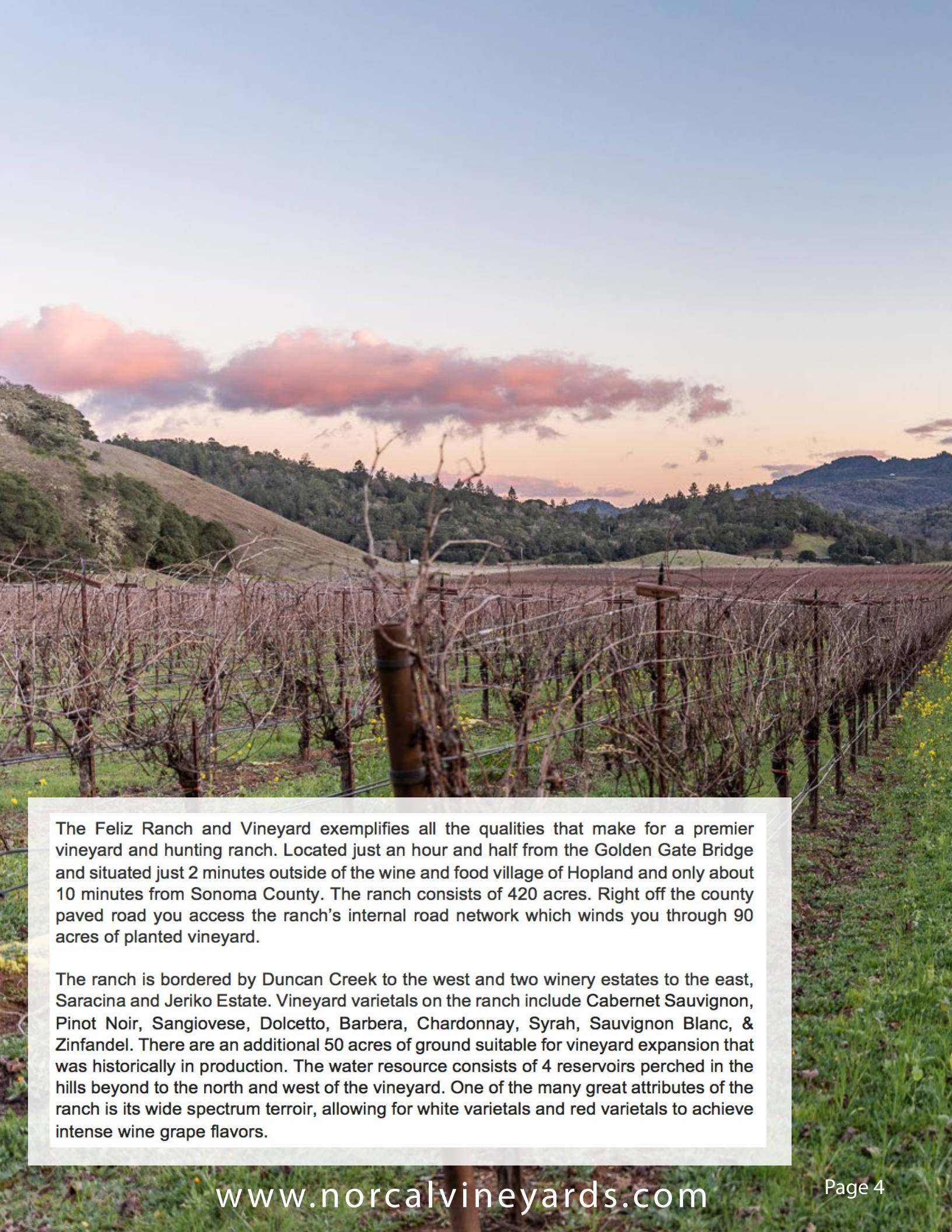
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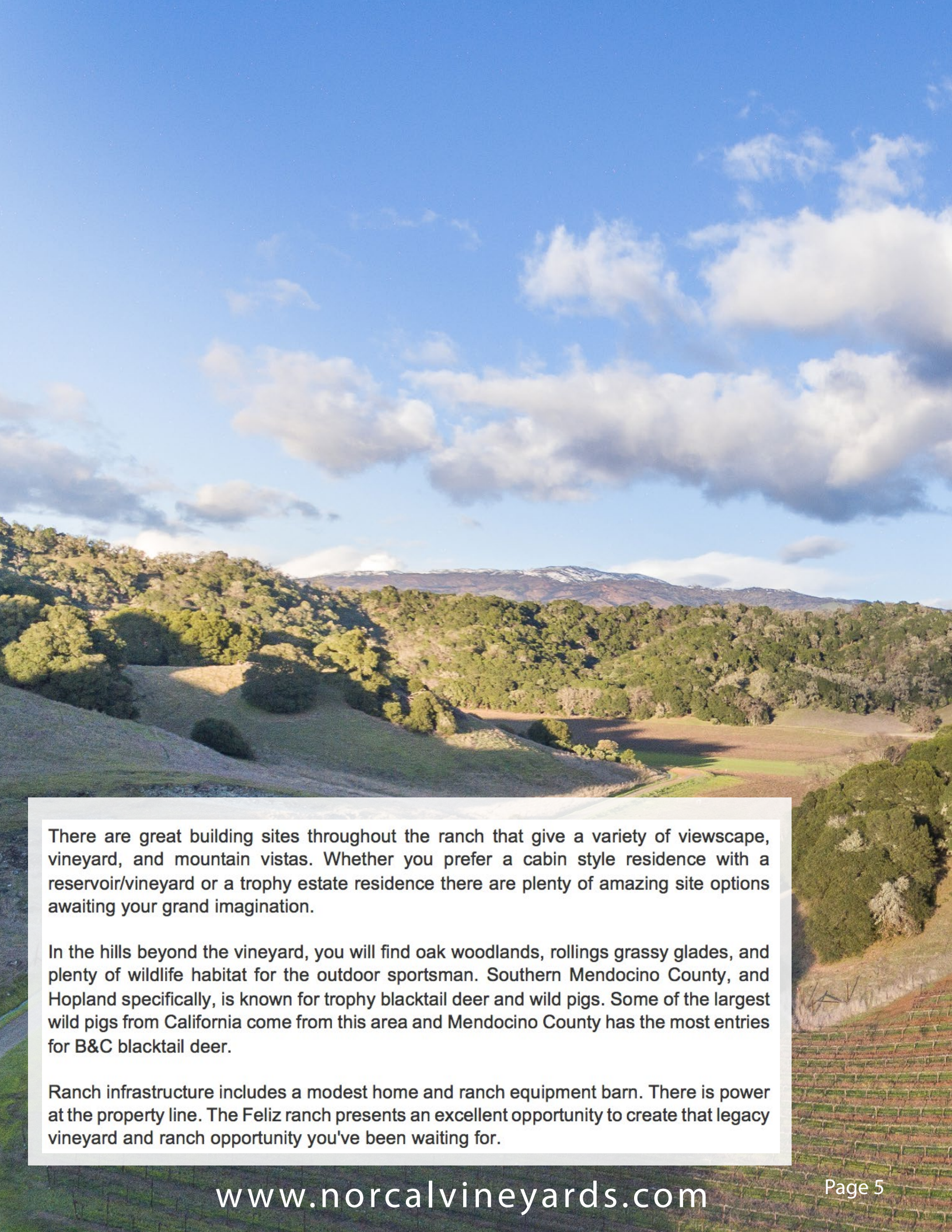
Salient Facts

Location	1200 Feliz Creek Road Hopland, CA 95449
County & AVA	Mendocino
APNs	048-130-03-75 & 048-190-08-00
Parcel Size	420+/- acres
Vineyard	95+/- acres and 50.36+/- acres of additional plantable land
Grapes	Cabernet Sauvignon, Pinot Noir, Sangiovese, Dolcetto, Barbera, Chardonnay, Syrah, Sauvignon Blanc, and Zinfandel
Soil	Multiple types
Residence	2,600 +/- square foot Farmhouse (current use month-to-month rental), and equipment barn/shop
Water	4 reservoirs for water storage, riparian water rights and creek diversion, domestic well for residence
Power	PG & E
Zoning	AG40 & RL
Tax Status	Williamson Act
Price	\$4,900,000



The Feliz Ranch and Vineyard exemplifies all the qualities that make for a premier vineyard and hunting ranch. Located just an hour and half from the Golden Gate Bridge and situated just 2 minutes outside of the wine and food village of Hopland and only about 10 minutes from Sonoma County. The ranch consists of 420 acres. Right off the county paved road you access the ranch's internal road network which winds you through 90 acres of planted vineyard.

The ranch is bordered by Duncan Creek to the west and two winery estates to the east, Saracina and Jeriko Estate. Vineyard varietals on the ranch include Cabernet Sauvignon, Pinot Noir, Sangiovese, Dolcetto, Barbera, Chardonnay, Syrah, Sauvignon Blanc, & Zinfandel. There are an additional 50 acres of ground suitable for vineyard expansion that was historically in production. The water resource consists of 4 reservoirs perched in the hills beyond to the north and west of the vineyard. One of the many great attributes of the ranch is its wide spectrum terroir, allowing for white varietals and red varietals to achieve intense wine grape flavors.



There are great building sites throughout the ranch that give a variety of viewscape, vineyard, and mountain vistas. Whether you prefer a cabin style residence with a reservoir/vineyard or a trophy estate residence there are plenty of amazing site options awaiting your grand imagination.

In the hills beyond the vineyard, you will find oak woodlands, rollings grassy glades, and plenty of wildlife habitat for the outdoor sportsman. Southern Mendocino County, and Hopland specifically, is known for trophy blacktail deer and wild pigs. Some of the largest wild pigs from California come from this area and Mendocino County has the most entries for B&C blacktail deer.

Ranch infrastructure includes a modest home and ranch equipment barn. There is power at the property line. The Feliz ranch presents an excellent opportunity to create that legacy vineyard and ranch opportunity you've been waiting for.

Photo Gallery





Property Layout



Vineyard Details



F1	10.17	Fallow	Removed 2016					
F2	8.23	Zinfandel	Costa Magna	St. George	VSP/ cordon	6 x 10	5940	2001
F3	1.67	Fallow	Removed 2010					
F4	3.29	Fallow	Removed 2010					
F5	19.05	Sauvignon Blanc	1	44-53, 110-R	VSP/ cordon	6 x 10	13832	2001
	1.36	Sauvignon Blanc	1	110-R	VSP/ cordon	6 x 10	990	2016
	7.56	Fallow	Removed 2010/2016					
F6	12.69	Fallow	Removed 2003					
F7	12.79	Sauvignon Blanc	1, 6, 7	44-53, SO4, 44-53, 44-53	VSP/ cordon	6 x 10	9267	2001
	2.84	Sauvignon Blanc	1	110-R	VSP/ cordon	6 x 10	2061	2016
F8	14.83	Pinot Noir	777, 667, 114	44-53	VSP/ cordon	6 x 10	10770	2001 grafted 2009
F9	1.32	Cabernet	7	1103	VSP/ cordon	6 x 10	961	2001
	10.27	Fallow	Removed 2015					
F10	2.88	Sangiovese	4	110-R	VSP/ cordon	6 x 10	2095	2001
F11	2.29	Dolcetto	1	110-R	VSP/ cordon	6 x 10	1659	2001
F12	2.25	Barbera	2	110-R	VSP/ cordon	6 x 10	1603	2001
F13	2.1	Fallow	Removed 2001					
F14	2.61	Fallow	Removed 2001					
F15	16.34	Chardonnay	22, 23	101-14, 44-53	VSP/ cordon	6 x 10	12135	2001
F16	4.36	Chardonnay	04	5BB	VSP/ cane	6 x 8	3961	1999 Grafted 2011
F17	5.92	Syrah	Shiraz	101-14	VSP/ cane	6 x 8	5306	1999

Vineyard Yield

NEW BLOCK #	ACRES	TONS/BLOCK						TONS/ACRE					
		2014	2015	2016	2017	2018	5YR AVG	2014	2015	2016	2017	2018	5YR AVG
F02	8.23	22.93	24.13	15.67	23.33	28.27	22.87	2.79	2.93	1.90	2.83	3.44	2.78
F05	20.42	74.00	72.38	120.50	66.97	107.86	88.34	3.18	3.11	6.33	3.52	5.28	4.28
F07	15.63	56.47	58.32	88.01	59.59	90.98	70.67	4.42	4.56	6.88	4.66	5.82	5.27
F08	14.83	29.94	25.86	49.16	44.00	49.02	39.60	2.02	1.74	3.31	2.97	3.31	2.67
F09	1.32	3.61	3.97	3.43	2.82	6.63	4.09	2.73	3.01	2.60	2.14	5.02	3.10
F10	2.88	16.39	14.77	18.99	13.54	20.42	16.82	5.69	5.13	6.59	4.70	7.09	5.84
F11	2.29	5.53	3.00	6.84	7.74	10.80	6.78	2.41	1.31	2.99	3.38	4.71	2.96
F12	2.25	7.29	4.35	10.74	11.60	13.87	9.57	3.24	1.93	4.77	5.16	6.16	4.25
F15	16.34	23.31	29.31	27.59	26.78	27.20	26.84	1.43	1.79	1.69	1.64	1.66	1.64
F16	4.36	12.21	13.34	16.91	12.30	18.31	14.61	2.80	3.06	3.88	2.82	4.20	3.35
F17	5.92	17.65	14.39	19.72	16.87	26.77	19.08	2.98	2.43	3.33	2.85	4.52	3.22



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.



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

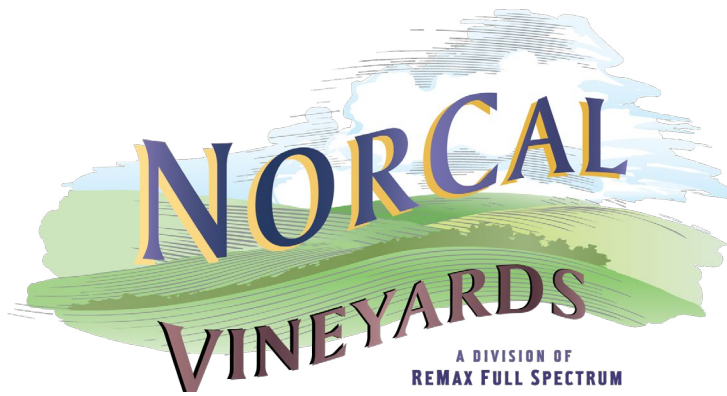
MENDOCINO COUNTY AVAs

LEGEND

- Tasting Room
- Tasting by Appointment
- ▲ Closed to Public
- ★ Resource/Association

Located in Hopland

- ▲ Albertina Wine Cellars
- Brutocao Cellars
- ▲ CORO Mendocino
- McFadden Vineyard



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