

Lake Ridge Vineyards

Mendocino County AVA



Offering Memorandum
Price \$1,100,000



www.norcalvineyards.com

Lake Ridge Vineyards

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Salient Facts

Address	5701 Eastside Calpella Road Ukiah, CA 95482
County & AVA	Mendocino
APN	167-310-14, 167-320-07, 167-320-08 168-030-07, 168-040-01, 168-040-02 (1 legal sellable parcel)
Total	138+/- acres
Vineyard	9+/- acres with 16+/- acres of additional plantable land
Varietals	Cabernet Sauvignon
Soil	Xerochrepts-Haploxeralfs-Argixerolls and Redvine Sandy Clay Loam
Water	Water rights to the pond and newly installed well
Structures	Two 30' X 80' Greenhouses
Zoning	RR10
Tax Status	Standard Mendocino County rate of approximately 1.125% of assessed value

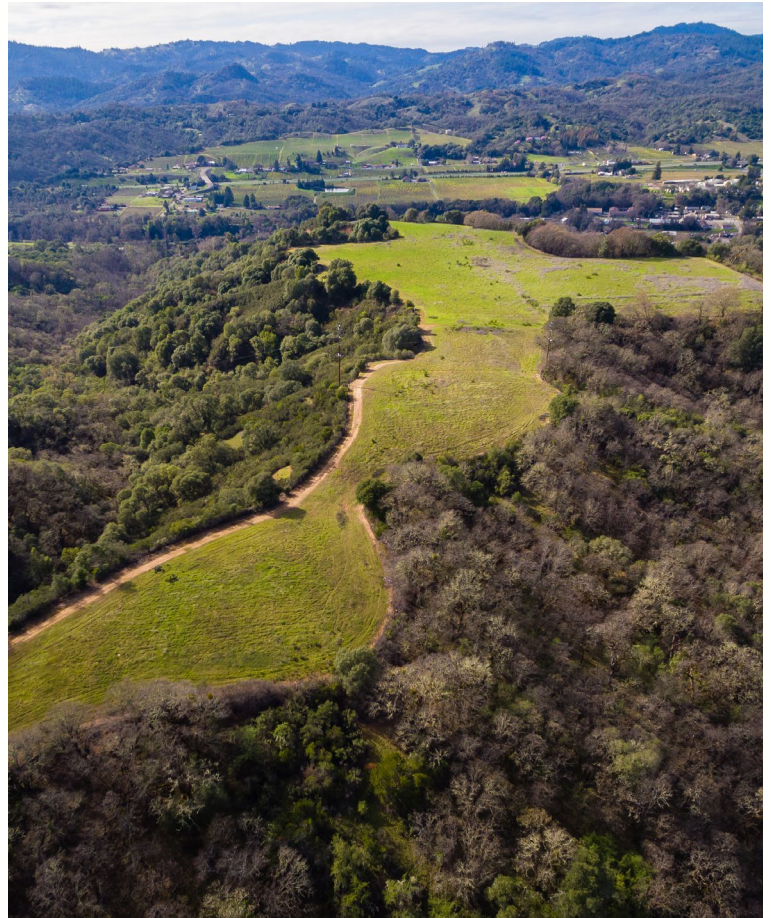
Asking Price

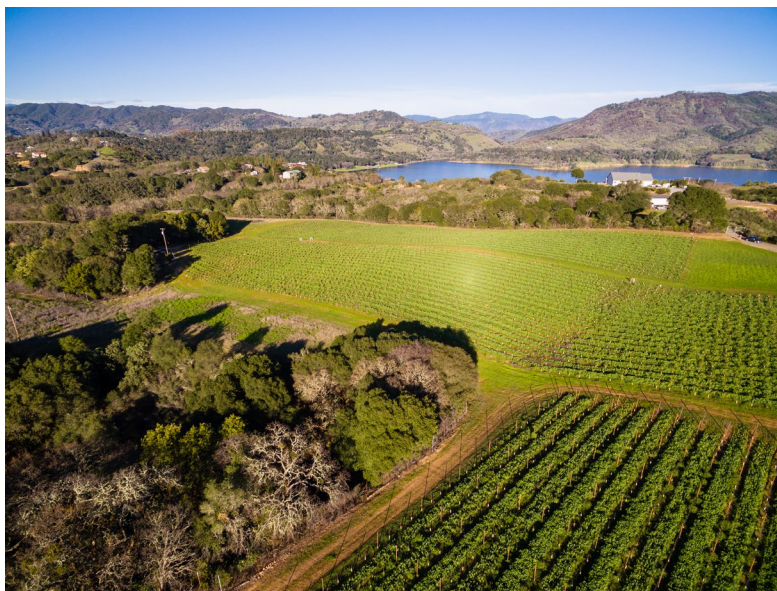
\$1,100,000



138+/- acre parcel located 5 minutes from Ukiah above Lake Mendocino. This ridgetop vineyard and development opportunity consists of 9 acres planted to Cabernet Sauvignon, planted in 2010 and 2014. There are an additional 16+/- acres of ridgetop cleared and deer fenced for vineyard expansion. Recent improvements to the property are two large 30'x80' greenhouses and 1 mile of based rocked new road from Lake Ridge to Eastside Calpella (\$200k expense). There is a 400'+ deep irrigation well producing 16+/- gallons per minute, newly licensed with State of CA pond for irrigation, all on premier mountain soil. Zoning on the property is RR10 which could be enticing for real estate developers. The property has views to the north Eagle Peak AVA and south to the beautiful Ukiah valley.

Vineyard

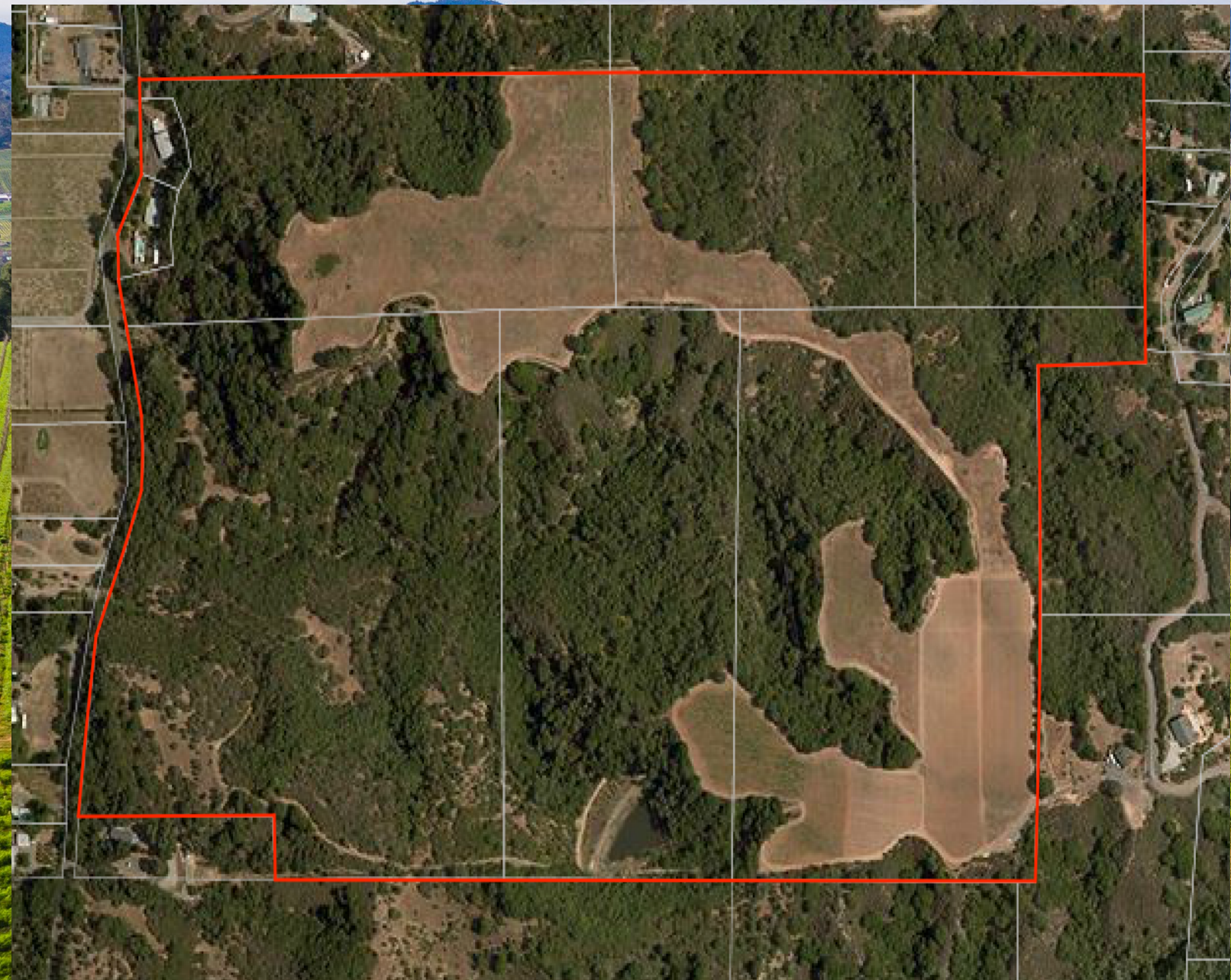




Vineyard Facts

Acres Planted	9+/- acres with 16+/- acres of additional plantable land
Varietal	Cabernet Sauvignon
Water	Well 16 GPM Water rights to pond
Irrigation	Drip
Trellis	VSP
Annual Yield	Contact NorCal for details
Year Planted	2010 and 2014
Soil	Xerochrepts-Haploxeralfs-Argixerolls and Redvine Sandy Clay Loam
Clone	4
Rootstock	110R and Schwartzman
Power	PG & E
Structures	Two 30' X 80' Greenhouses

Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



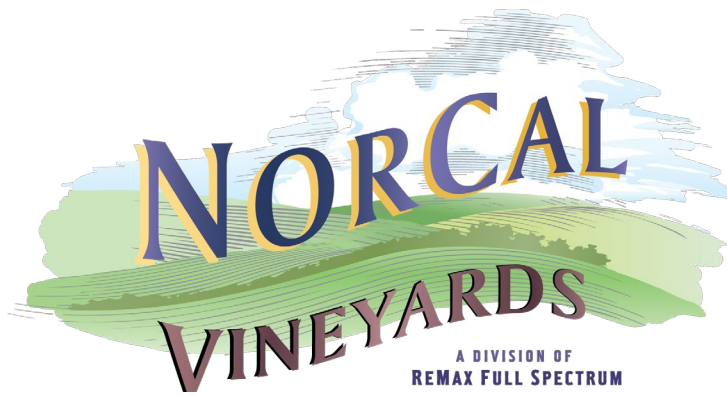
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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