

13500 Powerhouse Road

Potter Valley, CA

Offering Memorandum
Price \$850,000



www.norcalvineyards.com

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Property Facts

Address	13500 Powerhouse Road Potter Valley, CA 95469
County	Mendocino
APN	173-130-39
Total	7.3+/- acres
Plantable Land	4.5+/- acres
Main Residence	2,000 sq.ft. 2 bed/2 bath Built in 1996
Other Structures	2,560 sq.ft. Shop Built in 2004
Water	Potter Valley Irrigation District and Well
Soil	Feliz Loam and Cole Loam
Zoning	AG40
Tax Status	Standard Mendocino County rate of approximately 1.125% of assessed value
Asking Price	\$850,000

Photo Gallery

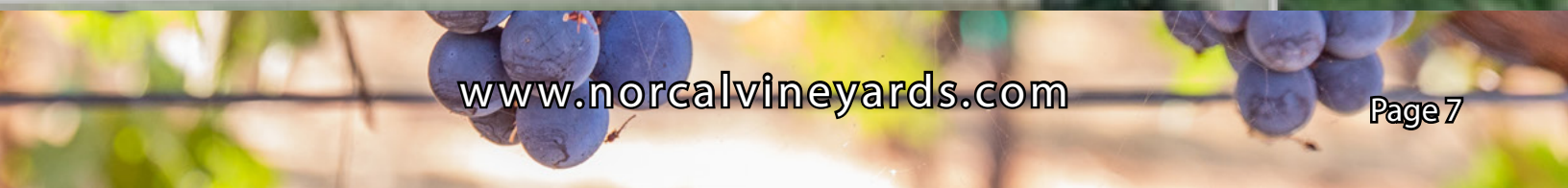








Aerial Map



County Overview

MENDOCINO COUNTY WINE MAP



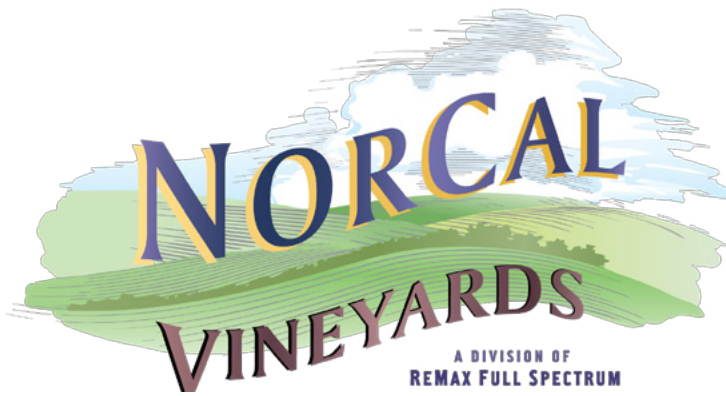
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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