

# Firebrick Hill Vineyards

Redwood Valley, CA

Offering Memorandum  
Price \$399,000



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



# Firebrick Hill Vineyards

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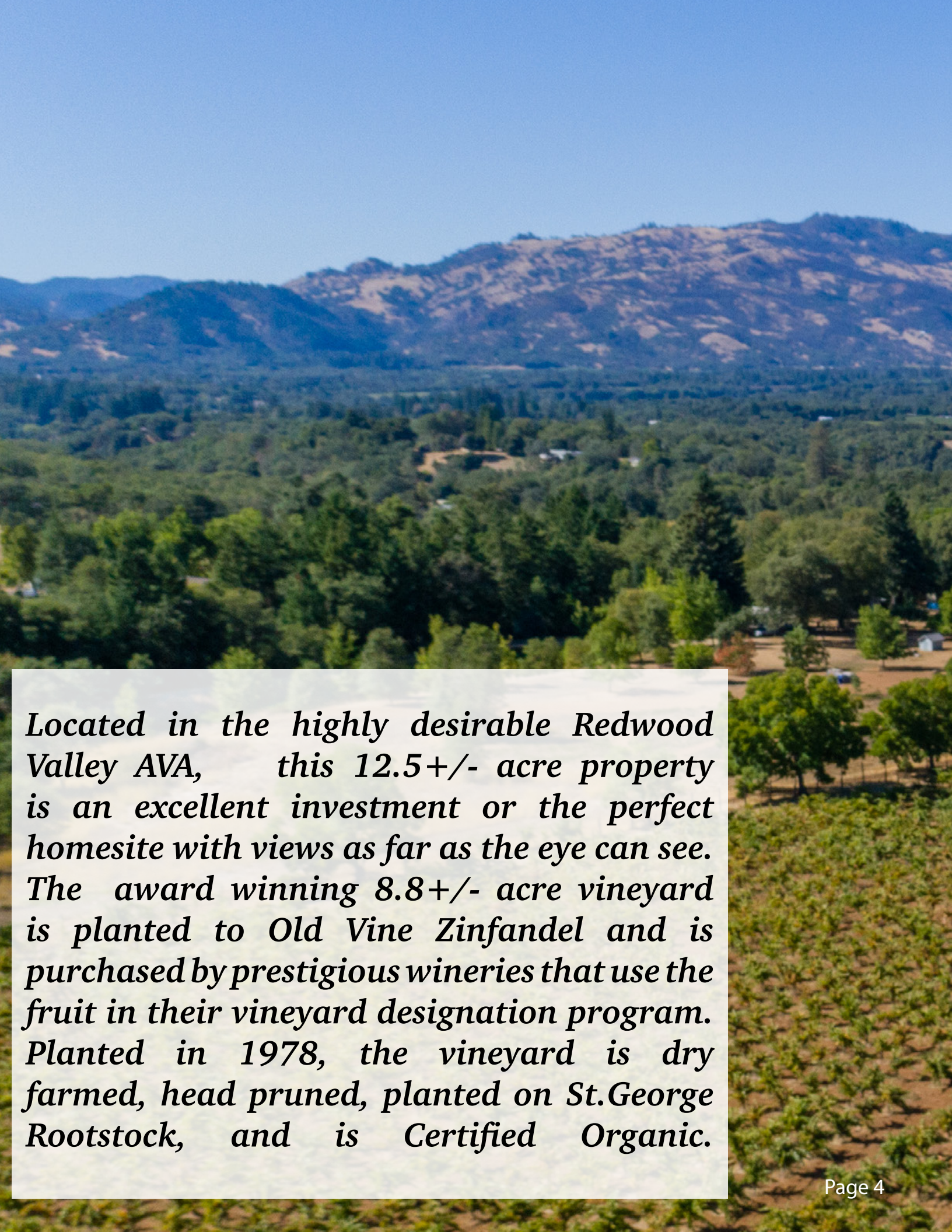




# Salient Facts

<b>Location</b>	<b>1818, 1894, 1898 Peterson Pond Redwood Valley, CA</b>
<b>County</b>	<b>Mendocino</b>
<b>AVA</b>	<b>Redwood Valley</b>
<b>APN</b>	<b>166-150-10, 06, 14</b>
<b>Parcel Size</b>	<b>12.5 +/- acres</b>
<b>Vineyard</b>	<b>8.8 +/- acres</b>
<b>Varietal</b>	<b>Zinfandel</b>
<b>Water</b>	<b>AG Well Pond for Frost Protection</b>
<b>Zoning</b>	<b>AG40</b>
<b>Price</b>	<b>\$399,000</b>





*Located in the highly desirable Redwood Valley AVA, this 12.5+/- acre property is an excellent investment or the perfect homesite with views as far as the eye can see. The award winning 8.8+/- acre vineyard is planted to Old Vine Zinfandel and is purchased by prestigious wineries that use the fruit in their vineyard designation program. Planted in 1978, the vineyard is dry farmed, head pruned, planted on St. George Rootstock, and is Certified Organic.*



# Photo Gallery





# Vineyard

**Redwood Valley AVA**

**12.5 +/- total**

**8.8 +/- acres planted to head pruned Zinfandel**

**St. George Rootstock**

**Planted in 1978**

**8 X 8'10 Spacing**

**Certified Organic**

**Dry Farmed**

**5 - 7 acre foot pond for frost protection and  
irrigation 1-2 times in late summer**

2013: 27.6 tons / \$1,750 per ton

2014: 20.3 tons / \$1,750 per ton

2015: 21.5 tons / \$1,750 per ton

2016: 20.0 tons / \$1,750 per ton

2017: 24.7 tons / \$1,750 per ton

2018: 27.5 tons / \$1,750 per ton

# Aerial Map





# County Overview

## MENDOCINO COUNTY WINE MAP

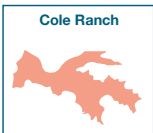


Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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