

# Eastern Ukiah Valley Gated Residence and Vineyard Brown Ranch

Mendocino AVA

Offering Memorandum  
Price \$995,000



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# Eastern Ukiah Valley Gated

## Residence and Vineyard - Brown Ranch

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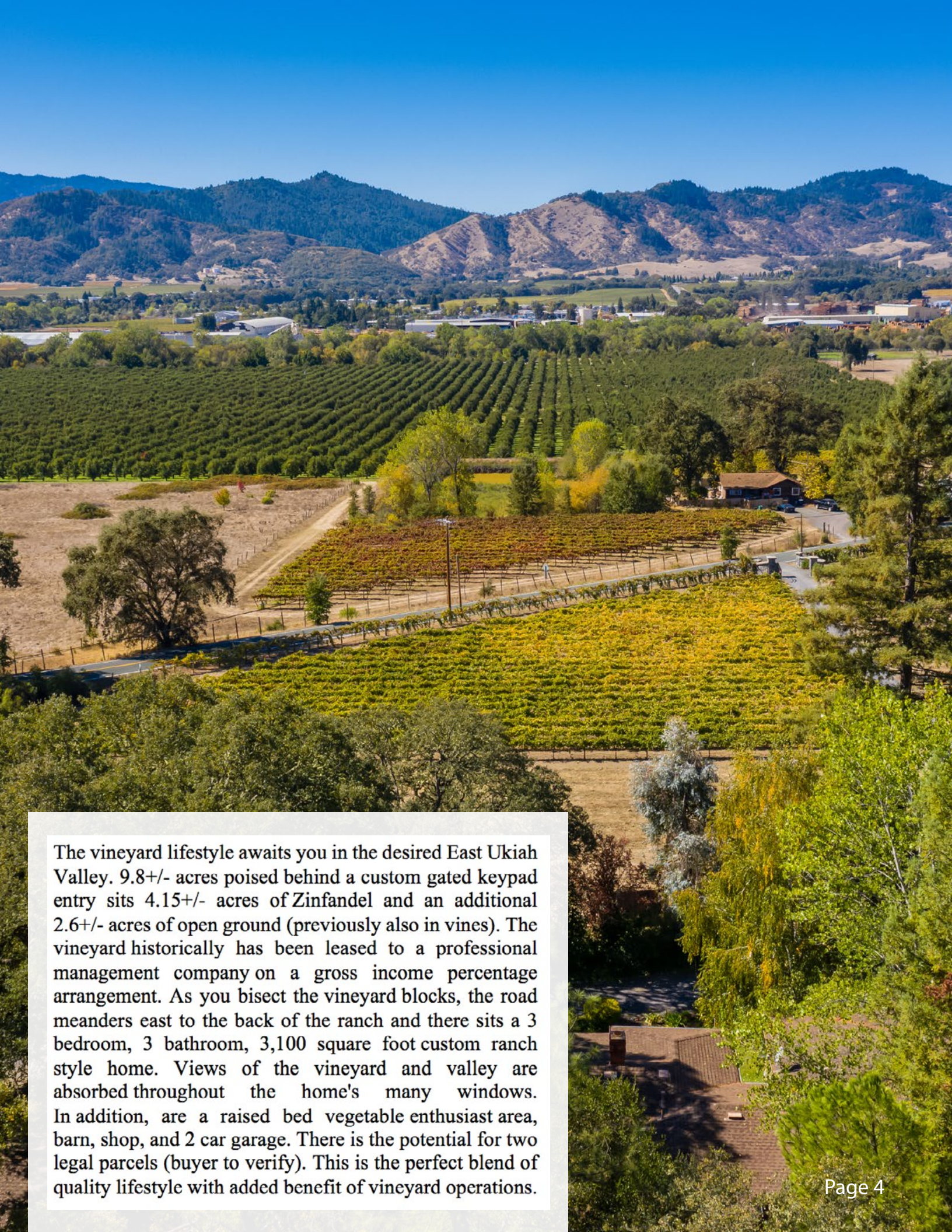




# Salient Facts

Location	2601 Redemeyer Rd, Ukiah
County and AVA	Mendocino
APN	178-050-08 & 178-050-09
Parcel Size	9.8+/- acres
Vineyard	4.15+/- acres of Zinfandel
Residence	3 bedroom / 3 bathroom and 2 offices
Outbuildings	Barn, shop, and detached 2 car garage
Water	Millview Water District
Soil	Yokayo-Pinole-Pinnobie and Xerochrepts-Haploxeralfs- Argixerolls
Zoning	AG40
<b>Price</b>	<b>\$995,000</b>





The vineyard lifestyle awaits you in the desired East Ukiah Valley. 9.8+/- acres poised behind a custom gated keypad entry sits 4.15+/- acres of Zinfandel and an additional 2.6+/- acres of open ground (previously also in vines). The vineyard historically has been leased to a professional management company on a gross income percentage arrangement. As you bisect the vineyard blocks, the road meanders east to the back of the ranch and there sits a 3 bedroom, 3 bathroom, 3,100 square foot custom ranch style home. Views of the vineyard and valley are absorbed throughout the home's many windows. In addition, are a raised bed vegetable enthusiast area, barn, shop, and 2 car garage. There is the potential for two legal parcels (buyer to verify). This is the perfect blend of quality lifestyle with added benefit of vineyard operations.



# Vineyard Photo Gallery





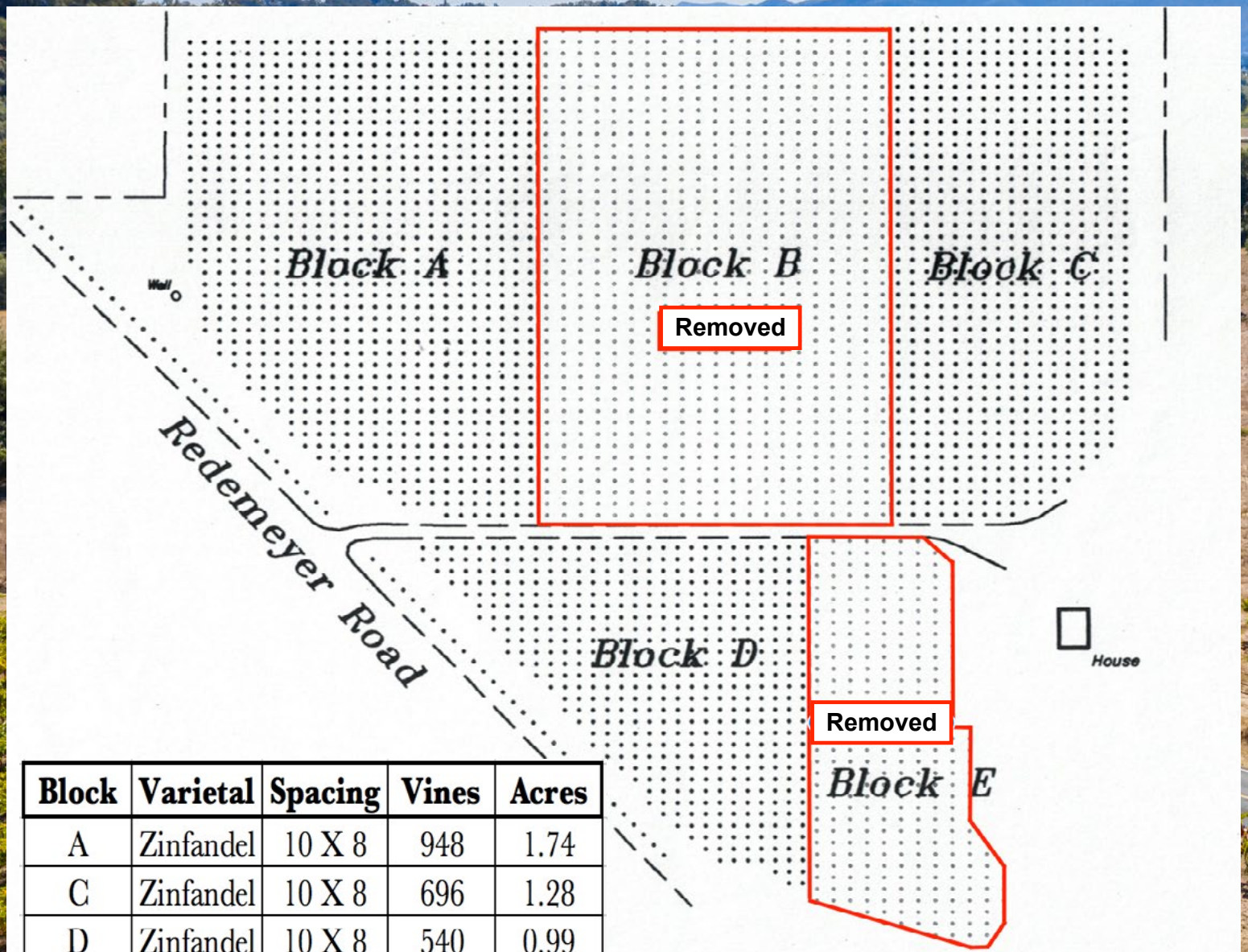
# Vineyard Details

Size	4.5+/- acres
Additional Plantable Land	2.6+/- acres
Varietal	Zinfandel
Rootstock	110R
Trellis	VSP
Water	Millview Water District
Soil	Yokayo-Pinole-Pinnobie and Xerochrepts-Haploxeralfs-Argixerolls





# Vineyard Layout & Harvest



Block	Varietal	Spacing	Vines	Acres
A	Zinfandel	10 X 8	948	1.74
C	Zinfandel	10 X 8	696	1.28
D	Zinfandel	10 X 8	540	0.99
			2184	4.01

Note: Numbers shown on Blocks A & D include the vines on the fence

Year	Tons
2018	22.01
2017	17.35
2016	17.57



# Residence Photo Gallery





# Residence Details

Built in 1960

Renovation and Expansion Took Place in 1992

3,100 Square Feet

3 Bedroom/3 Bathroom

2 Offices

On Demand Water Heater

Central Air and Heat

2 Car Garage

Gazebo in the garden

Raised Garden Beds

Sweeping Vineyard Views



# Property Overview





# 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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