



1200 Feliz Creek Road, Hopland

Offering Memorandum
Price \$5,000,000



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Salient Facts

Location	1200 Feliz Creek Road, Hopland, CA 95449
County & AVA	Mendocino
APN	048-130-03-75 & 048-190-08-00
Parcel Size	420+/- acres
Vineyard	95+/- acres & 50.36+/- acres of additional plantable land
Varietals	Cabernet Sauvignon, Pinot Noir, Sangiovese, Dolcetto, Barbera, Chardonnay, Syrah, Sauvignon Blanc, Zinfandel
Residence	2,600+/- sqft Farmhouse & equipment barn/shop (farmhouse is rented)
Water	4 reservoirs for water storage riparian water rights creek diversion domestic well
Power	PG&E On-site
Zoning	RL
Price	\$5,000,000

Feliz Vineyards is a 420-acre parcel zoned RL (min. 160 acres) that exemplifies all of the qualities that make for a premier vineyard, cannabis development, or estate ranch. It is located just an hour and a half from due north of the Golden Gate Bridge, 2 miles west of Highway 101, 3 minutes outside of Hopland's wine and food village, and about 10 minutes from the Sonoma County line.

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 to the northwest used for irrigation and frost protection, riparian water rights from Feliz Creek, and a 12+/- gallon per minute well. 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. The owner may sign a grape purchase agreement.

There are great building sites throughout the ranch that give various view scapes, 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. You will find oak woodlands, rolling grassy glades in the hills beyond the vineyard, and plenty of wildlife habitat for the outdoor sportsman. Southern Mendocino County, and Hopland specifically, is known for trophy blacktail deer and wild pigs. 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.



Block Map



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

Feliz Ranch 5 Year Production

TONS/BLOCK							
BLOCK #	ACRES	2016	2017	2018	2019	2020	5YR AVG
F02	8.23	15.67	23.33	28.27	33.68	16.36	23.46
F05	20.42	120.50	66.97	107.86	104.62	77.47	95.49
F07	15.63	88.01	59.59	90.98	83.65	72.20	78.89
F08	14.83	49.16	44.00	49.02	56.42	31.58	46.04
F09	1.32	3.43	2.82	6.63	3.76	3.54	4.04
F10	2.88	18.99	13.54	20.42	24.87	10.32	17.63
F11	2.29	6.84	7.74	10.80	9.76	6.22	8.27
F12	2.25	10.74	11.60	13.87	8.64	8.33	10.63
F15	16.34	27.59	26.78	27.20	51.44	32.78	33.16
F16	4.36	16.91	12.30	18.31	19.22	18.88	17.12
F17	5.92	19.72	16.87	26.77	21.78	13.91	19.81
Total		377.56	285.54	400.13	417.83	291.59	354.53

Aerial Map



Gallery



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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COMPASS

This information herein believed reliable but not guaranteed.