



14000 S Highway 101, Hopland

Offering Memorandum

Price \$3,700,000

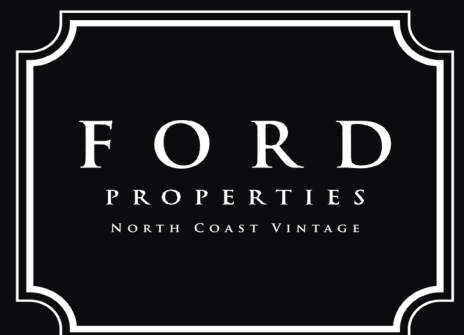


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Salient Facts

Location	14000 S Highway 101 Hopland, CA 95449
County & AVA	Mendocino
APN	048-280-07-01 048-380-11-00 048-380-14-00 048-280-06-01
Parcel Size	193.71 acres
Vineyard	54+/- acres planted to Chardonnay, Roussanne & Sauvignon Blanc
Orchard	100+/- acres planted to Pears
Infrastructure	Two labor houses with labor camp license Equipment shop
Water	10 on-site wells, licensed water rights, and a pit pond for storage
Power	PG&E
Zoning	Ag40
Grape Contracts	Chardonnay 2021-2023 300 tons max Sauvignon Blanc 2021-2023 125 tons max
Price	\$3,700,000

Situated on the west bank of the Russian River in southern Mendocino County, this 193+/- acre agricultural farm unit has everything you need to be successful in your farming endeavors. The ranch is currently assembled with 100+/- acres of pear orchard and 54+/- acres in wine grapes. What makes a good ranch is the soil and topography, what makes a great ranch is the water! With 10 on-site wells, licensed water rights, and a pit pond for storage, the water resources on the ranch are as good as it gets. Access to the property is along Highway 175 just east of Hopland, the thriving farming community situated amongst oak covered coastal foothills. There is also access to the ranch from the west along Highway 101. Nowadays, most farmers would convert the orchard to vineyard, but in the event someone wanted to continue with pears, there is an opportunity to purchase pear delivery rights, which are extremely rare (contact listing agent for more info). The production numbers on the ranch set the stage for generous return on investment.





Block Details

Block	Variety	Planted	Rootstock	Clone	Spacing	Water	Wire Vert.
1	Chardonnay	2016	039/16	4	777 vpa	Overhead/Drip	5
2	Chardonnay	1993	Freedom	4	1320 vpa	Overhead/Drip	5
3	Chardonnay	1997	5C	4	777 vpa	Overhead/Drip	5
4	Chardonnay	2006	S04	4	777 vpa	Overhead/Drip	6
5	Sav Blanc	2001	S04	1	777 vpa	Overhead/Drip	5
6	Roussanne	2001	S04	468 EV	777 vpa	Overhead/Drip	5
7	Sav Blanc	2002	5C	1	777 vpa	Overhead/Drip	5
8	Pears	1993	Betchlafolia	Bartlett	220 trees per acre	Under Tree	
9	Pears	2004	Betchlafolia	Bartlett	220 trees per acre	Under Tree	
10	Pears	1963	Winter Neiles		109t/ac	Under Tree	

Production

Year	2020	2019	2018
Pears	2672.49 tons	1789 tons	1815.52 tons
Sauv Blanc	72.82 tons	97.67 tons	115.77 tons
Roussanne	20.68 tons	25.77 tons	29.82 tons
Chardonnay	193 tons	-	230.49 tons

*Constellation buy-out

Hopland

Entrance

Dooley Creek

048-280-06-01

048-280-07-01

Russian River

Feliz Creek

048-380-11-00

Entrance

048-380-14-00



Center

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.