

Ghianda Rose Vineyard & Estate Site

Hopland, CA

Offered at \$1,725,000

Nor  Cal
Vineyards

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Table of Contents

Property Details	3
About the Offering	4
Map	5
Block Info	6
Gallery	7-8
County Overview	9



Property Details

Location	11000, 11415, 11450 Old River Rd, Hopland, CA 95482
County AVA	Mendocino
APN	047-370-09-05 047-430-09-05 047-430-12-00 047-430-13-00
Parcel Size Vineyard	84 ± acres 40 ± planted acres
Varietals	Chardonnay 20 ± acres - 4th leaf (10 acres wente clone - 10 acres Robert Young clone) Older Chardonnay 20 ± acres - Planted late 1980's (4-5 ton per acre average)
Grape Contracts	Seller is keeping grape contracts flexible for 2024. Wineries have expressed interest in continuing at buyer discretion.
Water	- 17 ± acre foot pond - Pending Russian River rights for pond and river - Russian River flood control contract - Domestic well
Other Features	Small cabin and/or building sites
Price	\$1,725,000

About the Offering



They say wine is bottled poetry and at the Ghianda Rose Vineyard and Estate site, the purest lifestyle of the winegrower is being offered for sale. From the moment you step onto this 84+/- acre property, you'll taste the scenery where the grapes are grown and drown in the terroir of its serenity. The parcel is bisected by Old River Road, inland Mendocino County's "winery row" and is 5 minutes north of Hopland proper. Downtown Hopland features a new natural food market coming soon, multiple dining options, and newly renovated hotel accommodations. Proximity to Sonoma County is 15 minutes, Geyserville 25 minutes, and Healdsburg 35 minutes.

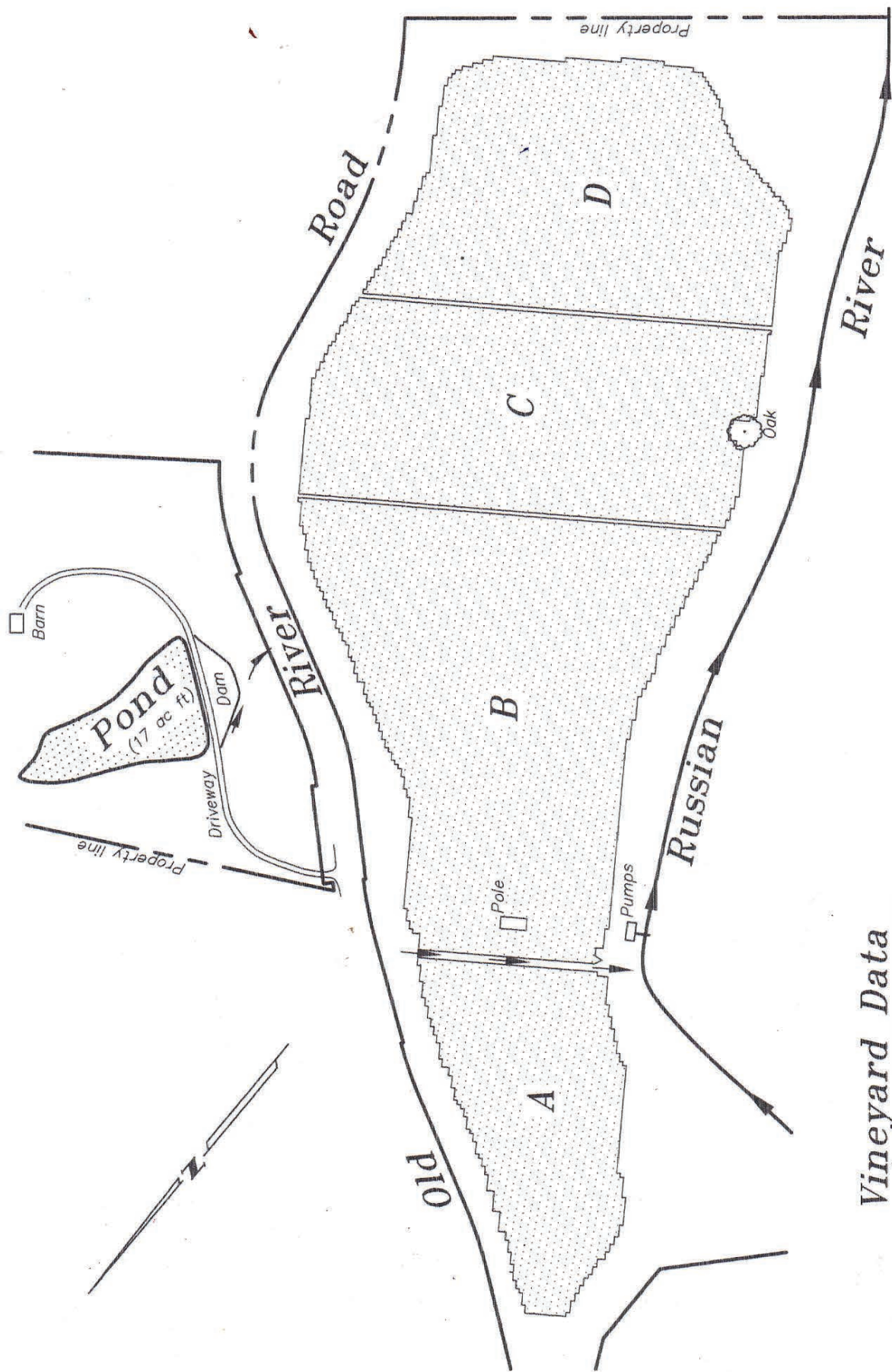
The vineyard on the ranch is planted on gravelly/sandy loam soils along the Russian River. Hundreds of years of alluvial deposits on the valley floor have created a soil that is rich in nutrition and also exceptionally well draining. With 40+/- net vine acres, over half of which was replanted in 2020, estimated revenue in 2024 is \$357,000 and \$442,000 in 2025. With the Wente clone currently commanding a premium and the fruit under purchase agreements, the next couple of years look very robust for the vineyard.

On the east side of the ranch, under its own private access, 20 acres of ground elevate 150' out of the valley floor and lead the way to the dreamiest of homesites. Currently, there is a weekend cabin. Roughly 800+/- sqft, with raised garden beds/boxes to cultivate your Wine Country tastebuds. The views from the cabin and the homesite area look out over the reservoir, north over the vineyards and south down the Russian River. There is opportunity here for a short-term rental, estate build, vacation home, or just simply an alternative investment. Cheers!

Aerial Maps



Block Information



Vineyard Data

Block	Variety	Clone	Rootstock	Planted	Vines	Spacing	Acres
A	Chardonnay	4	--	1985	3,434	9x8	5.68
B	Chardonnay	4	--	1985	8,333	9x8	13.77
C	Chardonnay	Wente	1103P	2019	8,757	10x5	10.05
D	Chardonnay	17	1103P	2019	8,757	10x5	10.05
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							29,191
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							39.55

Ghianda Rose Vineyard Map
 11415 Old River Road, Hopland

Aug 17, 2023 -- Scale: 1"=300'



Blocks A & B have some missing vines, included in count



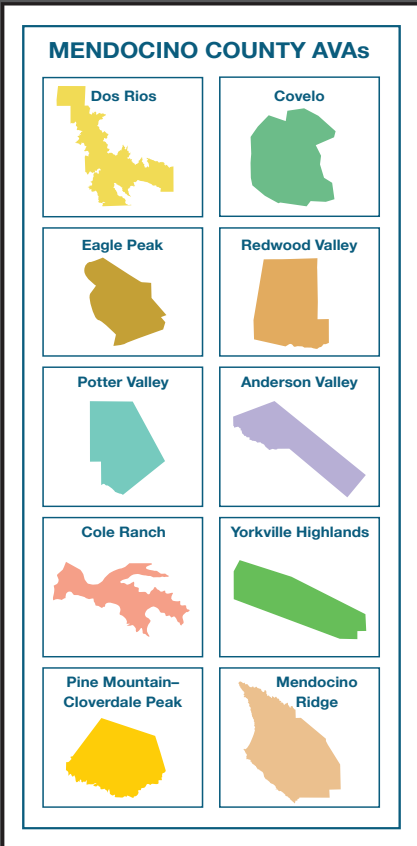


MENDOCINO COUNTY WINE MAP



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.



Nor Cal Vineyards

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