

5610 DRY CREEK ROAD

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ESTATE

Assessor's Parcel Numbers: APN #

090-230-030 0.04 | 0.04 AC | Bare land

090-230-040 22.56 | 22.56 AC | Vineyard & Hospitality

090-230-055 1.66 | 1.66 AC | Overflow parking

Total Property Size: 24.26 Gross Acres (Per Sonoma County Assessor)

VINEYARD

13.53 net planted acres of vineyard - Zinfandel and Petite Sirah

WATER SOURCE

2 on-site wells

Well #1 Output 60+/- GPM Used for Irrigation and Domestic

Well #2 Output unknown - used for landscaping

ZONING

LIA B6 20 Z, F1 RC 100/50/SR VOH, 20 Acre Minimum Parcel Size

FLOOD HAZARD INSURANCE

Flood Zone X, AE. All buildings are outside the special flood hazard area

SOILS

Symbol Soil Type % Allocation

Yolo loam 53.9%

Yolo sandy loam 36.9%

Riverwash 8.9%

WASTEWATER

Effluent waste (EW) from the two tasting room buildings is piped to septic tanks and a leach field. Process wastewater (PW) was installed despite the lack of a winery building. It includes underground tanks and a leach field located at the north end of the future winery site. The septic system is designed for handling 20,000 case production but could be expanded to handle 40,000 cases with upgrading.

UTILITIES

PG&E, Telephone, Propane

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STRUCTURES

TH Tasting Room SQ 1,984 built 2008 +/-

VML Tasting Room SQ 1,386 built 2008/2009

Various equipment buildings, sheds, offices, Covered porches etc totaling 4,811 Sq.Ft. Total

BOTTLE PRICING

The two estate bottles are retailing for \$65.00/bottle

***The real property assets are included in the offering. The brands, business assets and inventory are available but offered separately for sale. Please contact listing agents for more information.

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TRUETT HURST CROP INFORMATION

	2017		2018		2019	
	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah
Average	9.5	4	9.5	4	9.5	4
Total Yields	21.8	16.6	38.1	20.6	29.8	8.14
Tons/Acre	2.3	4.2	4	5.2	3.1	2

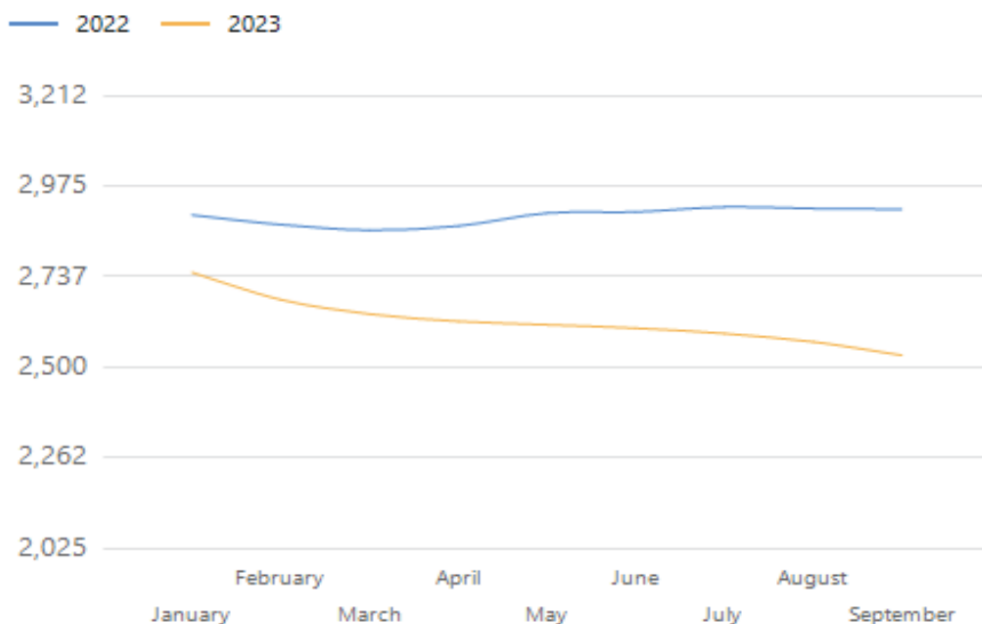
	2020		2021		2022	
	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah
Average	9.5	4	9.5	2.77	9.5	2.77
Total Yields	20.5	0	16.6	5.7	15.5	8
Tons/Acre	2.2	0	1.7	2.1	1.6	2.9

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WINE CLUB ACTIVE MEMBERS 2023



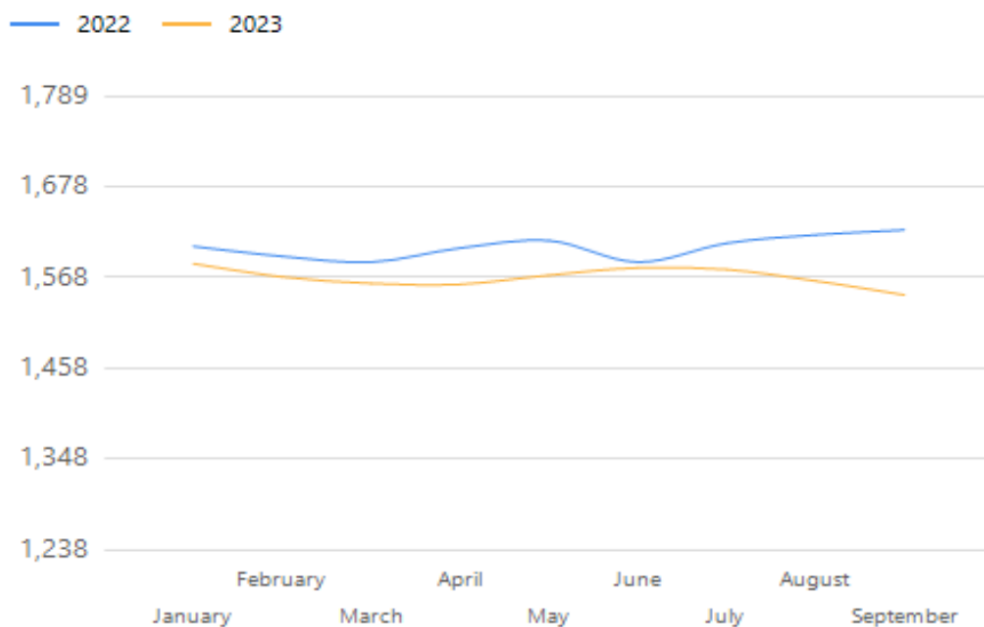
Month	Active Members 2022	Active Members 2023
January	2,899	2,748
February	2,874	2,677
March	2,859	2,639
April	2,870	2,620
May	2,904	2,611
June	2,907	2,602
July	2,920	2,588
August	2,916	2,566
September	2,914	2,531

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WINE CLUB ACTIVE MEMBERS 2023



Month	Active Members 2022	Active Members 2023
January	1,606	1,585
February	1,594	1,569
March	1,587	1,561
April	1,604	1,560
May	1,613	1,571
June	1,587	1,580
July	1,610	1,578
August	1,620	1,564
September	1,626	1,547

TOTAL OFFERING PRICE \$9,500,000