

Knob Hill Vineyards

1900 Sanford Ranch Road, Ukiah, CA

Offered at \$1,525,000

Nor  Cal
Vineyards

Invest Wisely



COMPASS

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Property Details

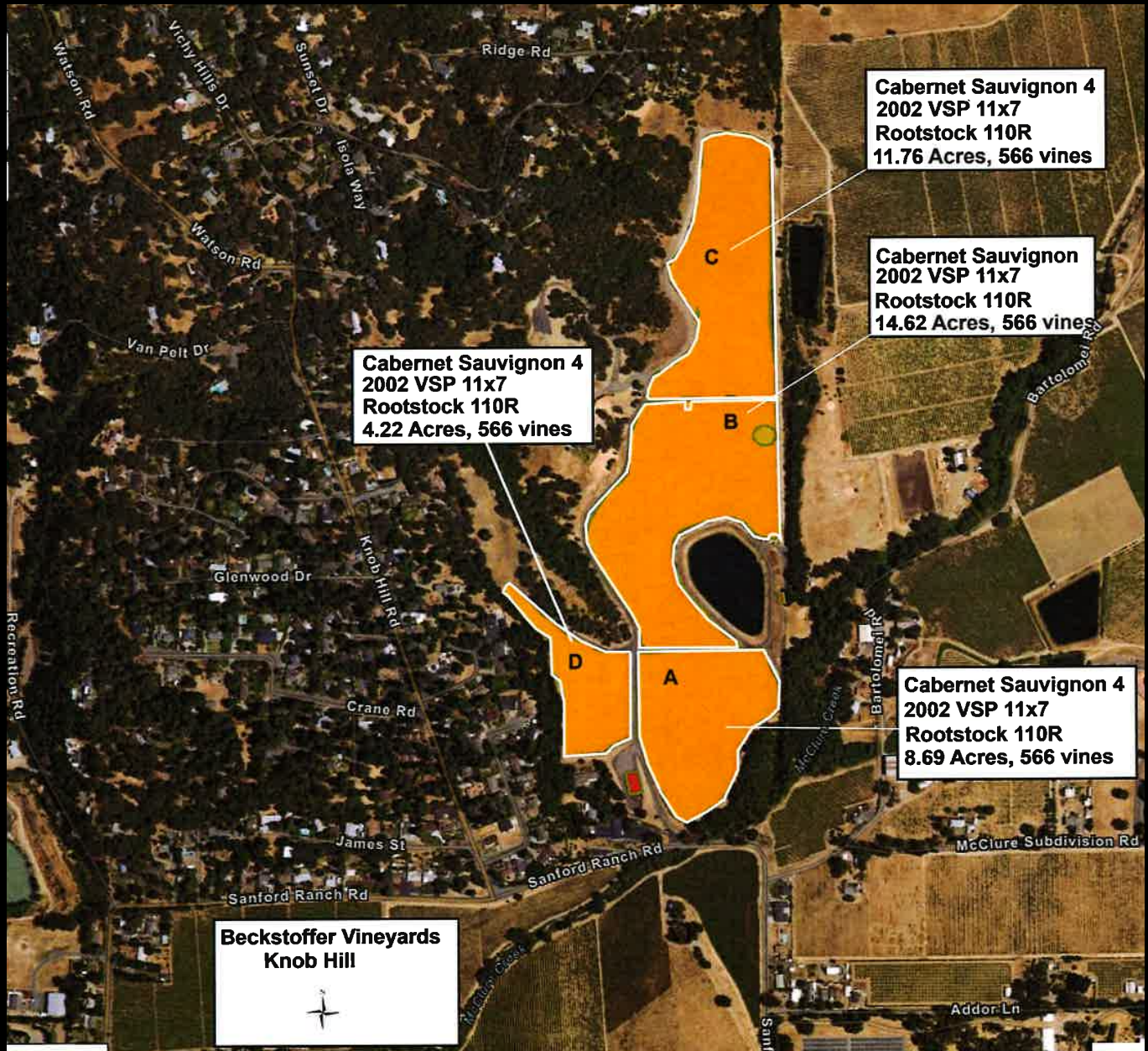
Location	1900 Sanford Ranch Road, Ukiah
County	Mendocino
APN	181-170-05-00;181-250-03-00
Zoning	Ag
Acreage	Gross total acreage 54 ± acres
Vineyard	39 ± acres hillside Cabernet Sauvignon Vineyard
Varietals	Cabernet Sauvignon Clone 4 on 1104 rockstock
Water	43 ± acre foot ag reservoir
Infrastructure	5,000 square foot Canadian Red Cedar barn on concrete slab with water, electric and skylights; automated gated entry; ranch roads almost paved or improved with base rock. Septic system connected to barn.
Price	\$1,525,000

About the Offering

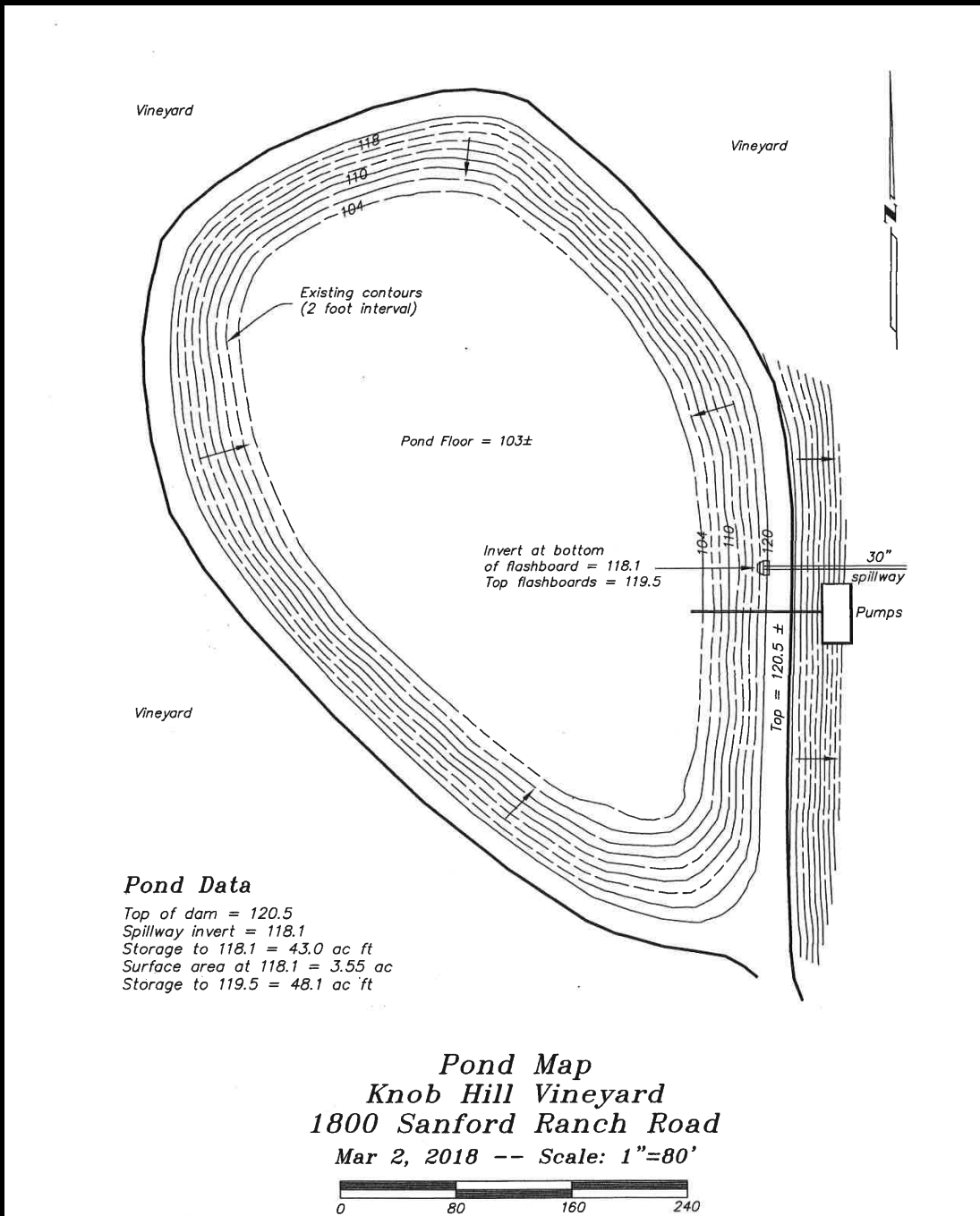


Introducing Knob Hill Vineyards, an exclusive and premier 54-acre property nestled in the breathtaking landscapes of Mendocino County. With close proximity to town, this exceptional offering features a 39+ acre hillside Cabernet Sauvignon vineyard, perfectly positioned on south-facing slopes to capture the essence of the terroir. At the heart of this remarkable estate property stands a magnificent 5000 SF Canadian red cedar barn, complete with septic, power, and water, offering protection for your farm equipment and personal valuables. The property's main water resource is a 43-acre foot reservoir, providing ample water supply for frost protection and drip irrigation, ensuring the vineyard's continued success. Knob Hill Vineyards boasts numerous homesites, each offering sweeping panoramic views of the surrounding valleys, the majestic Mayacama mountain range, and the enchanting Talmage bench area. This is a premium hillside vineyard site, meticulously cultivated and primed for the realization of your dream home. Discover the allure of Knob Hill Vineyards, where the essence of wine country living meets the tranquility of hillside luxury. Don't miss this rare opportunity to own a piece of Mendocino County's finest vineyard real estate.

Knob Hill Aerial Map



Knob Hill Pond Map



Knob Hill Production 2021-2023

2023	Block	Variety	Year	blk ac	tons	tons/ac
KNOB HILL	A	CABERNET	1999-2002	8.65	23.44	2.71
KNOB HILL	B	CABERNET	1999-2002	14.62	24.24	1.66
KNOB HILL	C	CABERNET	1999-2002	11.75	24.00	2.04
KNOB HILL	D	CABERNET	1999-2002	4.22	21.63	5.13
KNOB HILL				39.24	93.31	2.38
2022	Block	Variety	Year	blk ac	tons	tons/ac
KNOB HILL	A	CABERNET	1999-2002	8.65	24.44	2.83
KNOB HILL	B	CABERNET	1999-2002	14.62	55.30	3.78
KNOB HILL	C	CABERNET	1999-2002	11.75	40.30	3.43
KNOB HILL	D	CABERNET	1999-2002	4.22	16.01	3.79
KNOB HILL				39.24	136.05	3.46
2021	Block	Variety	Year	blk ac	tons	tons/ac
KNOB HILL	A	CABERNET	1999-2002	8.65	33.10	4.50
KNOB HILL	B	CABERNET	1999-2002	14.62	57.70	4.25
KNOB HILL	C	CABERNET	1999-2002	11.75	36.19	4.25
KNOB HILL	D	CABERNET	1999-2002	4.22	15.61	4.00
KNOB HILL				39.24	142.60	4.25

Knob Hill Vine Stats

VINEYARD	BLOCK	VARIETAL	PLANT YEAR	CLONE	ROOT STOCK	VINES/ ACRE	TRELLIS	SPACING R V	LINEAR FEET	VINE COUNT	NET VINE ACRES
KNOB HILL	A	CABERNET SAUVIGNON	1999-2002	4	110R	566	VSP	11 7	34,258	4,894	8.65
KNOB HILL	B	CABERNET SAUVIGNON	1999-2002	4	110R	566	VSP	11 7	57,904	8,272	14.62
KNOB HILL	C	CABERNET SAUVIGNON	1999-2002	4	110R	566	VSP	11 7	46,529	6,647	11.75
KNOB HILL	D	CABERNET SAUVIGNON	1999-2002	4	110R	566	Quad	11 7	16,723	2,389	4.22
KNOB HILL									155,414	22,202	39.24



County Overview

MENDOCINO COUNTY WINE MAP




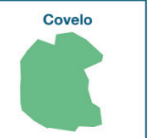







Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present 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.



Expansive, diverse, and off the beaten path...

MENDOCINO COUNTY AVAs

 Dos Rios	 Covelo
 Eagle Peak	 Redwood Valley
 Potter Valley	 Anderson Valley
 Cole Ranch	 Yorkville Highlands
 Pine Mountain-Cloverdale Peak	 Mendocino Ridge

LEGEND

- Tasting Room
- Tasting by Appointment
- ▲ Closed to Public
- ★ Resource/Association

Located in Hopland

- ▲ Albertina Wine Cellars
- Brutocao Cellars
- ▲ CORO Mendocino
- McFadden Vineyard

Knob Hill Water Information

Rogina Water District

There is a Rogina water (domestic) line that services the barn area. As well, there is a main line that goes up main easement road that has fire hydrants.

Wells

#1. South side of Block B, small well that is capable of 15 gallons per minute.

Not used currently by Beckstoffer, it is piped to the reservoir. 1997 drilled, completion report available.

#2. South side of the block near reservoir. Small well that is capable of 5 gallons per minute.

It is piped to reservoir. Currently not used by Beckstoffer. 1999 drilled, completion report available.

#3. South side of block B near reservoir. Capable of 40 gallons per minute. Piped to reservoir. Currently used by Beckstoffer. Drilled 2021.

Reservoir

43 acre ft reservoir that supplies water for vineyard useage.

Fills from surface drainage of rain into inlets throughout vineyard.

Irrigation/frost pump at reservoir

64 HP 2019 Kubota diesel tier 4 engine.

Production Area



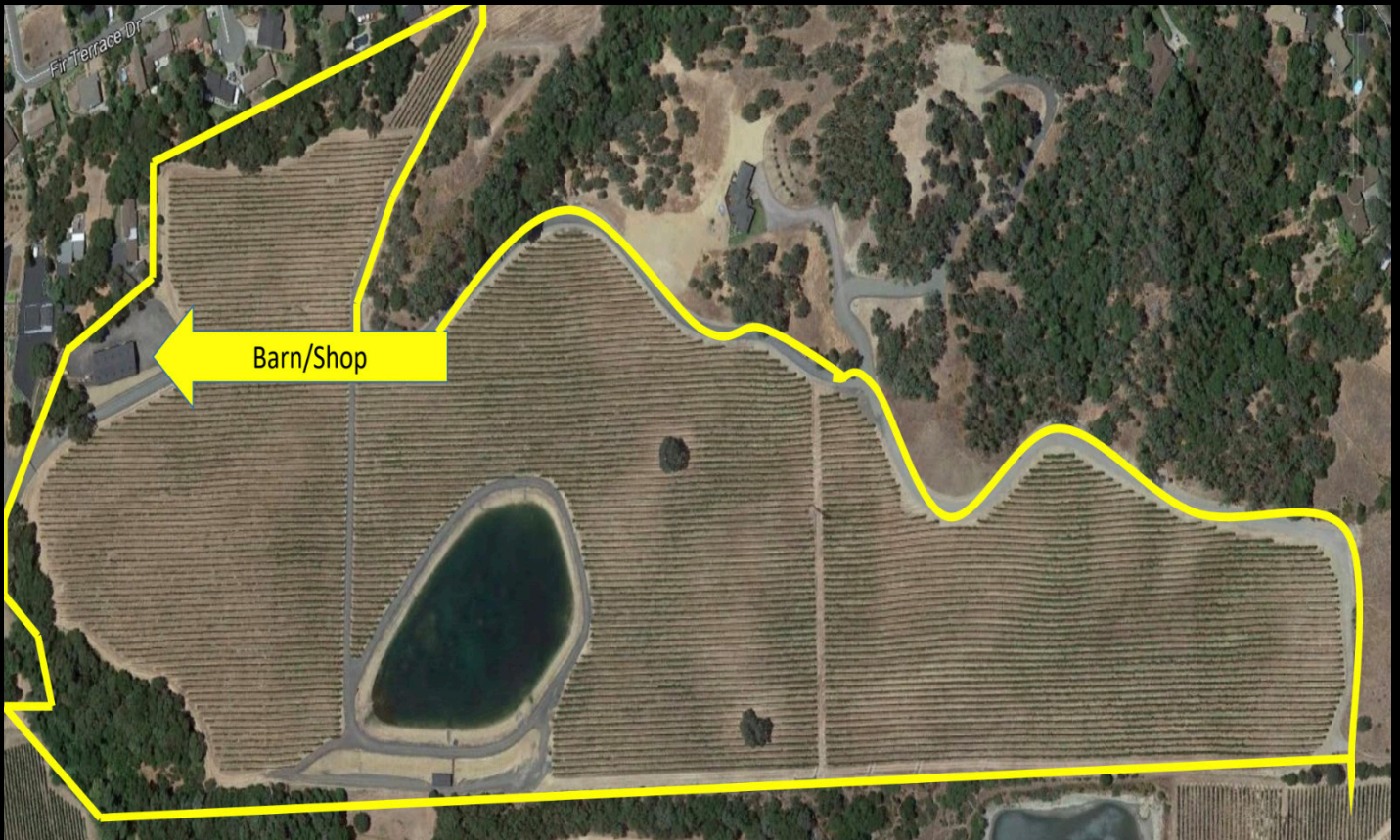
Pond



Vineyard



Barn



Nor Cal Vineyards

Invest Wisely



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