
RIVER BEND
RANCH VINEYARD
& DEVELOPMENT

250 Henry Station Road Ukiah, CA 95482

Offered for \$4,700,000

Nor  Cal
Vineyards

Invest Wisely



COMPASS



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Listing Description



Welcome to River Bend Vineyards, a breathtaking 200+/- acre ranch nestled on the banks of the Russian River. Perfectly situated in picturesque Mendocino County between Hopland and Ukiah, this extraordinary property offers a rare opportunity to own a flourishing vineyard in one of California's most renowned wine regions. As you explore this expansive ranch, you'll be captivated by the beauty of approximately 108 acres of meticulously planted vineyards. The vineyard boasts a harmonious blend of valley vineyard and hillside blocks with varietals such as the rich and bold Cabernet Sauvignon, the crisp and vibrant Sauvignon Blanc, the elegant and buttery Chardonnay, and the robust and spicy Syrah. With such a diverse selection, this vineyard is a true oenophile's dream.

One of the ranch's best features is the impressive 8,250+/- square foot agricultural warehouse building, complete with administration offices and bathroom facilities. This versatile space offers ample room for storing and maintaining your vineyard equipment as well as office needs, making this versatile space perfect for day to day operations. With its modern facilities and efficient layout, your farming endeavors on the ranch are set up to flourish year after year. The current ownership has undergone the efforts of certifying the ranch as California Sustainable, proving their true commitment to quality farming practices. The vast majority of the ranch is machine harvested.

Water is a vital resource for any vineyard, and River Bend Vineyards ensures a reliable supply with five agricultural wells and two on-site reservoirs. These wells efficiently handle the water needs of the vineyard, ensuring the health and vitality of the vines year-round. Moreover, the property benefits from valuable water rights through the RRFC and the California Water Resource Board, providing the long-term security one hopes for today. This invaluable asset ensures a reliable and abundant water supply, allowing for optimal irrigation and frost protection of the vineyard.

As you explore the ranch, you'll be captivated by the serene ambiance and breathtaking views of the surrounding oak studded countryside. The expansive vineyard is a sight to behold, with rows upon rows of meticulously planted vines, creating a picturesque landscape that is both captivating and inspiring. Additionally, with approximately 1 mile of scenic Russian River frontage, there are recreational possibilities in the summer months and Steelhead fishing in the winter.

Located in an area renowned for its exceptional wine production, this vineyard property is also conveniently situated near celebrated wineries, tasting rooms, modern-day amenities, and a short 15 minute commute to Sonoma County. Take advantage of the region's rich viticultural heritage and immerse yourself in the thriving wine culture that surrounds you.

Industrial Land



Discover an exceptional opportunity with this prime 11.6-acre with two parcels in South Mendocino County, boasting an I-2 (industrial) zoning designation. Situated in close proximity to Highway 101, this property offers convenient access to the breathtaking Redwoods, the renowned Wine Country, and the stunning Mendocino Coast.

This expansive parcels presents an ideal canvas for industrial development, offering ample space for a wide range of possibilities. With its strategic location, businesses can capitalize on the region's thriving industrial landscape while being within reach of the area's natural and cultural attractions. Whether it's manufacturing, glamping, warehousing, or other industrial endeavors, this parcel provides a promising foundation for growth and success. Water available and power to the property. There is a shop and a small single family residence currently on the property

River Bend has incredible development opportunities with two parcels equaling a total of 11.6-acres in South Mendocino County, with an I-2 (industrial) zoning designation. Situated in close proximity to Highway 101, this property offers convenient access to the breathtaking Redwoods, the renowned Wine Country, and the stunning Mendocino Coast. This expansive parcel presents an ideal canvas for industrial development, offering ample space for a wide range of possibilities. With its strategic location, businesses can capitalize on the region's thriving industrial landscape while being within reach of the area's natural and cultural attractions. Whether it's manufacturing, glamping, warehousing, or other industrial endeavors, this parcel provides a promising foundation for growth and success. Water available and power to the property. There is a shop and a small single family residence currently on the property.

Ranch & Vineyard Details

1. Ownership: Some of the property is owned by the Max and Joan Schlienger Trust and some is owned by Flight Rail Corporation, which is owned by family members. Flight Rail does business as River Bend Vineyards. There is a website for the vineyard: <https://www.riverbendestatevineyards.com>

2. Parcels: There are a number of contiguous parcels/APNs comprising the property:

- There are currently five main APNs comprising the vineyards. APNs 047-170-41, 047-240-14, 047-240-15, 047-300-12, and 047-300-14. These total 232 acres. These include blocks 1 – 8 of the vineyard, approximately 80 acres. The property is zoned Rangeland, RL-160.
- The estate home, which is not currently listed for sale, is on a contiguous 93.7 acre parcel, APN 047-240-17, along with a 5.1 acre buildable parcel, APN 047-240-16.
- 11.6 Acres of industrial land located in the front section of the property APN numbers 047-170-42, 3.1 acres and 047-170-43 8.5 acres.

3. Maps: The family has a complete set of drawings and blueprints relating to vineyard design and the irrigation system. Attached is a map showing the vineyard blocks (See map below).

4. Vineyards: The vineyards were laid out and planted starting in around 1998. Several blocks have been replanted since then. There are approximately 105 planted acres of Cabernet Sauvignon, Syrah, Chardonnay and Sauvignon Blanc. Attached is a block map as well as a spreadsheet describing each block, including planting date.

5. Potable Water: For domestic, landscaping, and industrial water (not agricultural water), there is a private water company, called Flight Ridge Water. It serves the parcels owned by the family as well as the industrial property located at 100 Henry Station Road. The water company is owned and controlled by the members it serves. There is a contract with the Russian River Flood Control District for 30-acre feet per year. The water is taken from Well 1 (with Well 2 as a backup), located near the river to the east of the residence, pumped to a cistern at the top of the hill close to the residence, and then flows by gravity downhill to the properties served. Easements are in place giving the water company access rights needed to maintain the pipeline and read meters.



6. Agricultural Water: There is an inter-connected water system used for irrigation and frost control for the vineyard. The attachment shows the main pipeline (in blue) as well as the potable water pipeline (in green). The vineyards are irrigated by drip method and all but the upper hillside portions of block 9 have overhead sprinklers for frost protection. There are seven wells and two irrigation ponds. A list of wells and capacities is attached. Over the four years ended 2022, the vineyard used an average of 64 acre-feet per year for irrigation, and one acre-foot for frost protection. Pond 1 is 8 acre-feet and Pond 2 is 26 acre-feet. In 2022, a full liner was installed in Pond 2. The ponds are connected by pipeline, and water can flow from Pond 2 to Pond 1 by gravity. There are two large pumps at Pond 1 used for irrigation and frost protection. They are 1999 and 1996 Deutz diesel pumps rated at 150 hp/300 gpm and 177 hp/650 gpm, respectively.

7. Water Rights: River Bend has a contract with Russian River Flood Control district for 60 acre-feet per year of water, which is available to be used on blocks 7, 8 and 9 (36 acres). The point of diversion and location of the meter is at Well 6. There is also a license from the California Water Resources Board, License 4777A, which has Well 6 as the point of diversion and allows direct diversion of 0.44 cfs from May through November for blocks 1-6. Additional applications on file with the SWRB include:

- Change petition for License 4777A to add Wells 1,3 and 4 as points of diversion.
- First filed in 2002, Application 31464 for (a) direct diversion May through October under a pre-1949 claim, using Well 6 for use on vineyard 10, not to exceed 88 acre-feet annually, and (b) storage of water in two ponds for irrigation and frost protection November through June, not to exceed 78 acre-feet annually.
- Application 31465 for direct diversion from six wells for frost protection March 15 through May 31, not to exceed 60 acre-feet annually.
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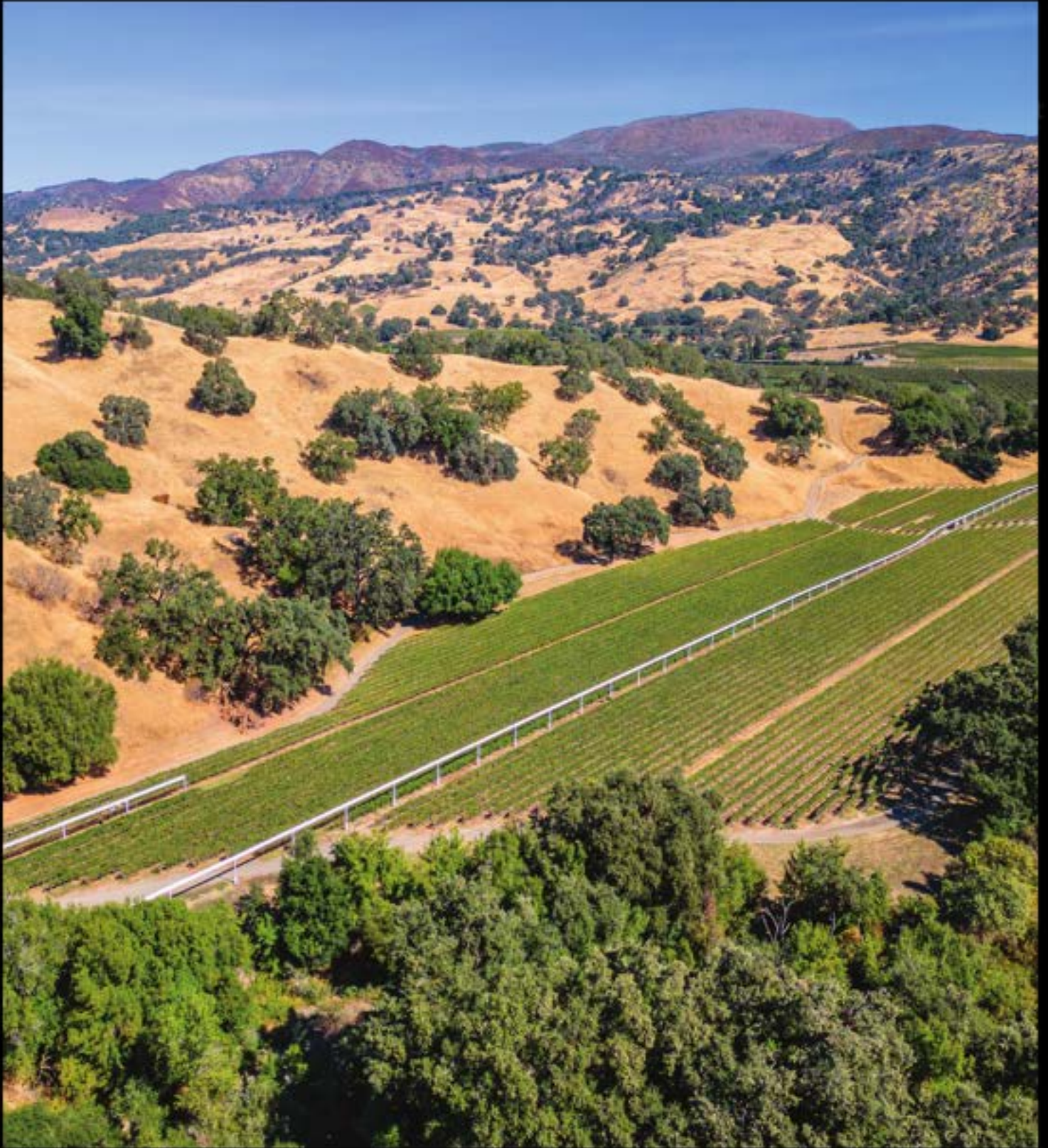
8. Management: For many years, the vineyards have been professionally managed by Chevalier Vineyard Management. Peter Chevalier is available to answer questions about the vineyards and viticultural practices. For a number of years, the vineyard has been certified sustainable by the California Association of Winegrape Growers.

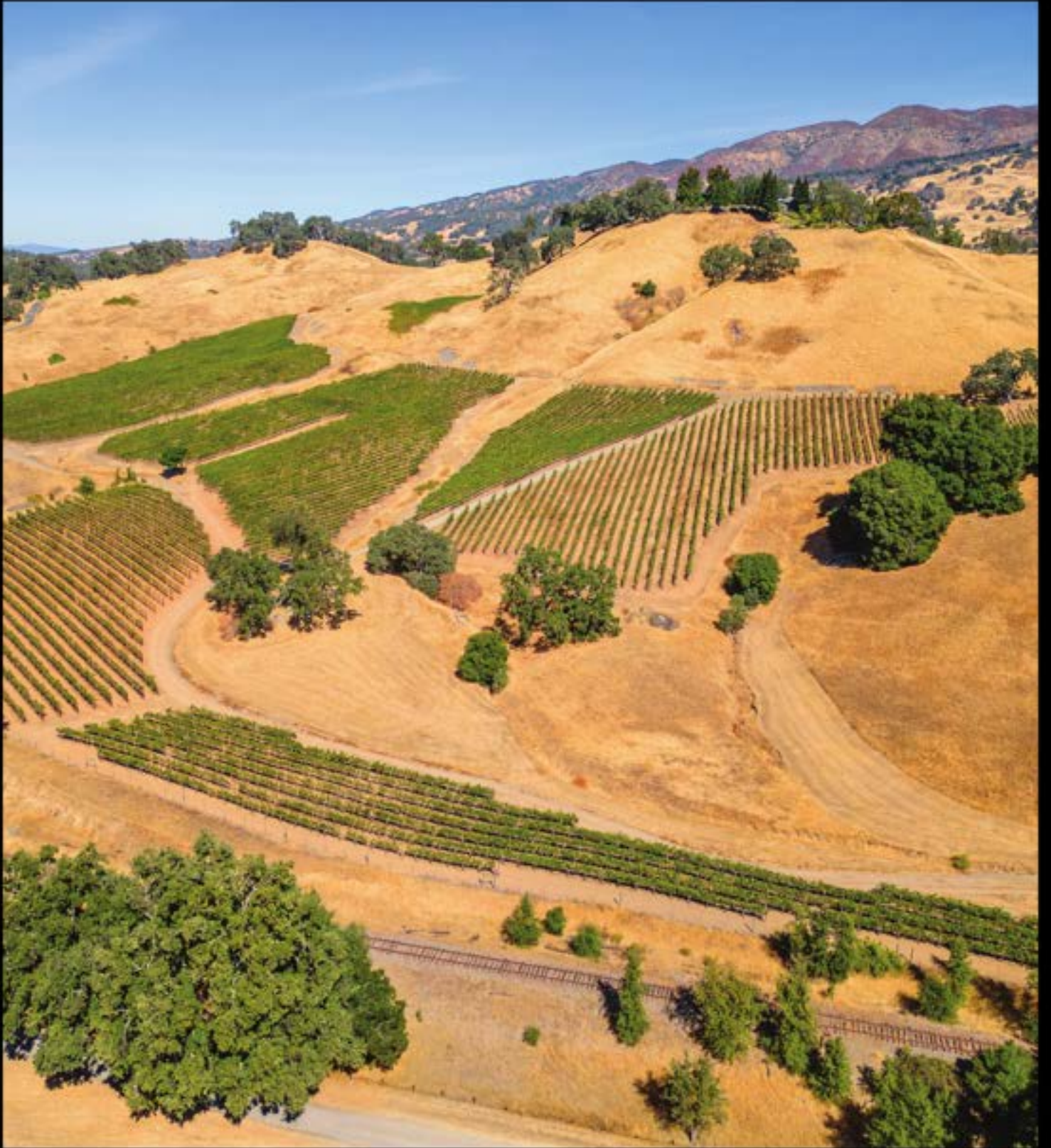
9. Farm Equipment/Barn: There is an 8,250 square foot steel agricultural building located across the railroad tracks from the driveway to the residence. River Bend also owns an Oxbo harvester and a number of tractors and mobile farm equipment.

10. Production History: Below is the production history showing the 2023 Yields by block

Block	Acres	2023 Tons	Yield
1	10.97	55.92	5.1
2A	3.46	18.69	5.4
2B	4.31	37.81	8.8
2C	3.14	21.65	6.9
3A	10.89	75.76	7.0
4A/B	4.69	0	0.0
5A	10.75	47.5	4.4
5B	3.27	13.56	4.1
6	9.77	37.96	3.9
7	10.44	34.26	3.3
8	10.44	65.94	6.3
9*	6.79	17.31	2.5
10	12.11	<u>78.79</u>	<u>6.5</u>
		505.15	5.3



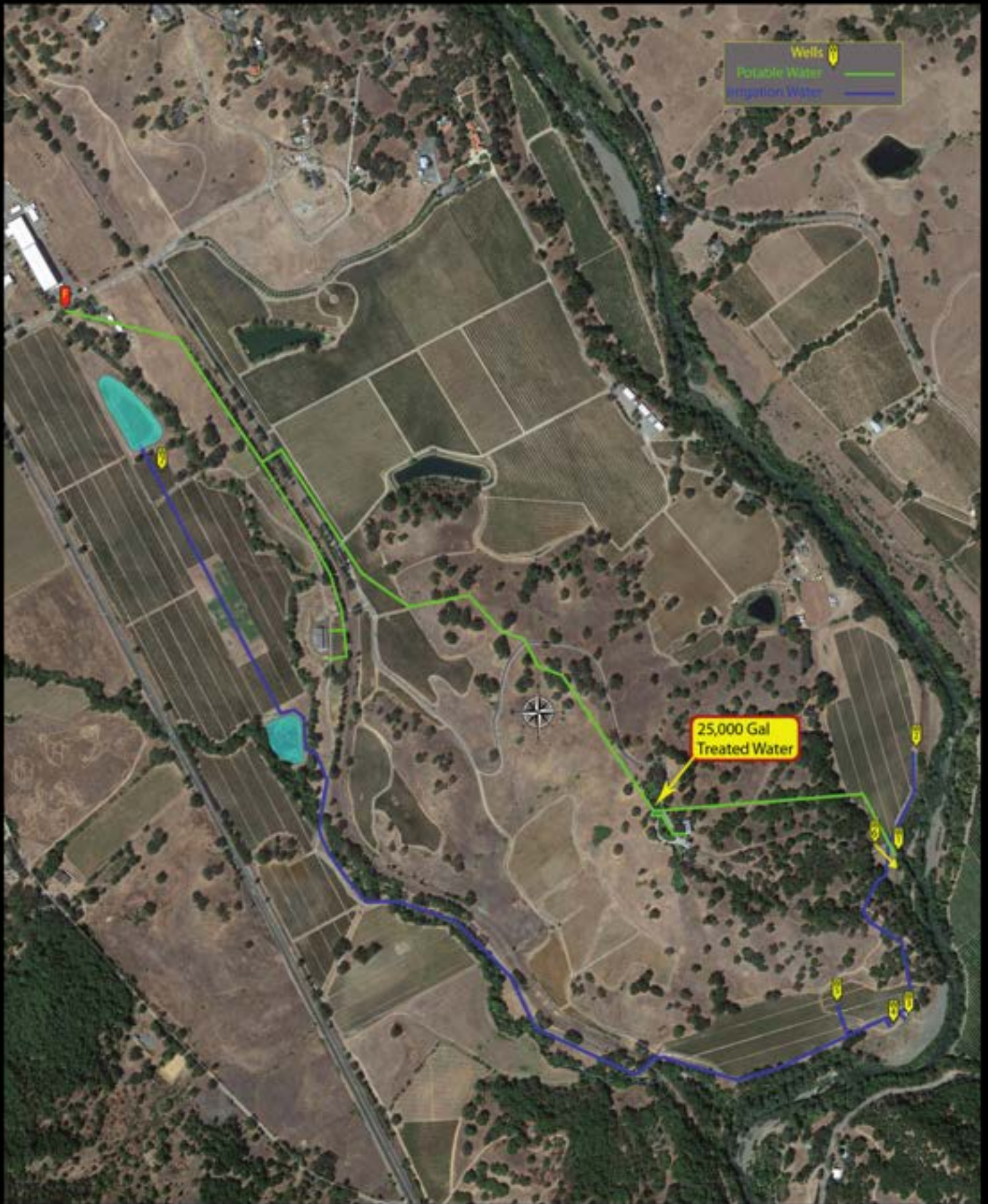




River Bend Vineyards

Wells

Well	Depth	Capacity(gpm)	Power	Ft from River	Drilled	Comment
1	50'	250	Electric	30 feet	Oct 1989 by Oster	Potable water
2	50'	100	Electric	350 feet	Oct 1989 by Giese	Potable water
3	80'	450	Diesel	250 feet	May 1999 by Giese	Irrigation water
4	58'	250	Electric	200 feet	May 1999 by Giese	Irrigation water
5	52'	50	Electric	400 feet	Jan 1999 by Giese	Irrigation water
6	58'	450	Electric	50 feet	Oct 2001 by Giese	Irrigation water





River Bend Vineyards

Block Detail

Block	Varietal	Clone	Rootstock	Date Planted	Soil	Vine Count	Spacing	Vines/Acre	Acres
1	Chardonnay	76, Clone 4	44-53M	9/98, replant 90 5/14	Clear Lake Clay and Cole Loam with subterranean gravel strata	8,338	7x8	778	10.7
2A	Sauvignon Blanc	Musque	110R	9/98, T-bud 6/05	Clear Lake Clay and Cole Loam with some gravel	2,536	7x8	778	3.5
2B	Chardonnay	Clone 4	110R	9/98, replanted 5/05; replanted 1900 vines 5/14, 1498 4/15	Clear Lake Clay and Cole Loam with some gravel	3,398	7x8	778	4.3
2C	Sauvignon Blanc	Musque	110R	5/02 (CS), grafted 6/11	Clear Lake Clay and Cole Loam with some gravel	2,378	7x8	778	3.1
3A/B	Sauvignon Blanc	Musque	44-53M	9/98	Cole Loam with gravel	8,476	7x8	778	10.9
5A	Sauvignon Blanc	Clone 01	110R	6/99, remove 4400 3/15, replants 6/16, 6/17, replants 3/20	Cole Loam with some Clear Lake Clay and gravel	8,170	7x8	778	10.8
5B	Sauvignon Blanc	Musque	1103P	6/20	Cole Loam with some Clear Lake Clay and gravel	3,552	5x8	1089	3.3
6	Cabernet Sauvignon	Clone 04	1103P	8/18	Cole Loam and Bearwallow-Hellman Loams	7,969	7x8	778	9.8
7	Cabernet Sauvignon	Clone 07, 337	110R	6/99	Bearwallow-Hellman loams, Russian Loam, and Cole Loam. Red soil.	7,915	7x8	778	10.4
8	Syrah	Syrah Noir	110R	4/01	Gravel and sandy loam, Xerofluvents	7,602	7x8	778	10.4
9	Cabernet Sauvignon	Clone 15, 337	110R, 1103P	5/02	Yorkville Loam, red volcanic hillside	10,093	7x8	778	13.4
10	Syrah	Syrah Noir	110R	4/01	Sandy loam, Xerofluvents	9,008	7x8	778	12.1

Total

79,435

100.7

Note

Acreage calculate uses FSA record acreage

101

RIVER BEND

1

2A

2B

2C

5

4A

Flight Rail Corporation



3

4B

Redwood Hwy

6

7



VINEYARDS



Old River Rd

Russian River

Old

10 Parsons Creek

9

8

Old River Rd





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