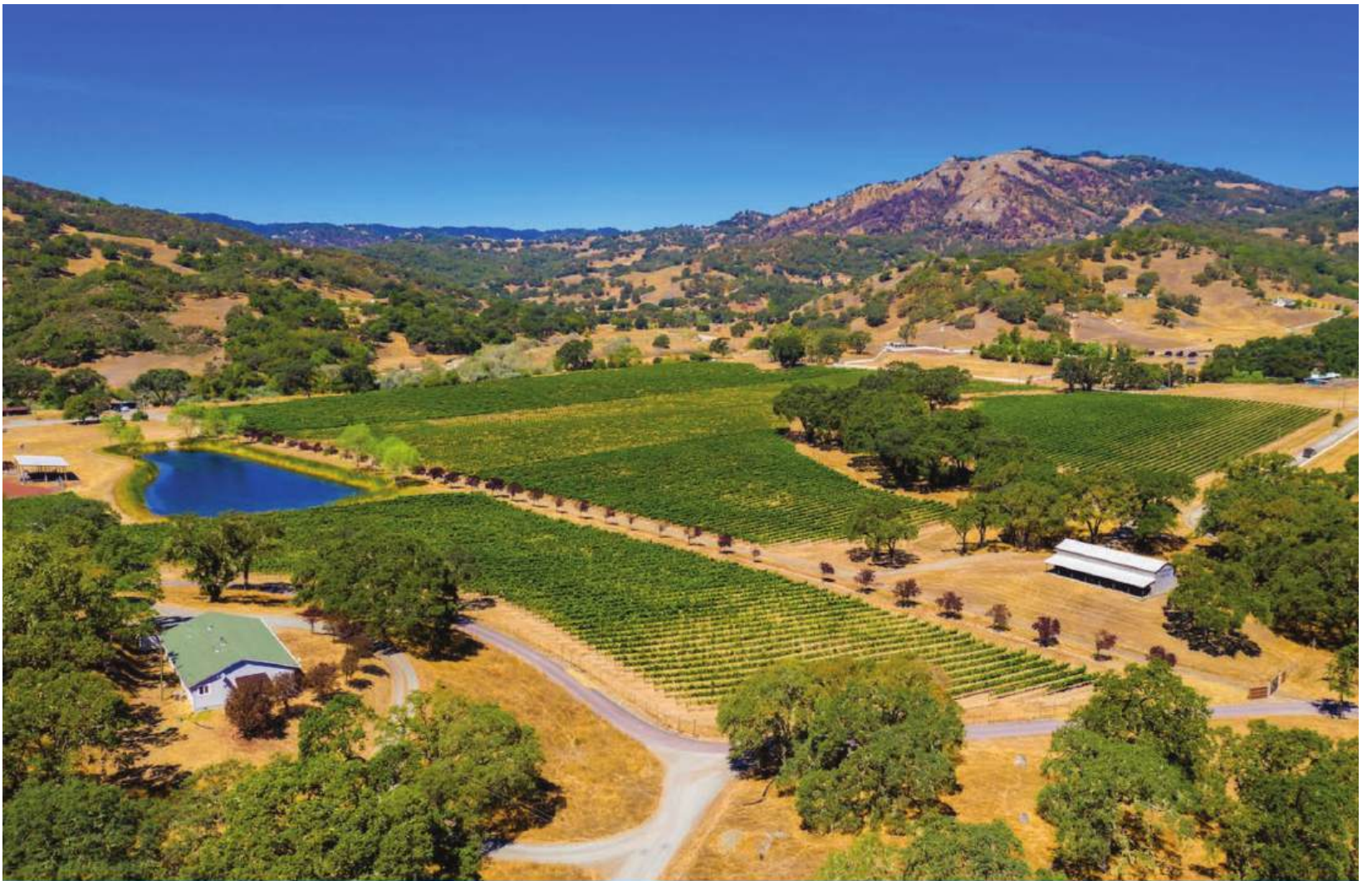




# Rancho FELIZ

**March 2025**  
Offering Memorandum







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# Property Overview

Location	3563 Feliz Creek Rd, Hopland, CA 95449
Tax	Williamson Act
APN	047-080-23-01   047-080-27   047-080-22-01   047-050-31-01   047-080-11-01
Parcel Size	296.96 +/- acres
Main House	Beds 3 Bath 2.5   3,908 +/- sqft   760 +/- sqft covered portico   20 x 44 ft. inground pool
Other Structures	See page 6
Water	See page 7
Vineyard	25.5 +/- acres planted to Cabernet Sauvignon
Grape Contract	Buyer can sell fruit at their discretion
Utilities	64 panels for a 14.0 KW Photovoltaic solar   PG&E   25 KVA Generator
Other	Rental income \$4,750 per month   Septics
Price	<b>\$4,250,000</b>

# OFFERING SUMMARY

3563 Feiz Creek Road | Hopland

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Relive the West at Rancho Feliz Vineyards in southern Mendocino County's eclectic town of Hopland, CA. Rancho Feliz is located in a beautiful valley just minutes west of Highway 101 and 20 minutes north of the Sonoma County line.

The 296-acre, four-parcel holding includes 25.5+/- acres of productive Cabernet Sauvignon vineyards, a 3,908+/- square foot Montana-style custom residence, a professional 1.4+/- acre lighted roping arena, two additional homes, fenced pastures, and livestock/equestrian facilities. In an uncertain world, Rancho Feliz represents a private retreat and a step back into the rich western traditions of farming and ranching.

As you approach the main residence, completed in 2006, key features include an impressive 760-square-foot covered portico drive-thru entry. As the front door opens, your eyes can't help but be drawn to the vaulted ceilings, open truss design, and stone wall fireplace. The kitchen is a next-level dining experience, featuring a Sub-Zero refrigerator, Viking island cooktop, double sink, and walk-in pantry. The master suite boasts vaulted ceilings, direct access to the pool area, and a 48-square-foot walk-in steam shower. Attached to the house is a private 632-square-foot indoor/outdoor bar and grill with vaulted ceilings, an automated screen-in option, and an outdoor shower. The custom in-ground pool is set in a private creekside setting, surrounded by beautiful landscaping and native trees. The property's infrastructure is enhanced by a 64-panel solar system, which generates an average of 25 megawatts of power annually, along with a backup generator for added security.

The opportunity to escape the daily grind and immerse yourself in the beauty of Northern California country awaits you. The off-stream 18-acre-foot reservoir is teeming with largemouth bass and provides vital water to the premier Cabernet vines. Around the ranch, looped ATV roads lead to breathtaking vantage points above the valley. Wildlife enthusiasts will appreciate the abundance of black-tailed deer, wild boar, and California valley quail.

Key ranch infrastructure highlights include two guest homes, multiple horse barns and hay barns, and a hangar building. The centerpiece of the property is a 435 x 145-square-foot lighted roping arena with a lead-up alley and automated chute, all under irrigation for dust suppression. Every aspect of Rancho Feliz has been thoughtfully designed with care and passion, making this a truly rare offering in today's fast-paced world





## Ranch Structures

2nd Unit: 3565 Feliz Creek Rd, Hopland  
3 Beds 2 Baths | 1,800 SF | Tenant Occupied | Rent: \$1,850 Month

3rd Unit: 3557 Feliz Creek Rd, Hopland  
2 Bed + 2 Bonus, 2 Baths | 1,800 SF | Tenant Occupied | Rent: **\$2,900** Month

Roping Arena: 435 Ft x 145 Ft  
Covered Chutes and Catch Pens | Fully Lighted | Leadup Alley

Arena Ag Building: 2-Story Arena Overlook - Timer Shack | 20 Ft x 20 Ft

Horse Barn: 60 Ft x 30 Ft

Pole Barn : 65 Ft x 70 Ft

Planting Barn: 50 Ft x 50 Ft - Vineyard Use

Quansit Hut: 45 Ft x 25 Ft - Vineyard Use

Hanger Building: 25 Ft X 45 Ft - Vineyard Use



# Water Systems

Three Ground Water Wells

Each well has a pump that takes the water to the water storage tanks

Each pump has a timer to schedule the diversion as needed

18 Acre Foot Irrigation Pond

Two - 10,000 Gallon Water Storage Tanks

Winter Diversion Pump for Small Irrigation Permit to Divert Water from the Creek to the Pond | 3- Phase Transfer Pump

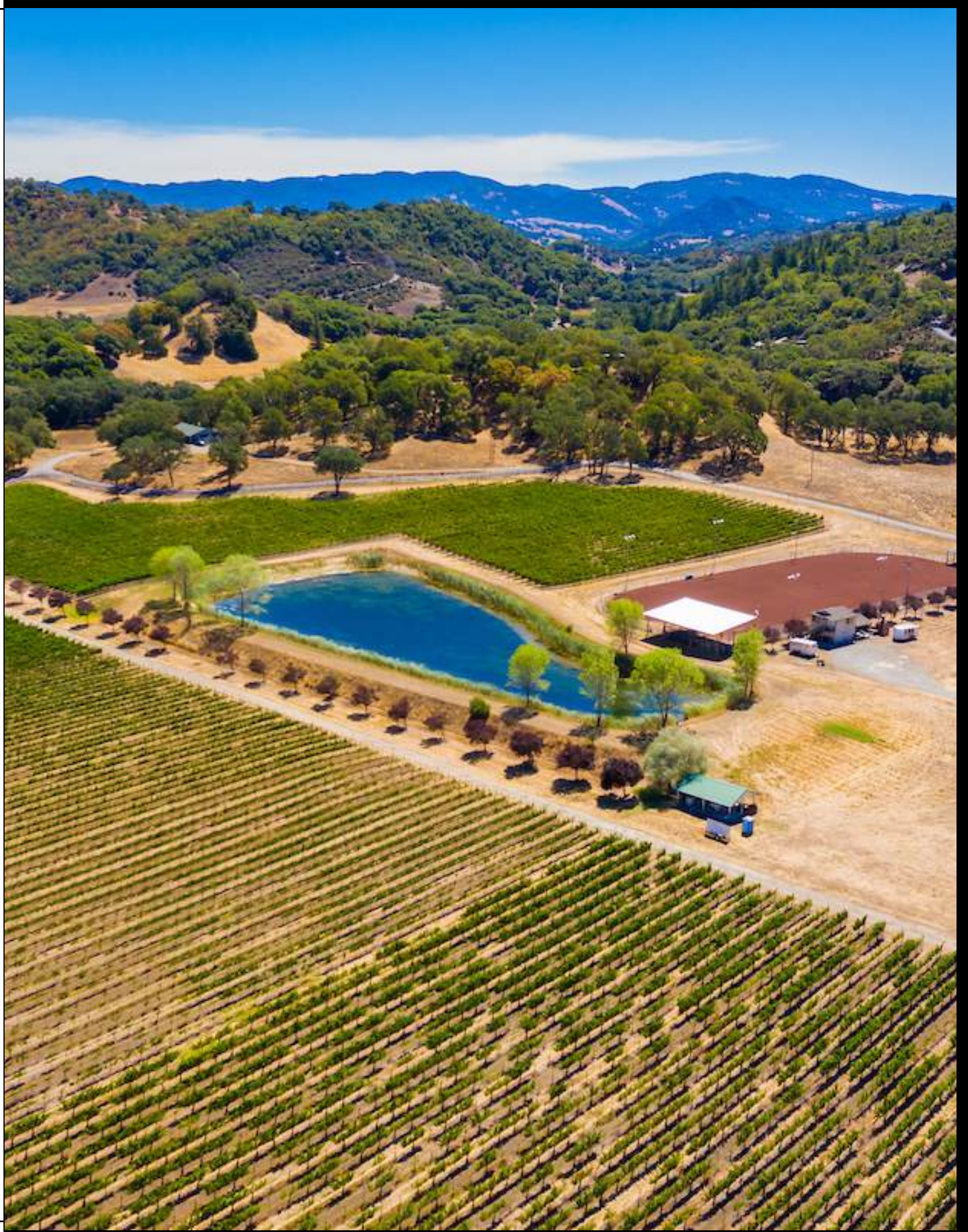
Water License - Issue Date: June 26, 1952 | For Irrigation use of 33 acres total  
Diversion Period - June 15th to October 15th

Small Irrigation Water License - 20 Acre Feet

Winter Diversion to Storage Pond | December 15th to March 31st









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# TONNAGE CHARTS

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**PO Box 1030, Ukiah CA 95482**  
**Phone / Fax (707) 462-4168**

**Feliz Creek - 2021 Grape Harvest Statement**

<b>Date</b>	<b>Variety</b>	<b>Destination</b>	<b>Shipping Invoice</b>	<b>Weight Tag #</b>	<b>Lbs.</b>	<b>Tons</b>	<b>Hand or Mach</b>
9/11/21	Cab	Cline Cellars	587	8803	37640	18.82	Mach
9/11/21	Cab	Cline Cellars	584	8804	37140	18.57	Mach
9/11/21	Cab	Cline Cellars	586	8805	42040	21.02	Mach
9/13/21	Cab	Cline Cellars	599	8809	41180	20.59	Mach
9/13/21	Cab	Cline Cellars	598	8810	7900	3.95	Mach
9/13/21	Cab	Nelson	600	2021-28	6415	3.21	Mach
						0	
				<b>Total Tons</b>		<b>86.16</b>	





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### Feliz Creek - 2022 Grape Harvest Statement

Date	Variety	Destination	Shipping Invoice	Weight Tag #	Lbs.	Tons	Tons by Varietal
10/21/22	Cab	Coppola	1167	G813	38180	19.09	
10/21/22	Cab	Coppola	1168	G811	47660	23.83	
10/21/22	Cab	Nelson	1170	98/1	6488	3.24	
10/22/22	Cab	Coppola	1177	G822	43500	21.75	
10/22/22	Cab	Coppola	1178	G823	42540	21.27	
10/22/22	Cab	Coppola	1179	G828	23540	11.77	100.95
				Total Tons		100.95	100.95





**ATLAS**  
VINEYARD MANAGEMENT, LLC  
*Farming select vineyards for exceptional wines.*

**PO Box 1030, Ukiah CA 95482**

**Phone / Fax (707) 462-4168**

**Feliz Creek - 2023 Grape Harvest Statement**

Date	Variety	Destination	Shipping Invoice	Weight Tag #	Lbs.	Tons	Hand or Mach	Tons by Varietal
10/19/23	Cab	Francis Ford Copploa	1218	G1444	52700	26.35	Machine	
10/19/23	Cab	Francis Ford Copploa	1217	G1456	54460	27.23	Machine	
10/19/23	Cab	Francis Ford Copploa	1219	G1462	9060	4.53	Machine	
10/24/23	Cab	Francis Ford Copploa	1006	G1522	52860	26.43	Machine	
10/24/23	Cab	Francis Ford Copploa	1005	G1529	52460	26.23	Machine	
10/28/23	Cab	Francis Ford Copploa	1042	G1605	22540	11.27	Machine	
10/28/23	Cab	Nelson Family	1041	224	6597	3.30	Machine	125.34
				<b>Total Tons</b>		<b>125.34</b>		<b>125.34</b>





Block	Variety	Clone	Rootstock	Planted	Spacing	# Vines	Rows	Acres
B	Cabernet Sauvignon	7	1103P	2017	6x8, 5x8	10,265	69	10.57
C	Cabernet Sauvignon	7	110R	2001	5x8	3,346	52	3.07
D	Cabernet Sauvignon	8	1103P	2016	6x8	6,362	60	6.96
E	Cabernet Sauvignon	8	1103P	2016	6x8	4,317	91	4.8
Totals:						24290	272	25.4

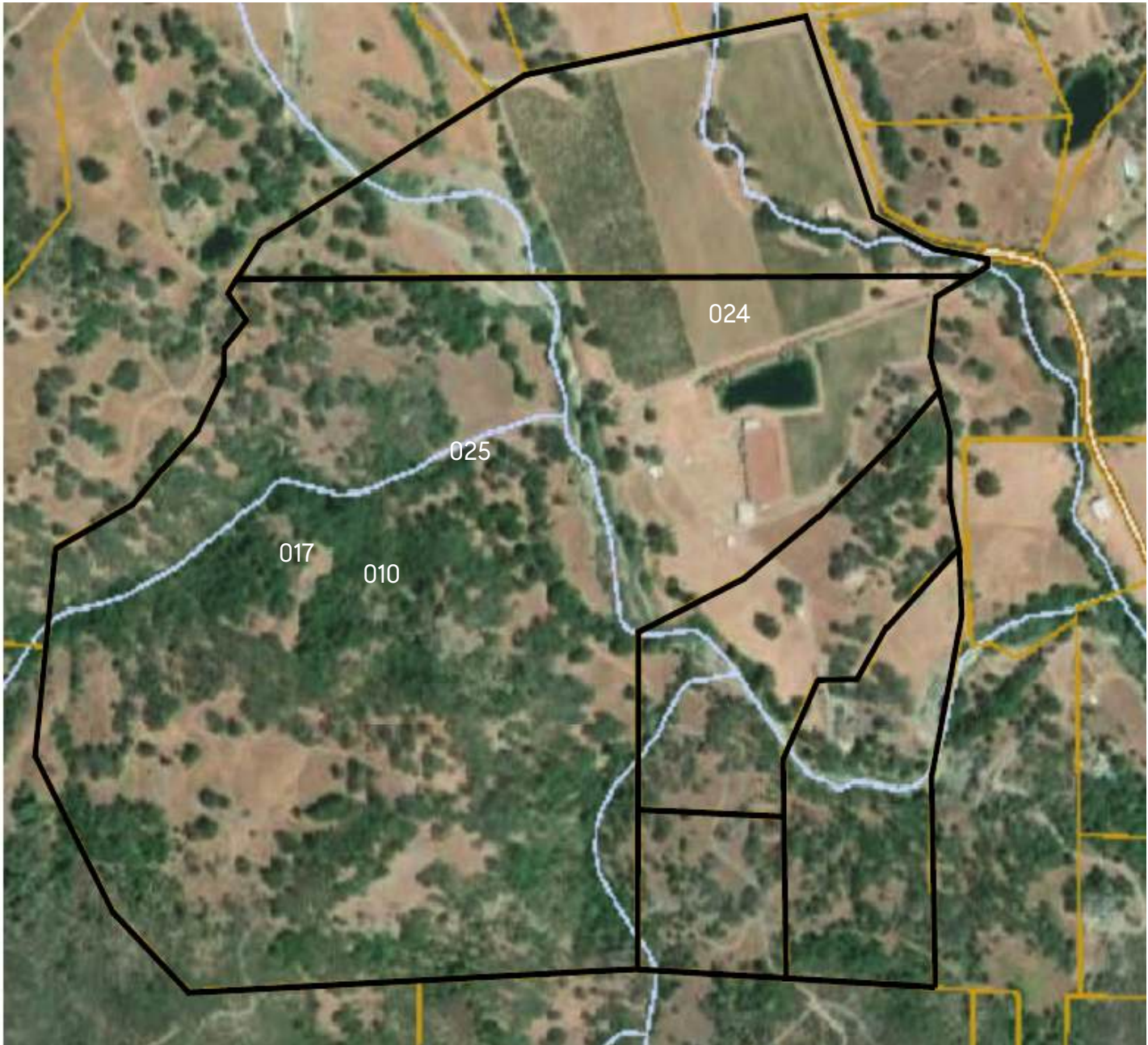
The trellises are all: modified vertical shoot positioned with 12” cross-bar at top and 6” crossbar at the bottom.

The average vineyard yield historically has been 4-5 tons per acre planted.



# AERIAL MAP

3563 Feliz Creek Rd | Hopland



Property consists of five APN's

047-080-23-01

047-080-27-00

047-080-22-01

047-050-31-01

047-080-11-01



# Amenity List

## Front Entrance:

Solid 8 Ft. Naughty Alder Front Door. Full length glass windows on both sides  
12 Ft. Ceilings | Black Walnut Wood Floors  
Ralph Lauren – Arrowood Faux Suede Paint  
Motion Detectors on Low Profile Lighting when you enter the house

## Living Room:

Vaulted Ceiling with Cedar Wood, Open Trusses, Black Powder Coated Braces  
Ceiling Fan, Sconces Real Wood Fireplace with Stucco Stone Wall / Hearth  
Stucco Stone wrapped Columns  
Window Boxes | Drawers for Wood Storage  
Custom Built Entertainment Center with pull out CD Storage.  
Small work desk and mail sorting storage  
Sliding Glass Door | Large Bay Windows  
Carpeting inset in Black Walnut Wood Borders  
Heater/ Air Conditioning Control for Western Side of the House  
Central Vacuum Connection

## Kitchen Wet Bar:

Black Walnut Wood Floors | U-Line Wine Cooler  
Ice Maker | Instant Hot Water | Central Vacuum Connection  
Copper Sink | Green Granite Counters w/ Black Granite & Bar seating

## 6 x 12 Ft. Pantry

Full Size Upright Freezer | Drop-Down Attic Access Ladder  
Renai Instant Hot Water

Heater and Central Heat & Air for the western side of house is in the attic

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## **Kitchen:**

Black Walnut Wood Floors | Naughty Alder Custom Cabinetry  
Moroccan Red Faux Leather Paint above cabinets | Green Granite Counters  
Double Kitchen Sink w/ Garbage Disposal | Kitchen-Aid Trash Compactor  
Six Burner Propane Viking Island Stove w/ drop down Venting  
Bosch Dishwasher | Sub-Zero “All Refrigerator”  
Monogram Self Cleaning Oven | GE Microwave | Under Cabinet Lighting  
Ceiling Fan w/ up or down Lighting | Under Cabinet - Central Vacuum Kick Plate

## **Screen Porch & Entertainment Bar:**

Black Granite Bar | Open Trusses | Cedar Ceiling and Wall | Two Ceiling Fans  
Built-in Cabinetry | Double Monogram Refrigerator Drawers Under Counter  
Fisher & Paykel Dishwasher Drawer Under Counter  
Ralph Lauren Bellagio Faux Wall Paint  
23 Ft. Top Down Retractable Executive Screen  
Side entrances have Disappearing Screen Doors | ½ Bath

## **Master Bedroom:**

Vaulted Ceiling | Carpeted Floor | Central Vacuum Connection  
Sliding Glass Door to back porch  
Ralph Lauren Tuscan Beige Linen Look Glaze Faux Paint  
Ceiling Fan with Sleep Setting and Remote Control

## **Master Bathroom:**

Dual Walk-in Closets, Vanities and separate toilets | Drop down Attic Access Ladder  
Renai Instant Hot Water Heater and Central Heat & Air in the attic  
One Under Cabinet Central Vacuum Kick Plate | Tile Floors  
8 x 6 Ft. Steam Shower with tile relaxing bench • • •  
3.5 x 5 Ft. Standard Shower • • •



# PHOTO GALLERY

3563 Feliz Creek Rd | Hopland



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**TONY FORD**

&

**MONICA BUGICA**

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