



Madonna Vineyard

4900 Old River Road, Ukiah

OFFERING MEMORANDUM

OFFERED EXCLUSIVELY BY
TONY FORD
&
MONICA BUGICA



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PROPERTY OVERVIEW

Madonna Vineyard is a premier agricultural holding located at 4900 Old River Road in Ukiah, Mendocino County. The property consists of two parcels totaling approximately 75.5 acres, including 48+/- acres planted to high-quality Chardonnay and an additional 2+/- acres of Tocai, located along the scenic Russian River corridor. The vineyard is planted on highly productive bottom ground and is supported by an abundance of water, including established water rights, Russian River frontage, off-stream reservoirs, and an on-site pond—providing a reliable, proven irrigation supply. These water resources, combined with well-established and efficient farm infrastructure, contribute to the vineyard's long-term operational success and resilience. Madonna Vineyard production history, averaging 5-6+ tons per acre for Chardonnay on a long-term basis, with Tocai yields reaching 11 tons per acre in peak years. Fertile soils, favorable exposure, and dependable water access make this vineyard a consistent and sought-after fruit source within the region. Improvements include a prime building site, caretaker's quarters, an equipment shed with dedicated equipment storage, and multiple ancillary agricultural improvements—offering flexibility for owner-operators, investors, or those seeking a vineyard estate setting. Madonna Vineyard represents a rare opportunity to acquire a high-performing Mendocino County vineyard with scale, water security, and enduring agricultural value along one of Mendocino County's most desirable wine growing corridors.

SALIENT FACTS

4900 OLD RIVER ROAD | UKIAH

County - Mendocino

APN - 187-010-10, 187-010-11

AVA - Mendocino AVA

Parcel Size - 2 parcels - 75.5 acres total

Vineyard Size - 50 acre

Varietals - Chardonnay, Tocai Friuliano

Grape Contract - Tocai in contract for 2026

Water - Russian River Water Rights, Domestic well (+/-150 GPM) Ag well, 9 Acre foot lined reservoir

Infrastructure -SFR - caretakers unit

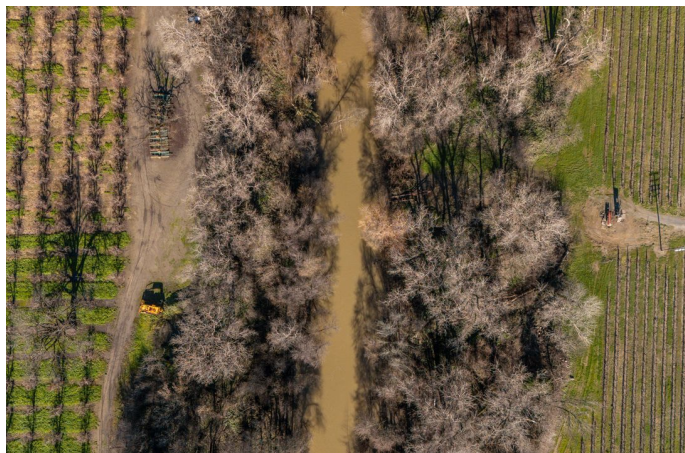
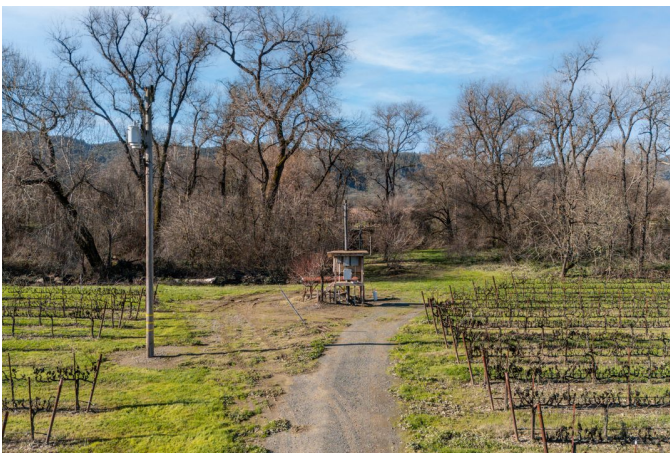
- Lined reservoir
- Pumping facilities
- Storage and equipment shed and storage

Soil - Gielow sandy loam

Vineyard professionally managed by Chevallier Vineyard Management

Offered at \$1,150,000

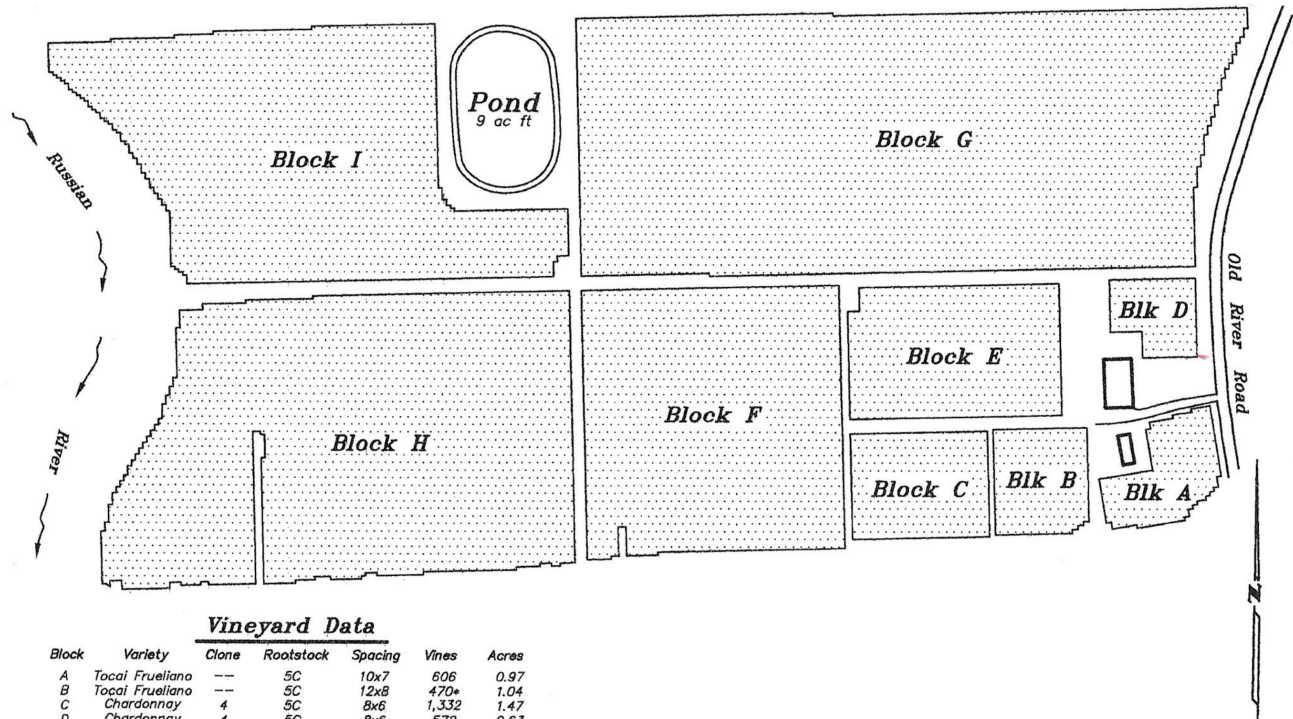
PHOTO GALLERY







VINEYARD MAP



Vineyard Data

Block	Variety	Clone	Rootstock	Spacing	Vines	Acres
A	Tocai Frueliano	--	5C	10x7	606	0.97
B	Tocai Frueliano	--	5C	12x8	470*	1.04
C	Chardonnay	4	5C	8x6	1,332	1.47
D	Chardonnay	4	5C	8x6	572	0.63
E	Chardonnay	4	5C	8x6	2,506	2.76
F	Chardonnay	4	5C	8x6	6,113	6.74
G	Chardonnay	4	5C	8x6	14,566	16.05
Fence	Tocai Frueliano	--	5C	8x6	86	0.09
					26,251	29.75
H east	Chardonnay	4	5BB	8x6	10,774	11.81
H west	Chardonnay	4	101-14	8x6	9,262	11.81
I east	Chardonnay	4	5BB	8x6	7,628	8.63
I west	Chardonnay	4	101-14	8x6	6,418	8.63
					16,542	20.44
TOTAL					44,793	50.19

Vineyard Map
 4900 Old River Road, Talmage
 January 2, 2013 -- Scale: 1"=250'



VINEYARD DATA

EXISTING VINES

Block	Variety	Clone	Rootstock	Spacing	Vines	Acres
A	Tocai Friulano		5C	10x7	606	0.97
B	Tocai Friulano		5C	12x8	470	1.04
C	Chardonnay	4	5C	8x6	1332	1.47
D	Chardonnay	4	5C	8x6	572	0.63
E	Chardonnay	4	5C	8x6	2606	2.76
F	Chardonnay	4	5C	8x6	6113	6.74
G	Chardonnay	4	5C	8x6	14656	16.05
Fence	Tocai Friulano		5C	8x6	86	0.09
Existing vines total					26751	29.75
PLANTED 2012						
Block	Variety	Clone	Rootstock	Spacing	Vines	Acres
H	Chardonnay	4	5C	8x6	10714	11.81
I	Chardonnay	4	5C	8x6	7828	8.63
Planted 2012 total					18542	20.44
Grand total					44793	50.19

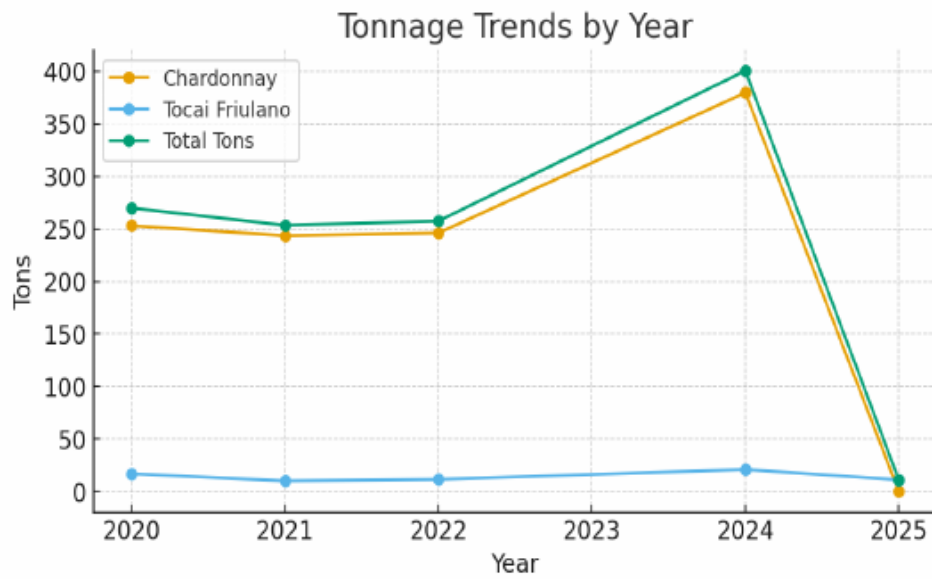
VINEYARD TONNAGE HISTORY

Vineyard Tonnage Summary (2020–2025)

Average Tonnage Across All Years:

- Chardonnay: 224.42 tons
- Tocai Friulano: 14.00 tons
- Overall Total: 238.42 tons

Year	Chardonnay	Tocai Friulano	Total
2020	252.98	16.83	269.81
2021	243.47	9.95	253.42
2022	246.01	11.39	257.40
2024	379.65	20.86	400.51
2025	0.00	10.98	10.98

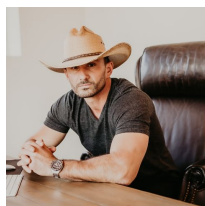


AERIAL MAPS



Nor Cal Vineyards

Invest Wisely



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