

SHOOTING STAR RANCH ANDERSON VALLEY APPELLATION



OFFERING MEMORANDUM

PRESENTED AT : \$1,175,000

ASSEMBLED BY : TOM LARSON & TONY FORD



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Shooting Star Ranch

Salient Facts

LOCATION:	10501 Highway 128, Boonville, CA 95415
APN:	046-140-22, (08)
COUNTY:	Mendocino
APPELLATION:	Anderson Valley
PARCEL SIZE	21 +/- Acres
WATER:	<ol style="list-style-type: none">1). Well producing 28 gallons per minute depth approx 167 feet.2). Spring 4-5 gallons per minute in the winter, 3 gallons per minute in the summer.3). 8,000 gallons of water storage
RESIDENCES:	2 contemporary barn styles residences with one currently being operated as a vacation rental and 2 Ag shed out buildings. http://www.vrbo.com/249040
PLANTABLE VINEYARD ACRES:	12 prime plantable vineyard acres (acreage includes olive acres and 3.5 acres of Highway 128 frontage).
WINERY/TASTING ROOM SITE:	Ideal setting for tasting room and wine production with Breggo cellars as your neighbor and Highway 128 frontage.
OLIVE ORCHARD:	1,100+ award winning Italian olive trees.
SEPTIC:	3 septic tanks, currently 1 in use.
TAX STATUS:	Standard Mendocino County rate of approx 1.125% of purchase price/assessed value.



Shooting Star Ranch *Property Overview*

This incredible 21 acres estate located in Anderson Valley, the getaway for the rich, the famous and the pinot noir aficionado's. This estate offers 2 homes, the first a contemporary barn house style 2 bedroom 2 bath, remodeled by the renowned Dennis Toohey. This home features open beamed ceilings, remodeled kitchen, all finishes from salvaged redwood, light and airy ambience with unsurpassed views, 1,000 sq.ft. Of decking with an oversized spa. Currently used as a vacation rental with a recent net annual income of \$26,700 with only two years of operation.

The second home, 2,450 sq.ft. built in 2002 also by Toohey, offers a very large great room, white oak wood flooring throughout and the definition of a "cook's kitchen" including all top of the line stainless steel appliances, state of the art media room with built in 5.1 surround sound, 8' French doors, lush native landscaping, and 2 soapstone wood burning stoves in the great room and media room.

Over 1,100 Italian olive trees surrounding the homes. The varieties include Frantoio, Leccino, Pendolino and Coratina. Olives from this orchard have won two prestigious awards at the Oils of the World Competition; no other entity has won two such awards in California. Also, Apple, Pear, Cherry-Plum and Quince trees embellish the property, all in an organic environment.

Shooting Star Ranch

VRBO Reviews

Guest: SuperDogs(Benicia, CA)

Date of Stay: 05/13/11 Review Submitted: 05/15/11

We came up for the Boonville Beer Festival and we sure are glad that we stayed here. The place is very clean, comfy beds, grounds are beautiful, hot tub is nice and warm, especially on cool evenings. The dogs had a great time playing in all the open space. Tom and Sue are very sweet and accomodated us nicely. Thanks so much for a great weekend. Hopefully we can stay again next time we come up to Boonville.

Guest: Sam, Peter & Jackie

Date of Stay: 08/29/10 Review Submitted: 05/15/11

Thank you Sue & Tom for your beautiful house, welcoming gifts and that chairs at the top of the hill. We had a wonderful time here and took full advantage of the music, hot tub and perfect weather. Thanks for the hospitality.

Guest: Mike & Carolyn

Date of Stay: 04/15/11 Review Submitted: 05/15/11

We had a wonderful vacation at Shooting Star. Your home and property is gorgeous. Our highlight was sitting on the hill sharing a bottle of Anderson Valley wine! We hope to visit again.

Guest: Inara and Angelo

Date of Stay: 08/09/10 Review Submitted: 08/12/10

Thank you so much for your warm hospitality. We enjoyed our stay immensely, basking in the peacefulness and beauty of The Olive Farm. We LOVED the house, the deck, the view and the unbelievably starry sky at night. You don't see that in NY. Thanks too for the olive oil...it made our farmers market goodies taste all the better. All the best to you both. Warm regards.

Guest: Darryl and Andrea

Date of Stay: 08/05/10 Review Submitted: 08/12/10

These were perfect days with the music, accoustics, the endless views and the wonderful family wineries and restaurants - Libbys - yum - wow! Thank you for being such caring hosts - we lacked for nothing. I hope we can fly directly to Santa Rosa next time and stay in another season to see how things change. Warmly.

Guest: Babs & Dave

Date of Stay: 07/24/10 Review Submitted: 07/26/10

Thank you so much for a get-away to remember! The music, the artfully placed treasures in the house - all the comforts of home and then some! A beautiful setting and Valley. Pablo and Berry had good sniffs and roaming time - very happy pups! Our best.

Guest: Francie, Peter & Five

Date of Stay: 07/13/10 Review Submitted: 07/26/10

We leave Shooting Star with warm memories - a starry night in the hot tub, soothing sunshine and a very pleasant time...many thanks.



Shooting Star Ranch
Main House Photo Gallery



Shooting Star Ranch
Vacation Rental Photo Gallery



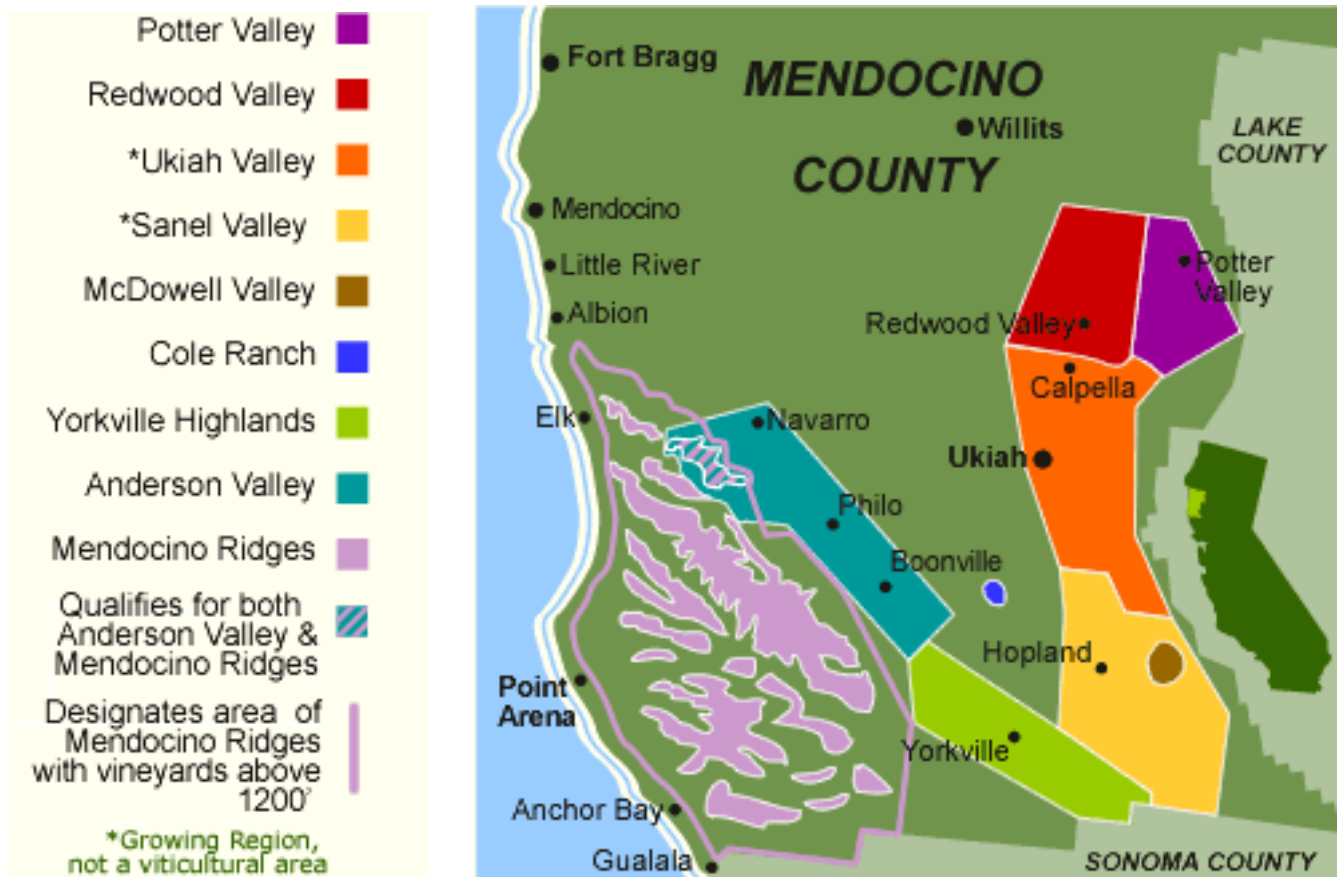
Shooting Star Ranch
Maps





Shooting Star Ranch *Appellation Overview*

Anderson Valley is one of North America's top Pinot Noir regions, with Roederer Estate and Scharffenberger putting additional emphasis on the appellation's sparkling wine capabilities. The AVA cuts across Mendocino County only 10-15 miles away from the Pacific Ocean. Cool ocean breezes waft into the valley at night, creating vast diurnal temperature differences 40°F to 50°F below its daytime temperatures. Alluvial soils provide a wonderful home for Chardonnay and Pinot Noir, as well as the Alsatian grapes Gewürztraminer, Pinot Gris and Riesling which thrive extremely well in Anderson's cool climate.





Shooting Star Ranch County Overview

Location: Mendocino County is part of California's famous North Coast wine region. Directly north of Sonoma County, Mendocino County begins about 90 miles north of San Francisco. The Mendocino wine region is bounded by California's Coastal Mountain Range, the Pacific Ocean, and the great northern red-wood forests.

Geographic Features: Mendocino's vineyards are divided among several small Mayacamas and Coastal Range mountain valleys, following the drainages of the Russian and Navarro Rivers. Vineyards rise from the river plains, onto the benchlands above.

Grape Harvest Months: September-October
Average Summer Temperature Range: 45-95°F
Average Rainfall: 36.6 inches (in Ukiah)
Average Growing Season: 225 days
First Vineyards Planted: 1850s
Total County Acreage: 2,248,000
Total Vineyard Acreage: 15,500
Number of Vineyards: 340
Certified Organic: 25% of total vineyard acreage
Number of Wineries: 50

Principal Varietals:

- Chardonnay
- Sauvignon Blanc
- Gewürztraminer
- Riesling
- Zinfandel
- Cabernet Sauvignon
- Pinot Noir
- Petite Sirah
- Syrah
- Viognier

- Anderson Valley (BATF Approved Viticultural Area)
- McDowell Valley (BATF Approved Viticultural Area)
- Potter Valley (BATF Approved Viticultural Area)
- Cole Ranch (BATF Approved Viticultural Area)
- Redwood Valley (BATF Approved Viticultural Area)
- Yorkville Highlands (pending BATF approval)
- Ukiah Valley (proposed viticultural area)
- Sanel Valley (proposed viticultural area)
- Mendocino Ridge (BATF Approved Viticultural Area)





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