

Old River Road Luxury Estate and Vineyard Hopland, CA

Offering Memorandum
Price \$4,500,000



www.norcalvineyards.com

Old River Road Luxury Estate and Vineyard

TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Vineyard Photo Gallery	5
Vineyard Facts.....	6
Block Details.....	7
Pond.....	8
Residence Photo Gallery.....	9-10
Residence Facts.....	11
Guest Suite	12
Shops, Office and Guesthouse.....	13
Awards.....	14
Aerial Map.....	15
County Overview.....	16



Salient Facts

Address	10301 & 9900 Old River Rd., Hopland, CA 95449
County/Appellation	Mendocino
AP#'s	047-310-06,10,11 & 047-370-04
Total	119.18 +/- total acres
Vineyard	60+/- acres planted - Sustainably Farmed 10+/- Acres of open ground for planting
Varietals	Sauvignon Blanc, Sauvignon Musque, & Chardonnay
Water	13.5 acre feet off stream lined reservoir with pump station, RRFC, Licensed water rights from State of CA for frost (73 acre feet) and irrigation (147 acre feet) via Russian River, two wells; AG well #1 300-350 GPM, AG well #2 500-600 GPM. Overhead solid set sprinklers for frost protection and drip irrigation 4 Horizontal wells producing 100 GPM combined Domestic Well - 200 GPM (Buyer to confirm)
Infrastructure	Luxury 3 story Main house - 5,482 sq.ft. 4 car garage -1,056 sq.ft. Guest suite and workout room - 1,082 sq.ft. Newer shop building, possible winery site, 4,500 sq.ft. Guest house (3 bed/2 bath) - 2,000 sq.ft. Farmhouse (3 bed/ 2 bath) - 1,200 sq.ft. Additional shop & office building 1,200 sq.ft.
Tax Status	Standard Mendocino County rate of approx 1.125% of assessed value Williamson Act - reduced property taxes
Zoning	AG40 & RL
Asking Price	\$4,500,000



The Patianna Estate is a piece of iconic Mendocino County's farming heritage. Built in 2010, no expense was spared in constructing this luxurious 3-story custom 5,482 square foot home. The main entry has a spacious open floor plan that consists of the grand kitchen with soapstone countertops, ultra high-end appliances, dining room with expansive views of the outdoor entertainment area, sitting room with grand fireplace and expansive vineyard views. Other features of the main floor are mud room, 2 guest suites, butler's pantry, and your own elevator that services the master on the third floor and your own custom wine bar on the lower level. I

In addition to this opulent estate is a 2-story guest quarters with work-out room, kitchenette, and oversized bedroom that your friends and family will love to stay in. Further structural improvements are a 4-car garage, new shop building with over 4,500 square feet, and an additional shop with an office, 3 bed/2 bath guest home built in 2008, and a 3 bed/2 bath farmhouse.

This luxury estate is currently occupied by the owner but an investor may find a healthy cap rate with pro forma financials. 60+/- acre planted vineyard generated an 11+% cap rate, in 2018. Short term vacation rental potential and events pro forma estimated at \$1,500/nightly rental rate plus additional revenue from events.

Vineyard Photo Gallery



Vineyard Facts

Vineyard 60+/- acres
10+/- Acres of open ground for planting

Planted Acres by Varietal Chardonnay 21.50+/- acres
Sauvignon Musque 12.05+/- acres
Sauvignon Blanc 36.31+/- acres

Grape Purchase Contract Under contract with premier Sonoma County winery at above district average pricing (contract subject to assignment - contact agent for more details)

Soil Type Xerochrepts-Haploxeralfs Argixerdls, Russian Loam & Xerofluvents

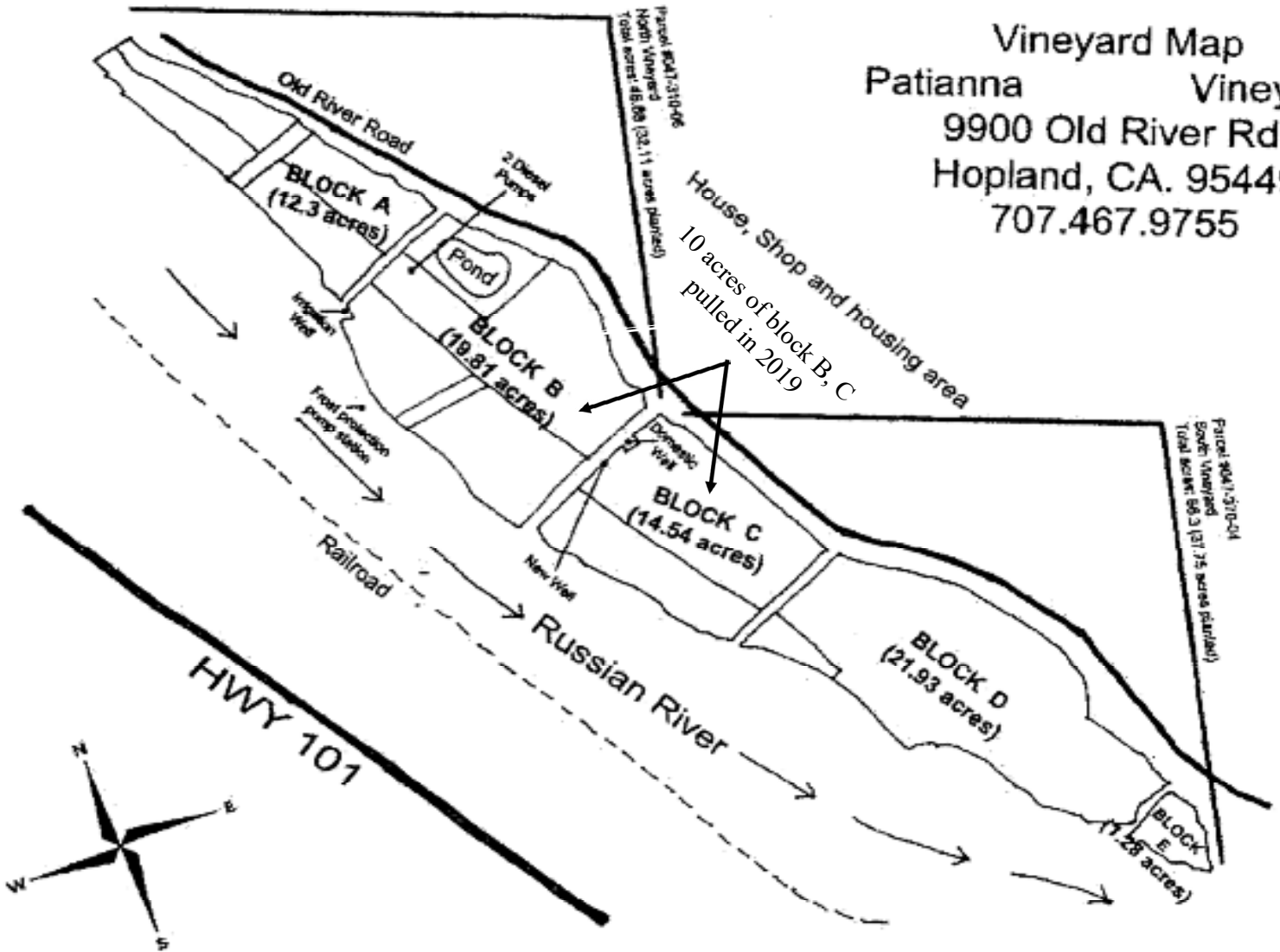
Water Rights Licensed water rights from the State of CA for frost (73 acre feet) and irrigation (147 acre feet) via Russian River

Year	Sauvignon	Chardonnay	Total tons
2019	237.30	94.18	331.48
2018	333	146	479
2017	242	106	348
2016	292	133	425
2015	251	81	332
2014	189	66	255
2013	378	185	563
2012	295	127	422
2011	255	107	362
2010	331	153	484
2009	283	132	415
2008	266	62	328

10 Acres of vineyard removed due to age in 2019.

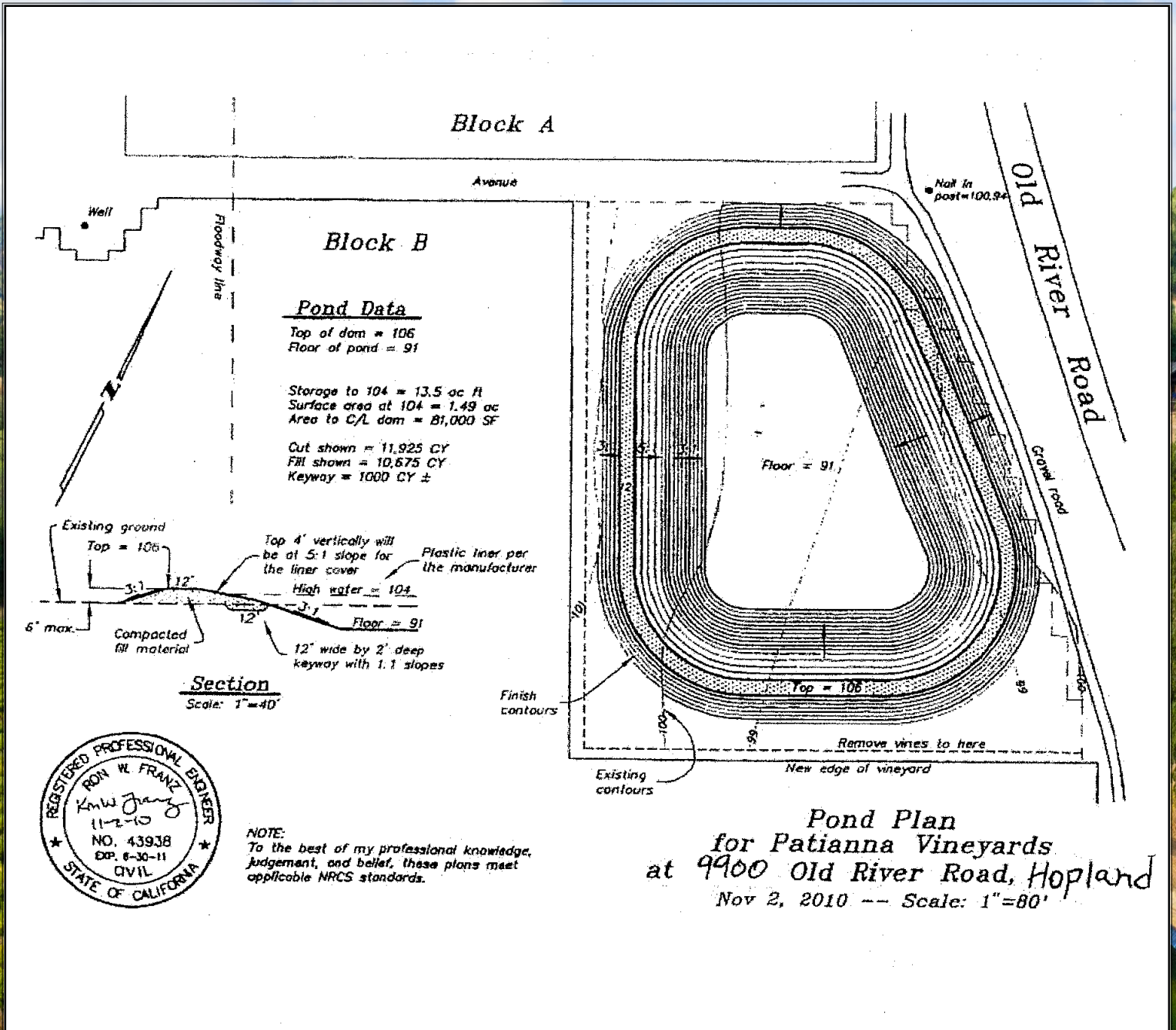
Block Details

Vineyard Map
 Patianna Vineya
 9900 Old River Rd.
 Hopland, CA. 95449
 707.467.9755



Block	Acres	Vines	Varietal	Clone	Rootstock	Spacing	Planted
A	7.5	6,810	Sauvignon Musque	Musque	SO-4	8 X 6	2003
A	4.8	4,358	Sauvignon Blanc	1	101-14	8 X 6	2007
B	6.31	5,729	Sauvignon Blanc	1	101-14	8 X 6	2003
B	13.5	6,129	Sauvignon Blanc OV	1	XR-1	12 X 8	1979
C	3.27	2,969	Sauvignon Musque	Musque	101-14	8 X 6	2003
C	11.27	5,116	Sauvignon Blanc	1	XR-1	12 X 8	1982
D	21.5	11,932	Chardonnay	4	5-C	9.7 X 8	1993
D	0.43	390	Sauvignon Blanc	1	101-14	8 X 6	2003
E	1.28	1,162	Sauvignon Musque	Musque	SO-4	8 X 6	1999

Chardonnay	21.5+ acres
Sauvignon Musque	12.05+/- acres
Sauvignon Blanc	26.31
Total	59.86



Installed in 2011
13.5 +/- acre feet of water
Holds approximately 4,398,994 gallons of water

Residence Photo Gallery





Residence Facts

Main Residence Features

- 4,400 sq.ft. home – 3 bedroom/2.5 bath
- Floors – 12” eastern white pine
- Beams and trim around doors/windows – 100 year old knotty pine
- Marvin windows and sliders
- 3-story home with elevator and stairs
- Hunter Douglas 2” wood blinds
- Knotty Alder wood for interior doors, front door and mud room
- Tankless hot water heaters
- 3 HVAC units
- Great Room fireplace – gas starter with wood burning

Kitchen

- Leathered soapstone counters
- Farmhouse sinks with Kenmore elite garbage disposals
- Durasupreme cabinets
- Bluestar stainless steel range and grill with small oven
- DCS stainless steel 24” wok
- Pot filler faucet at range
- Miele 72” stainless steel refrigerator/freezer
- Miele dishwasher
- Jenn Air trash compactor

Library

- Bookcases and bench – 100 year old knotty pine
- Queen size murphy bed
- Full bathroom
- Travertine floor and shower
- Durasupreme Cabinets
- Marble countertop

Master Suite

- Spacious master on the 3rd floor
- Walk-in closets
- Balcony with sweeping vineyard views
- His & Hers Master Baths
- Marble countertops
- Durasupreme cabinets
- Travertine floors and shower
- Oversized tub and vast walk-in shower
- Under countertop refrigerator

Wine Cellar

- Custom bar with concrete counters
- Slate floors
- Stainless steel sink
- Marvel under counter refrigerator

Laundry Room

- Farmhouse sink
- Marble countertops
- Durasupreme cabinets
- Travertine floors
- GE Profile Washer/Dryer with pedestals

Outdoor Kitchen

- Lynz Stainless Steel 42” BBQ
- Lynz Stainless Steel under counter refrigerator
- Lynz Stainless Steel 2 gas burners
- Lynz Stainless Steel doors and drawers
- Kenmore Elite garbage disposal
- Soapstone Counter

Additional Buildings

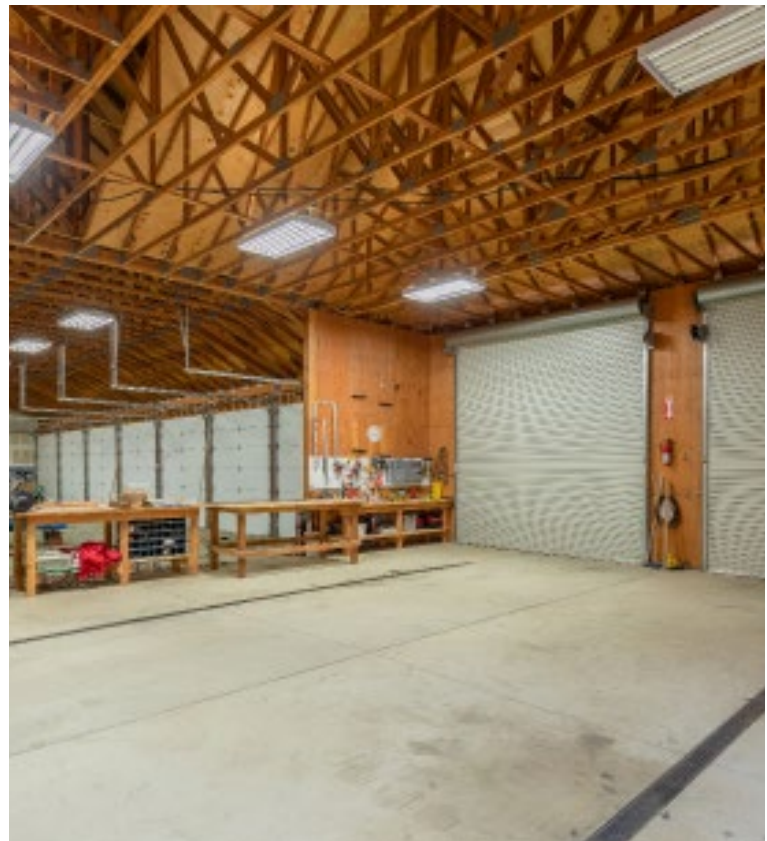
- 4 car garage -1,056 sq.ft.
- Guest suite and workout room - 1,082 sq.ft.
- Newer shop building possible winery site 4,500 sq.ft
- Guest House - 2,000 sq.ft.
- Farm House - 1,200 sq.ft.
- Additional Shop & Office building 1,200 sq.ft.



Guest Suite



Shops, Office, & Guest House





OVER
1,000
RATINGS IN
THIS ISSUE

SPECIAL 2011 BEST OF YEAR ISSUE!

WINE ENTHUSIAST[®]

MAGAZINE

DECEMBER 31, 2011

WE REVEAL OUR

TOP 100 WINES OF 2011

PAGE 30

THE
2011
#1 WINE
OF THE
YEAR
PAGE 30

50
OUTSTANDING
SPIRITS

PAGE 52

25
ESSENTIAL
BEERS

PAGE 60

**HOTTEST
TRENDS &
ARTICLES
OF 2011**

GO TO **WineMag.com**


\$5.99 US & CANADA

\$5.99

01



5



93 Patianna Made With Organic Grapes 2009 Sauvignon Blanc (Mendocino). Winemaker Mike Lee continues to prove his prowess with Sauvignon Blanc in this latest vintage of Patianna, Patti Fetzer's line of organically farmed wines from outside of Hopland in Mendocino County. Fermented entirely in stainless steel without undergoing ML or barrel aging, it delivers everything you love about the variety, inviting one in with melon and minerality, then following through with a surprising creaminess and almost decadent, mousse-like finish. —V.B.
abv: 13.8% **Price: \$17**

Aerial Map



Aerial Map

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.



MENDOCINO COUNTY AVAs



NORCAL VINEYARDS



Tom Larson

CalDRE # 01057428

President / Broker

Cellular: 707.433.8000

tom@norcalvineyards.com

Tony Ford

CalDRE # 01406167

Wine Enthusiast / Sales

Cellular: 707.391.5950

tony@norcalvineyards.com

www.norcalvineyards.com

1913 Hyde Street, San Francisco, CA 94109

737 4th Street, Santa Rosa, CA 95404

601 South State Street, Ukiah, CA 95482

338 Healdsburg Avenue, Healdsburg, CA 95448

This information herein believed reliable but not guaranteed.