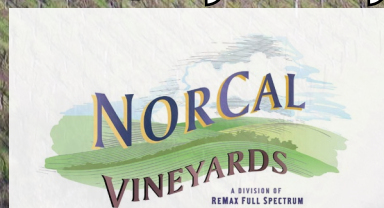


M & M Vineyards, 147 +/- Planted Acre Mendocino County Production Ranch

Potter Valley AVA

Offering Memorandum
Price \$2,650,000



www.norcalvineyards.com

M & M Vineyards, 147+/- Planted Acre Mendocino County Production Ranch

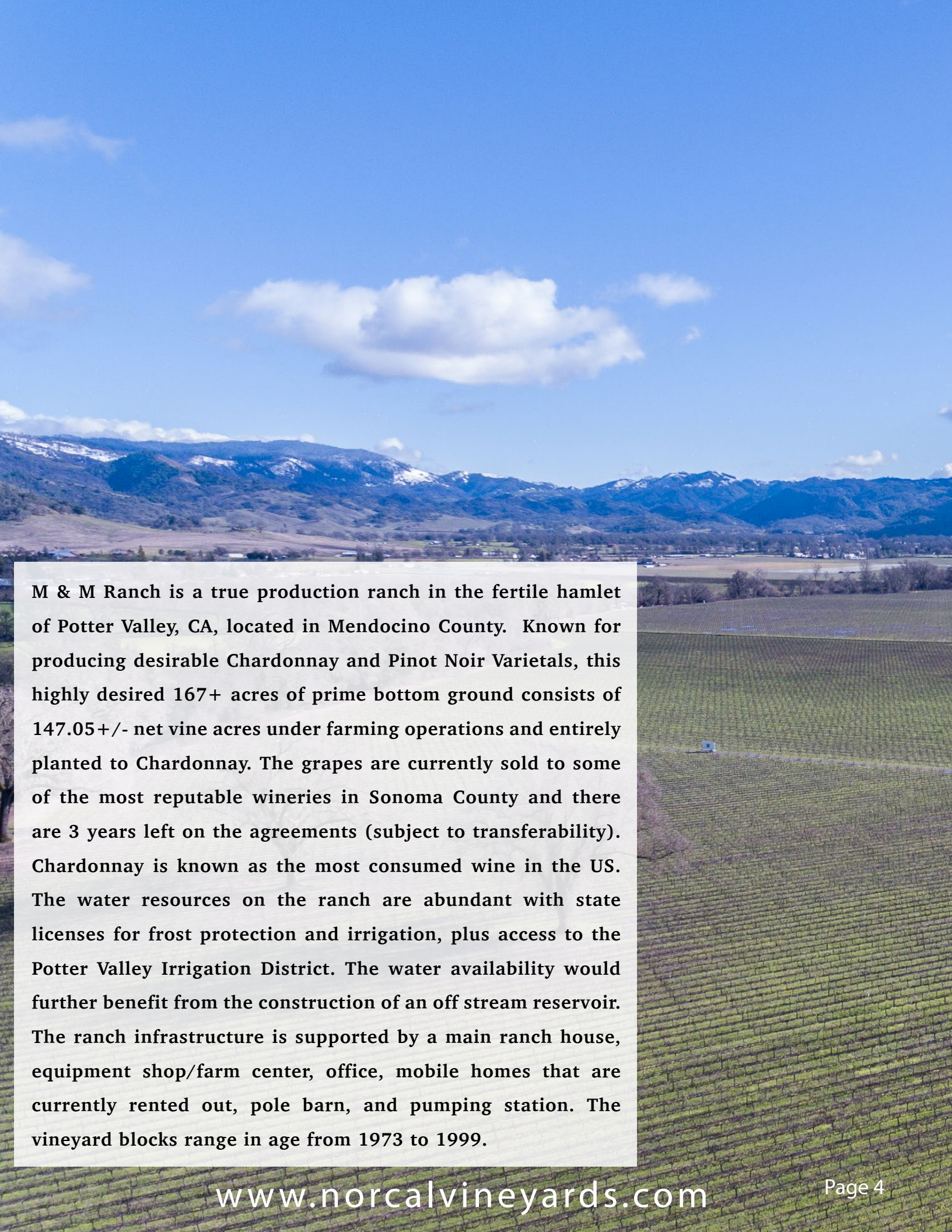
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Salient Facts

Location	11301, 11451 & 11601 West Road Potter Valley, CA 95469
County	Mendocino
AVA	Potter Valley
APN's	175-140-08, 175-140-09, 175-110-04
Parcel Size	167.25 +/- acres
Vineyard	147.05 +/- acres
Grapes	Chardonnay
Soil	Cole Loam
Improvements	Main Residence 1,550 sq ft Bunk House 1,344 sq ft Mobile Home 1,488 sq ft Storage/Shop 1,200 sq ft Office 160 sq ft
Water	AG: Drip irrigation and overhead frost protection, direct diversion from east fork of the Russian River, licensed water rights from the State of California Domestic: Access to Potter Valley Irrigation District On-site well
Power	PG & E
Zoning	AG
Price	\$2,650,000



M & M Ranch is a true production ranch in the fertile hamlet of Potter Valley, CA, located in Mendocino County. Known for producing desirable Chardonnay and Pinot Noir Varietals, this highly desired 167+ acres of prime bottom ground consists of 147.05 +/- net vine acres under farming operations and entirely planted to Chardonnay. The grapes are currently sold to some of the most reputable wineries in Sonoma County and there are 3 years left on the agreements (subject to transferability). Chardonnay is known as the most consumed wine in the US. The water resources on the ranch are abundant with state licenses for frost protection and irrigation, plus access to the Potter Valley Irrigation District. The water availability would further benefit from the construction of an off stream reservoir. The ranch infrastructure is supported by a main ranch house, equipment shop/farm center, office, mobile homes that are currently rented out, pole barn, and pumping station. The vineyard blocks range in age from 1973 to 1999.

Photo Gallery





Vineyard Details

Block	Variety	Clone	Rootstock	Spacing	Year Planted	Total Acres
92	Chardonnay	4	5C, St. George	6 X 6, 6 X 8 8 X 12	1973/1997	56.60
93	Chardonnay	4	5C, 3309	6 X 7	1997	43.60
94 West	Chardonnay	17	101-14	6 X 6	1997/1999	21.25
94 East	Chardonnay	4, 17	5C, 1103 & 101-14	6 X 6, 6 X 8	1997/1999	25.60
						147.05

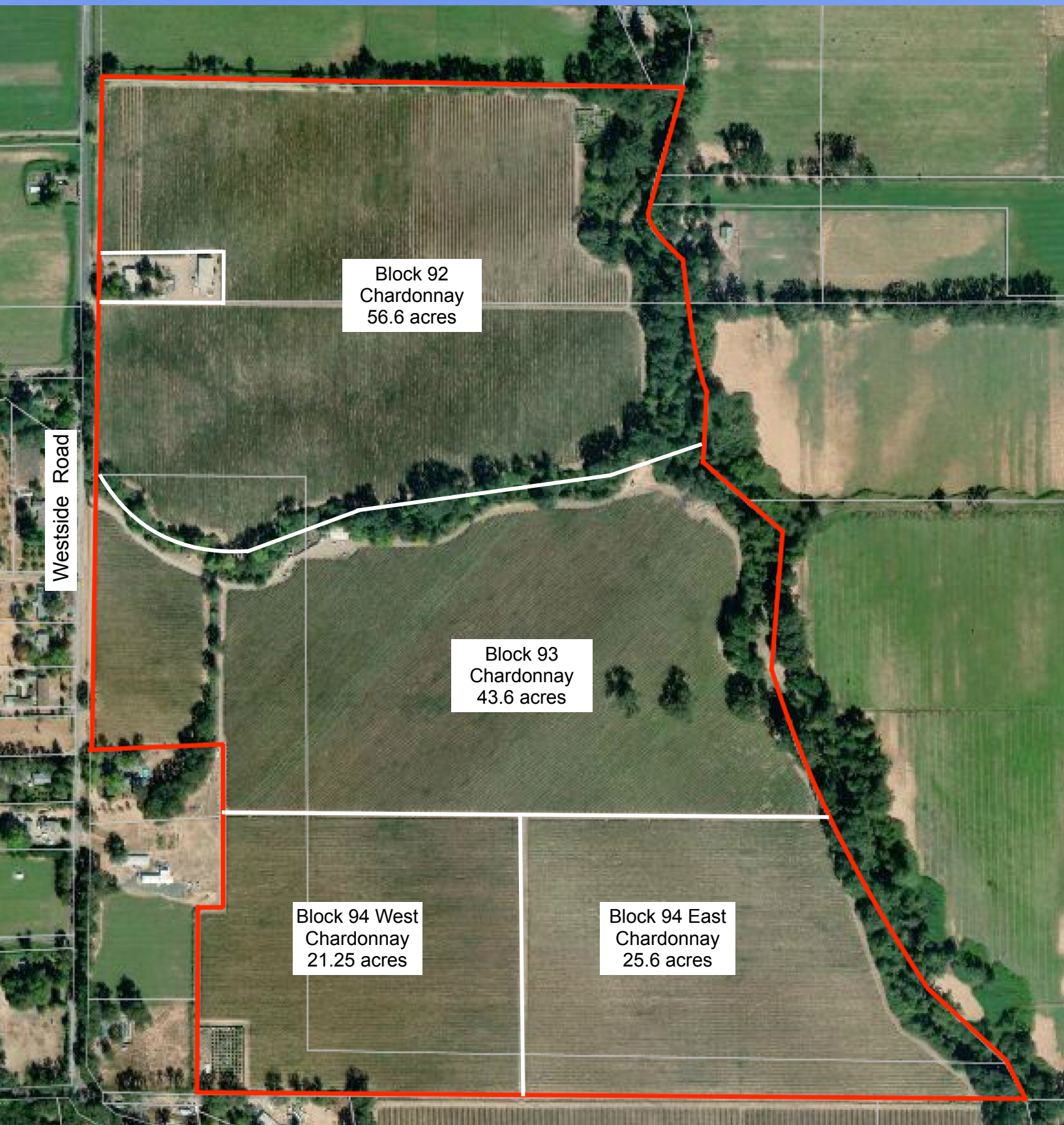
3 Years left on the current grape contract - Subject to transferability - Contact NorCal Vineyards for details

Historic Yield	
Year	Tons
2018	696.25
2017	607.63*
2016	956.43
* loss from fire due to evacuations and harvest interruption	

Rental Details

Rental	Scheduled Rent	Description
11301 Westside Rd	\$750	31 ft Travel Trailer
BunkHouse	\$700	16 man Bunkhouse (Currently 7 people paying \$100 each)
Mobile Home	\$1,900	24 ft X 60 ft - 1,440 square feet
11451 Westside Rd	\$2,400	Original farmhouse - 1,750 sq ft, 4 bed/2.5 bath, office & garage
11601 Westside Rd	\$2,000	House - 1,564 sq ft & 800 sq ft workshop adjacent to barn
Total Rents	\$7,750	

Property Layout



Block 92
Chardonnay
56.6 acres

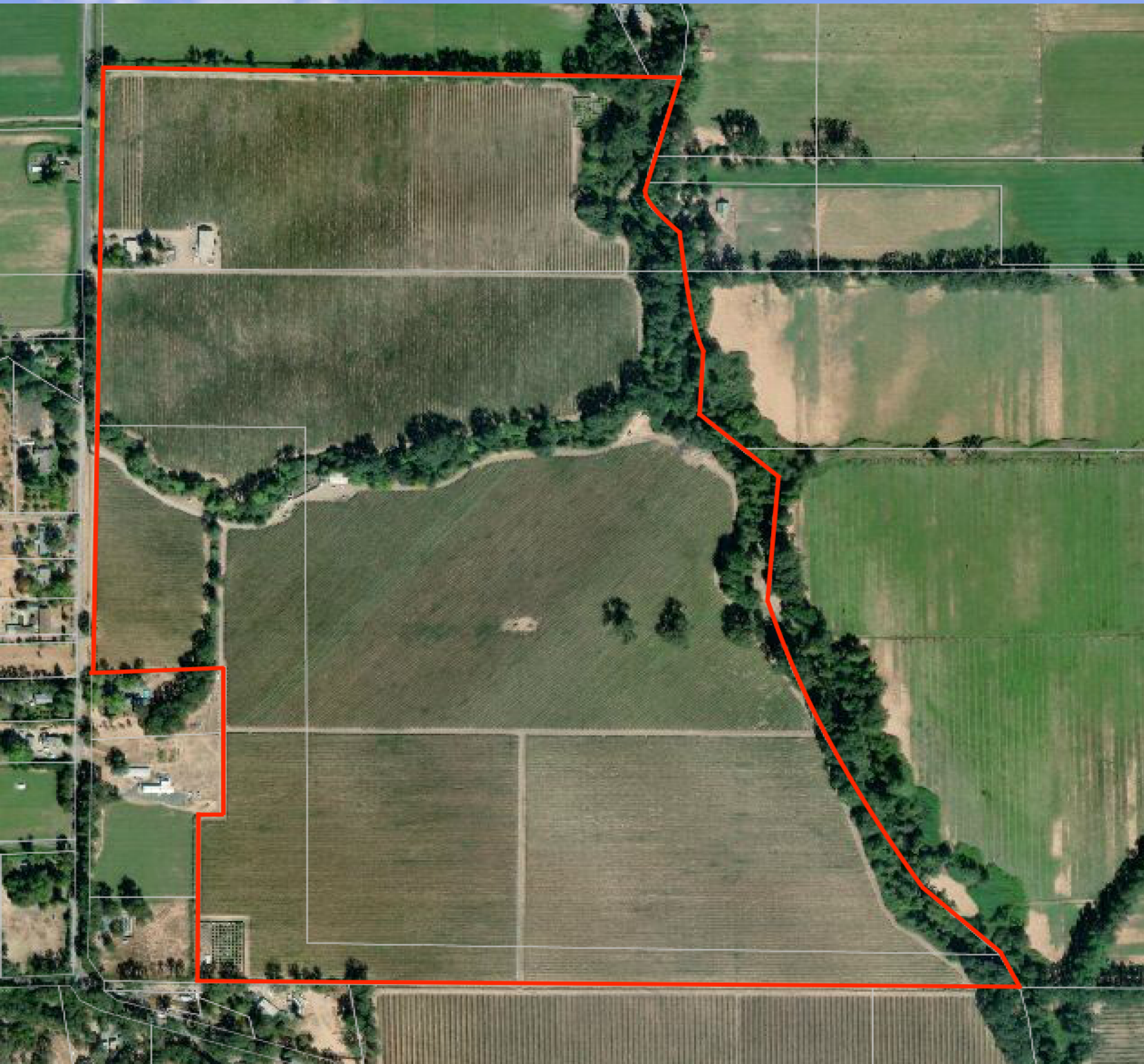
Block 93
Chardonnay
43.6 acres

Block 94 West
Chardonnay
21.25 acres

Block 94 East
Chardonnay
25.6 acres

Westside Road

Aerial Map



County Overview

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.



Expansive, diverse, and off the beaten path...

MENDOCINO COUNTY AVAs

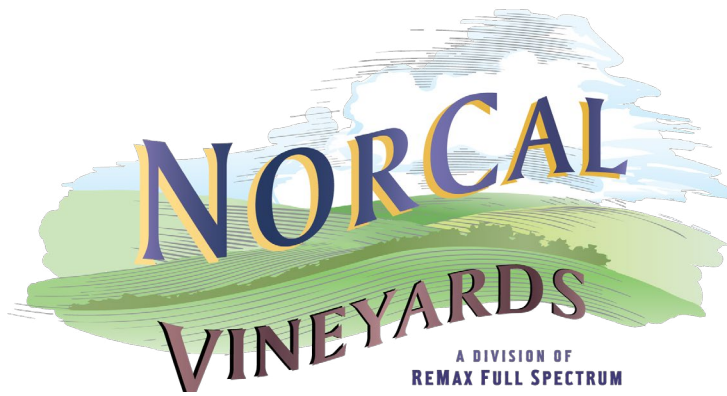


LEGEND

- Tasting Room
- Tasting by Appointment
- ▲ Closed to Public
- ★ Resource/Association

Located in Hopland

- ▲ Albertina Wine Cellars
- Brutocao Cellars
- ▲ CORO Mendocino
- McFadden Vineyard



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*This information herein believed reliable but not guaranteed.
Each Office Independently Owned and Operated.*