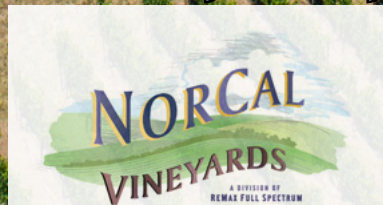


# Anderson Valley AVA Tasting Room and Vineyard

Offering Memorandum  
Price \$3,000,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)

# Anderson Valley AVA Tasting Room and Vineyard

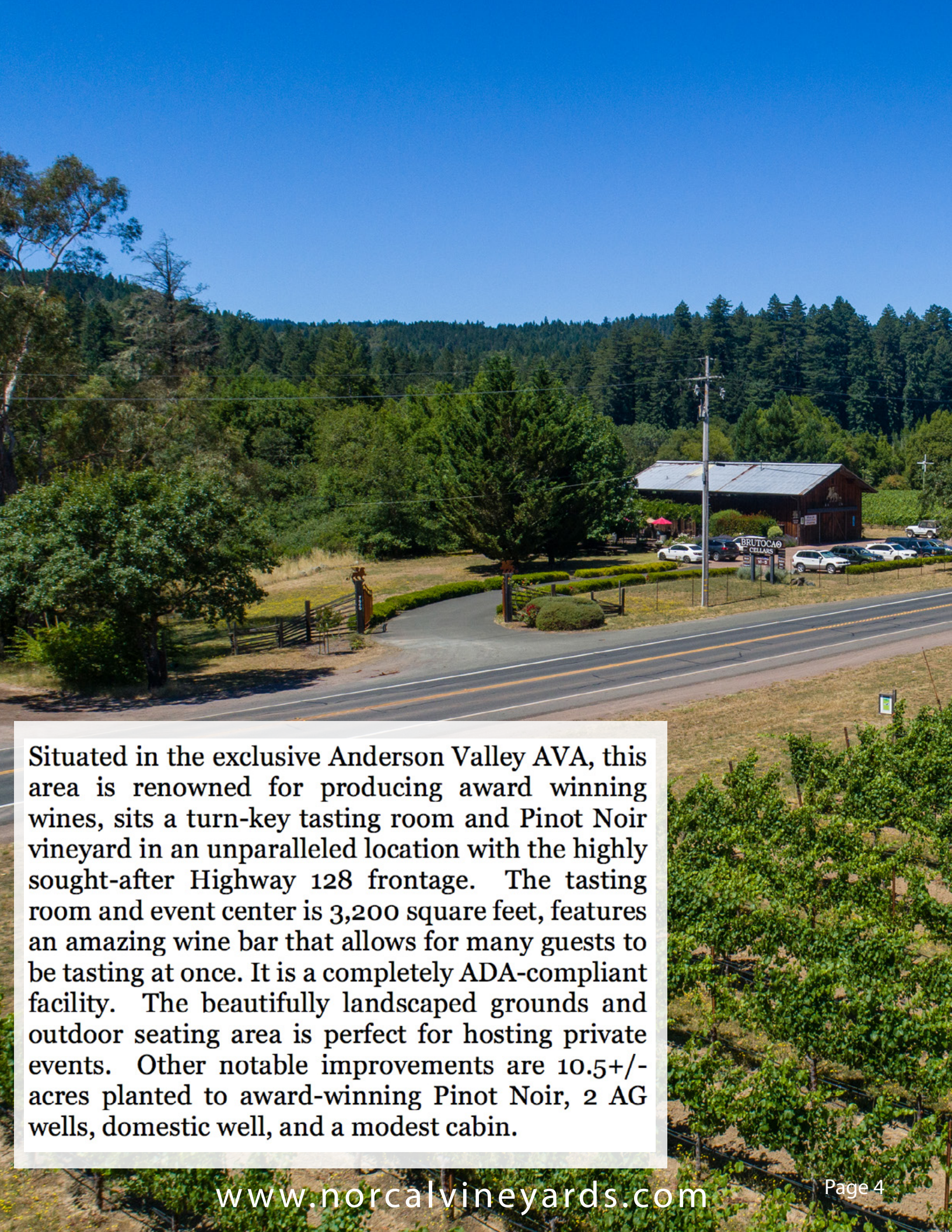
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# Salient Facts

<b>Location</b>	<b>6901 and 7000 Highway 128 Philo, CA 95466</b>
<b>County</b>	<b>Mendocino</b>
<b>AVA</b>	<b>Anderson Valley</b>
<b>APN's</b>	<b>026-400-43 and 026-400-51</b>
<b>Parcel Size</b>	<b>16.4+/- acres</b>
<b>Vineyard</b>	<b>10.5+/- acres of Pinot Noir</b>
<b>Soil</b>	<b>Perrygulch loam and Pinole loam</b>
<b>Buildings</b>	<b>3,200 sq ft tasting room, cabin</b>
<b>Water</b>	<b>2 Wells and 2 10,000 gallon Storage Tanks</b>
<b>Sewer</b>	<b>1,200 gallon septic tank</b>
<b>Power</b>	<b>PG&amp;E on-site</b>
<b>Zoning</b>	<b>AG40</b>
<b>Price</b>	<b>\$3,000,000</b>



Situated in the exclusive Anderson Valley AVA, this area is renowned for producing award winning wines, sits a turn-key tasting room and Pinot Noir vineyard in an unparalleled location with the highly sought-after Highway 128 frontage. The tasting room and event center is 3,200 square feet, features an amazing wine bar that allows for many guests to be tasting at once. It is a completely ADA-compliant facility. The beautifully landscaped grounds and outdoor seating area is perfect for hosting private events. Other notable improvements are 10.5+/- acres planted to award-winning Pinot Noir, 2 AG wells, domestic well, and a modest cabin.

# Photo Gallery





# Vineyard Facts



BLOCK	ACRES	VARIETAL	CLONE	ROOT STOCK	TRELLIS	SPACING	VINE COUNT	PLANTED
1	2.59	Pinot Noir	Pomard 4, Swann, 113	101-14	VSP/ cane	6 x 5	3756	1999
2	3.67	Pinot Noir	777, 115	SO4	VSP/ cane	6 x 8	3332	2001
3	4.25	Pinot Noir	Pomard 4, 667	SO4, 110-R	VSP/ cane	6 x 8	3855	2001

BLOCK	ACRES	2014	2015	2016	2017	2018	5 Yr. Avg.
1	2.59	10.16	7.87	8.60	9.16	8.47	<b>8.85</b>
2	3.67	20.82	12.85	15.13	25.20	19.04	<b>18.61</b>
3	4.25	17.97	14.41	19.55	17.55	17.57	<b>17.41</b>

# Tasting Room Facts

Unparalleled location with the highly sought-after  
Highway 128 frontage

Permitted to be open 7 days a week

Parking lot can accommodate 13 cars and overflow  
parking for up to 16 cars

Beautifully landscaped grounds that are perfect for  
hosting private

3,200+/- square feet tasting room and upstairs office

Outdoor seating overlooking the vineyards  
of Anderson Valley

ADA Compliant

Generous maximum capacity of 60 guests



# 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

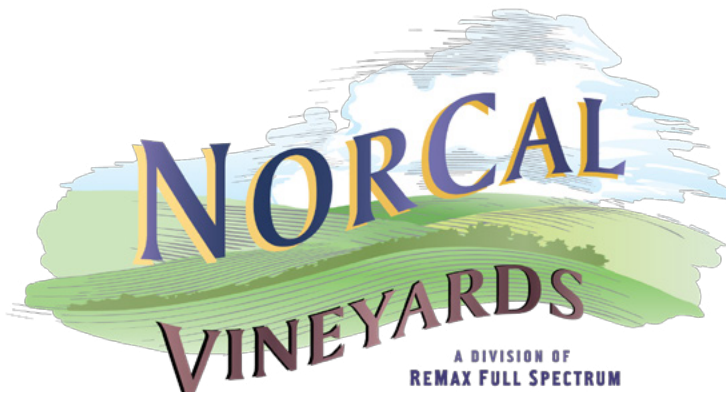


### LEGEND

- 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.*