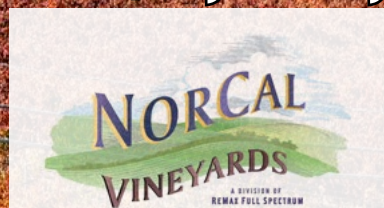


# Bacchus Vineyards

103+/- Acre Premier Old River Road  
Vineyard and Development Opportunity

Offering Memorandum  
Price \$4,950,000



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

# Bacchus Vineyards

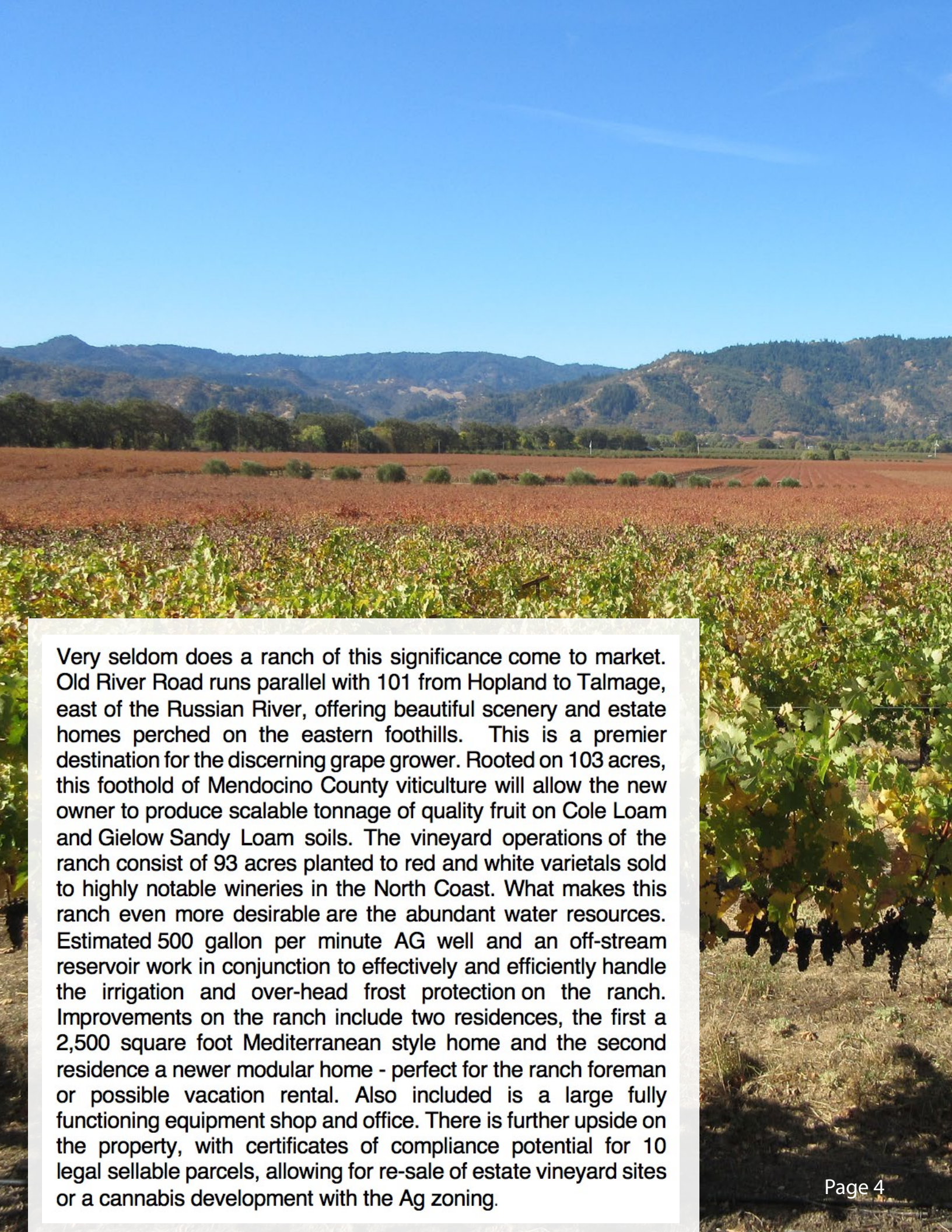
## TABLE OF CONTENTS

|                              |     |
|------------------------------|-----|
| Salient Facts .....          | 3   |
| Property Overview .....      | 4   |
| Vineyard Photo Gallery ..... | 5-6 |
| Block Map and Key.....       | 7   |
| Vineyard Details.....        | 8   |
| Property Overview.....       | 9   |
| Building Photo Gallery.....  | 10  |
| Buildings Details.....       | 11  |
| Aerial Map.....              | 12  |
| County Overview.....         | 13  |



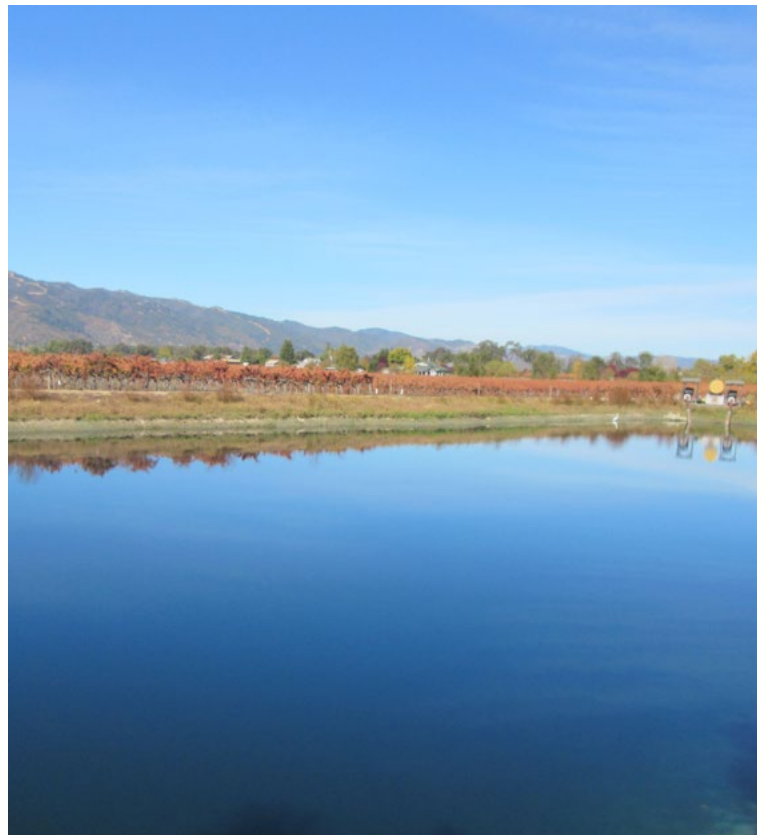
# Salient Facts

|                  |   |
|------------------|---|
| Location         | 3000, 3250, 3294, 3296, 3290, 3300 & 3310 Old River Rd, Ukiah, CA   |
| County & AVA     | Mendocino   |
| APN's            | 182-090-07, 182-110-01, 182-100-02, 182-110-03, 182-100-04, 182-110-02, 182-110-04<br>*Certificates of compliance for 10 legal sellable parcels |
| Parcel Size      | 103 +/- acres   |
| Vineyard         | 93+/- acres planted to Cabernet Sauvignon, Zinfandel, Chardonnay, Merlot, Grenache and Syrah<br>*Under contract                                 |
| Residences       | Main House - 2,500+/- sq ft<br>2 bed/2.5 bath plus office<br>Guest House - 1,800+/- sq ft<br>3 bed/2 bath                                       |
| Outbuildings     | Tasting Room, barn, 2 car garage shop, office, and a large staging area   |
| Water            | 2 AG Wells / 500+/- GPM<br>7+/- acre foot reservoir<br>Domestic - Rogina Water District   |
| Irrigation       | Drip and overhead frost protection  |
| Soil             | Cole silty loam & Gielow Sandy Loam   |
| Farming Practice | Sustainable   |
| Zoning           | AG-40   |
| <b>Price</b>     | <b>\$4,950,000</b>  |



Very seldom does a ranch of this significance come to market. Old River Road runs parallel with 101 from Hopland to Talmage, east of the Russian River, offering beautiful scenery and estate homes perched on the eastern foothills. This is a premier destination for the discerning grape grower. Rooted on 103 acres, this foothold of Mendocino County viticulture will allow the new owner to produce scalable tonnage of quality fruit on Cole Loam and Gielow Sandy Loam soils. The vineyard operations of the ranch consist of 93 acres planted to red and white varietals sold to highly notable wineries in the North Coast. What makes this ranch even more desirable are the abundant water resources. Estimated 500 gallon per minute AG well and an off-stream reservoir work in conjunction to effectively and efficiently handle the irrigation and over-head frost protection on the ranch. Improvements on the ranch include two residences, the first a 2,500 square foot Mediterranean style home and the second residence a newer modular home - perfect for the ranch foreman or possible vacation rental. Also included is a large fully functioning equipment shop and office. There is further upside on the property, with certificates of compliance potential for 10 legal sellable parcels, allowing for re-sale of estate vineyard sites or a cannabis development with the Ag zoning.

# Vineyard Photo Gallery





# Block Map & Key



| Block | Rows | Varietal           | Planted | Spacing | Vines  | Vine Acres |
|-------|------|--------------------|---------|---------|--------|------------|
| 1a    | 42   | Chardonnay         | 1993    | 12 X 8  | 3,318  | 7.31       |
| 1b    | 14   | Chardonnay         | 1993    | 12 X 7  | 671    | 1.29       |
| 2     | 53   | Chardonnay         | 1993    | 12 X 7  | 4,113  | 7.93       |
| 3     | 49   | Chardonnay         | 1994    | 12 X 8  | 3,679  | 8.11       |
| 4     | 45   | Chardonnay         | 1994    | 12 X 7  | 5,370  | 10.36      |
| 5     | 49   | Chardonnay         | 1994    | 10 X 6  | 6,957  | 9.58       |
| 6     | 15   | Chardonnay         | 1994    | 10 X 6  | 2,130  | 2.93       |
| 7     | 23   | Cabernet Sauvignon | 2015    | 10 X 6  | 3,410  | 4.70       |
| 8a    | 15   | Syrah              | 1995    | 10 X 6  | 2,572  | 3.54       |
| 8b    | 5    | Grenache           | 2013    | 10 X 6  | 860    | 1.18       |
| 9     | 10   | Grenache           | 2012    | 10 X 6  | 1,720  | 2.37       |
| 10    | 11   | Cabernet Sauvignon | 2016    | 10 X 6  | 1,892  | 2.61       |
| 11    | 37   | Merlot             | 1995    | 12 X 7  | 5,126  | 9.88       |
| 12a   | 6    | Zinfandel          | 2016    | 12 X 6  | 856    | 1.37       |
| 12b   | 4    | Zinfandel          | 2015    | 12 X 6  | 700    | 1.20       |
| 12c   | 30   | Zinfandel          | 1992    | 12 X 8  | 3,240  | 7.14       |
| 12d   | 4    | Cabernet Sauvignon | 2016    | 12 X 6  | 700    | 1.20       |
| 12e   | 8    | Syrah              | 2005    | 12 X 6  | 830    | 1.37       |
| 13a   | 40   | Merlot             | 1992    | 12 X 7  | 3,679  | 7.09       |
| 13b   | 12   | Merlot             | 1995    | 12 X 7  | 264    | 0.51       |
| 13c   | 13   | Cabernet Sauvignon | 2015    | 12 X 6  | 828    | 1.37       |
|       |      |                    |         |         | 52,915 | 93.04      |

# Vineyard Details

|                  |   |
|------------------|---|
| Water            | 2 AG Wells - 500+/- GPM<br>7+/- acre foot reservoir |
| Irrigation       | Drip and Overhead frost protection                  |
| Soil             | Cole silty loam & Gielow Sandy Loam                 |
| Farming Practice | Sustainable   |

| <b>Contract Information</b> |                      |                           |                         |
|-----------------------------|----------------------|---------------------------|-------------------------|
| <b>Varietal</b>             | <b>Price per ton</b> | <b>Contracted Tonnage</b> | <b>Contracted Years</b> |
| Cabernet Sauvignon          | \$2,300-\$2,800      | max                       | 2018-2026               |
| Zinfandel                   | \$1,800              | 40                        | 2017-2021               |
| Chardonnay                  | \$1,350-\$1,400      | 290                       | 2016-2020               |
| Chardonnay                  | \$1,450              | 48                        | 2016-2019               |
| Chardonnay                  | \$1,400              | 25                        | 2016-2019               |
| Merlot                      | \$1,350              | 140                       | 2016-2021               |
| Grenache                    | \$2,400              | 12                        | 2016-2020               |
| Grenache                    | \$2,500              | 10                        | 2017-2021               |
| Syrah                       | \$1,500              | 32                        | 2018-2019               |

| <b>Vineyard Yield</b> |               |               |               |
|-----------------------|---------------|---------------|---------------|
| <b>Varietal</b>       | <b>2019</b>   | <b>2018</b>   | <b>2017</b>   |
| Cabernet Sauvignon    | 12.47         | 10.60         | 2.55          |
| Zinfandel             | 23.04         | 33.94         | 30.15         |
| Chardonnay            | 252.22        | 246.05        | 255.45        |
| Merlot                | 60.50         | 99.34         | 89.55         |
| Grenache              | 15.61         | 28.31         | 20.80         |
| Syrah                 | 0.00          | 30.00         | 22.54         |
| <b>Total</b>          | <b>363.84</b> | <b>448.24</b> | <b>421.04</b> |



# Property Overview



Pond

Guest House

Main House

Barn with Office

Barn with Tasting Room

# Buildings Photo Gallery



# Buildings Details

## **Main House**

2,500+/- square feet

2 bedroom / 2.5 bathroom plus office

Mediterranean style

Large open beamed livingroom with sweeping vineyard views

Dual fireplaces

## **Guest House**

1,800+/- square feet

3 bedroom / 2 bathroom

New, modern modular home

Vacation rental potential

Large deck overlooking the vineyards

## **Outbuildings**

Equipment Shop

Barn with Tasting Room

Office

# Aerial Map



# County Overview

## MENDOCINO COUNTY WINE MAP



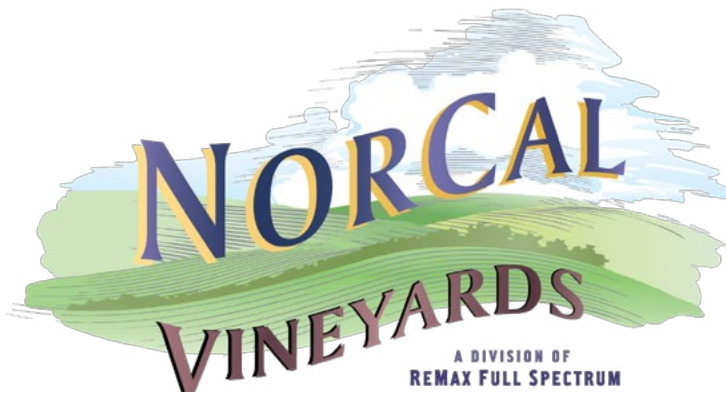
Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present 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...





## Tom Larson

CalBRE # 01057428  
Founder & CEO  
Cellular: 707.433.8000  
tom@norcalvineyards.com

## Tony Ford

CalBRE # 01406167  
Wine Enthusiast / Sales  
Cellular: 707.391.5950  
tony@norcalvineyards.com

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

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.  
Each Office Independently Owned and Operated.*