

# Hermsmeyer Ranch

## Potter Valley AVA

Offering Memorandum  
Price \$1,950,000



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

# 12556 Powerhouse Rd, Potter Valley

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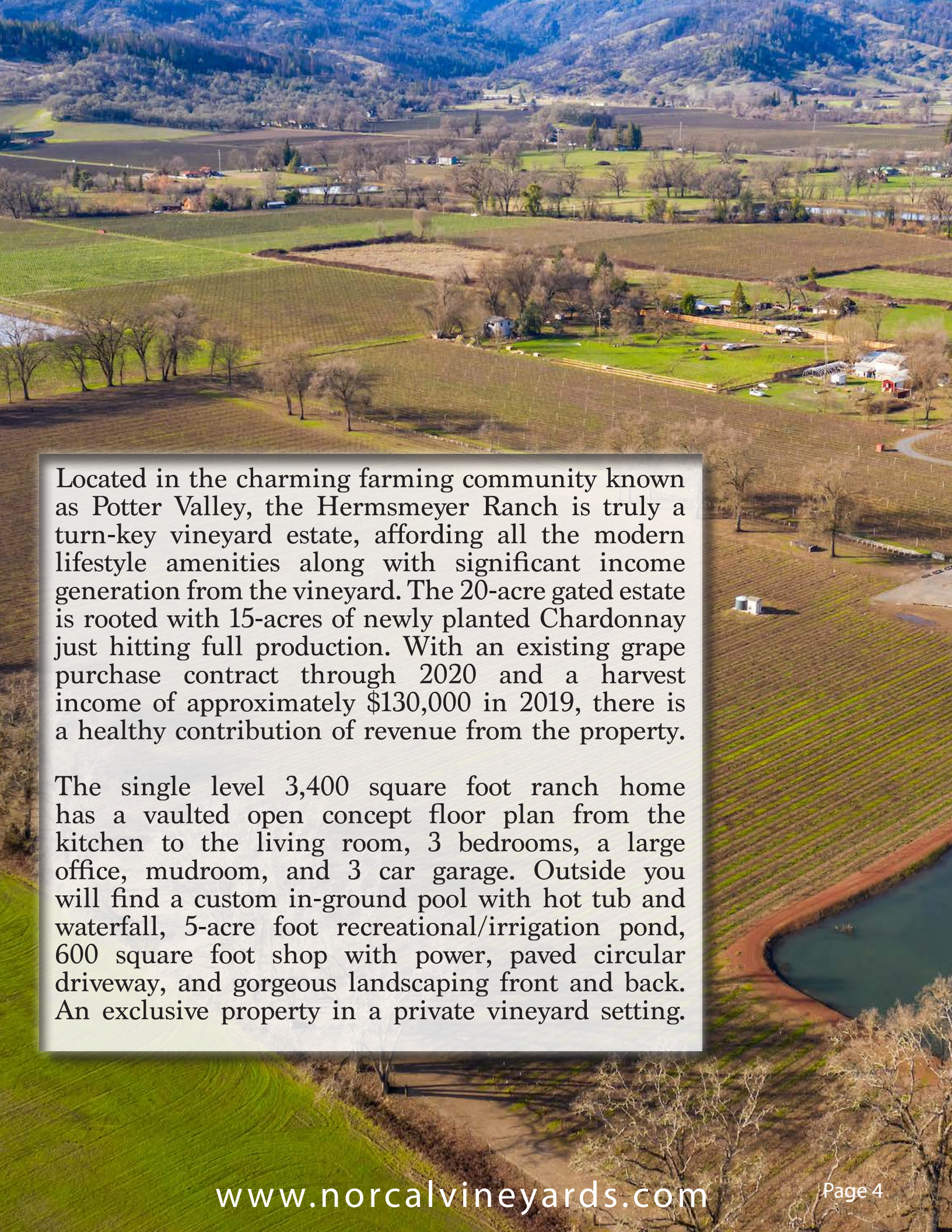
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# Salient Facts

## Hermsmeyer Vineyards

<b>Location:</b>	<b>12556 Powerhouse Rd, Potter Valley, CA 95469</b>
<b>APN:</b>	<b>174-070-19-00</b>
<b>County:</b>	<b>Mendocino</b>
<b>AVA:</b>	<b>Potter Valley</b>
<b>Parcel Size:</b>	<b>20 Acres</b>
<b>Vineyard:</b>	<b>15 Planted Acres of Chardonnay</b>
<b>Structures:</b>	<b>3,400 Sq. Ft. Single-Level Residence &amp; 20 x 30' Shop</b>
<b>Grape Contracts:</b>	<b>Grape Purchase Agreement Through 2020 at \$1,200 Per Ton</b>
<b>Water Source:</b>	<b>Well, 5 Acre-Foot Farm Pond, &amp; PVID Water</b>
<b>Utilities:</b>	<b>PG&amp;E</b>
<b>Zoning:</b>	<b>AG40</b>
<b>Power:</b>	<b>3 Phase</b>
<b>Price:</b>	<b>\$1,950,000</b>



Located in the charming farming community known as Potter Valley, the Hermsmeyer Ranch is truly a turn-key vineyard estate, affording all the modern lifestyle amenities along with significant income generation from the vineyard. The 20-acre gated estate is rooted with 15-acres of newly planted Chardonnay just hitting full production. With an existing grape purchase contract through 2020 and a harvest income of approximately \$130,000 in 2019, there is a healthy contribution of revenue from the property.

The single level 3,400 square foot ranch home has a vaulted open concept floor plan from the kitchen to the living room, 3 bedrooms, a large office, mudroom, and 3 car garage. Outside you will find a custom in-ground pool with hot tub and waterfall, 5-acre foot recreational/irrigation pond, 600 square foot shop with power, paved circular driveway, and gorgeous landscaping front and back. An exclusive property in a private vineyard setting.

# Vineyard Photo Gallery





# Vineyard Blocks



<i>Verity</i>	<i>Root Stock</i>	<i>Spacing</i>	<i>Planted</i>	<i>Clone</i>	<i>Acres</i>	<i>Description</i>
Chardonnay	101-14	6x8	2014	04	15	VSP

<b>Vineyard Yield</b>				
<b>Year</b>	2019	2018	2017	2016
<b>Chardonnay</b>	108.3 Tons	100.4 Tons	60.3 Tons	37.6 Tons
<b>Price/Ton</b>	\$1,200	\$1,200	\$1,200	\$1,200
<b>Gross Income</b>	\$129,871.50	\$120,473.98	\$72,380.25	\$45,073.71

# Aerial Map





# County Overview

## MENDOCINO COUNTY WINE MAP

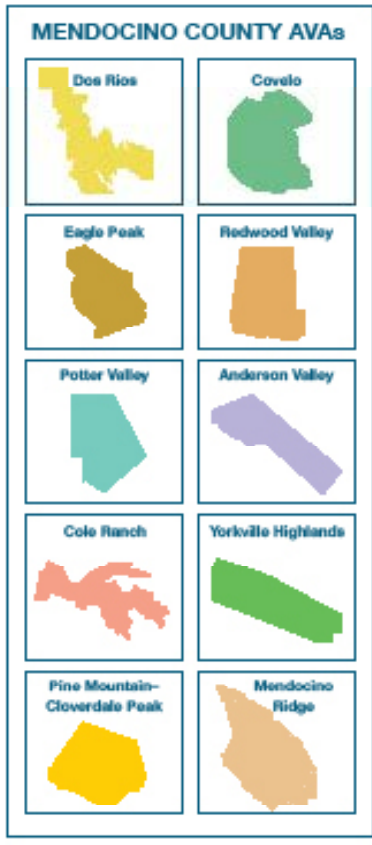


Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present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





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