

# Sterling Vineyards Talmage Bench

Offering Memorandum  
Price \$2,550,000



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

# 2301 Twining Rd, Talmage

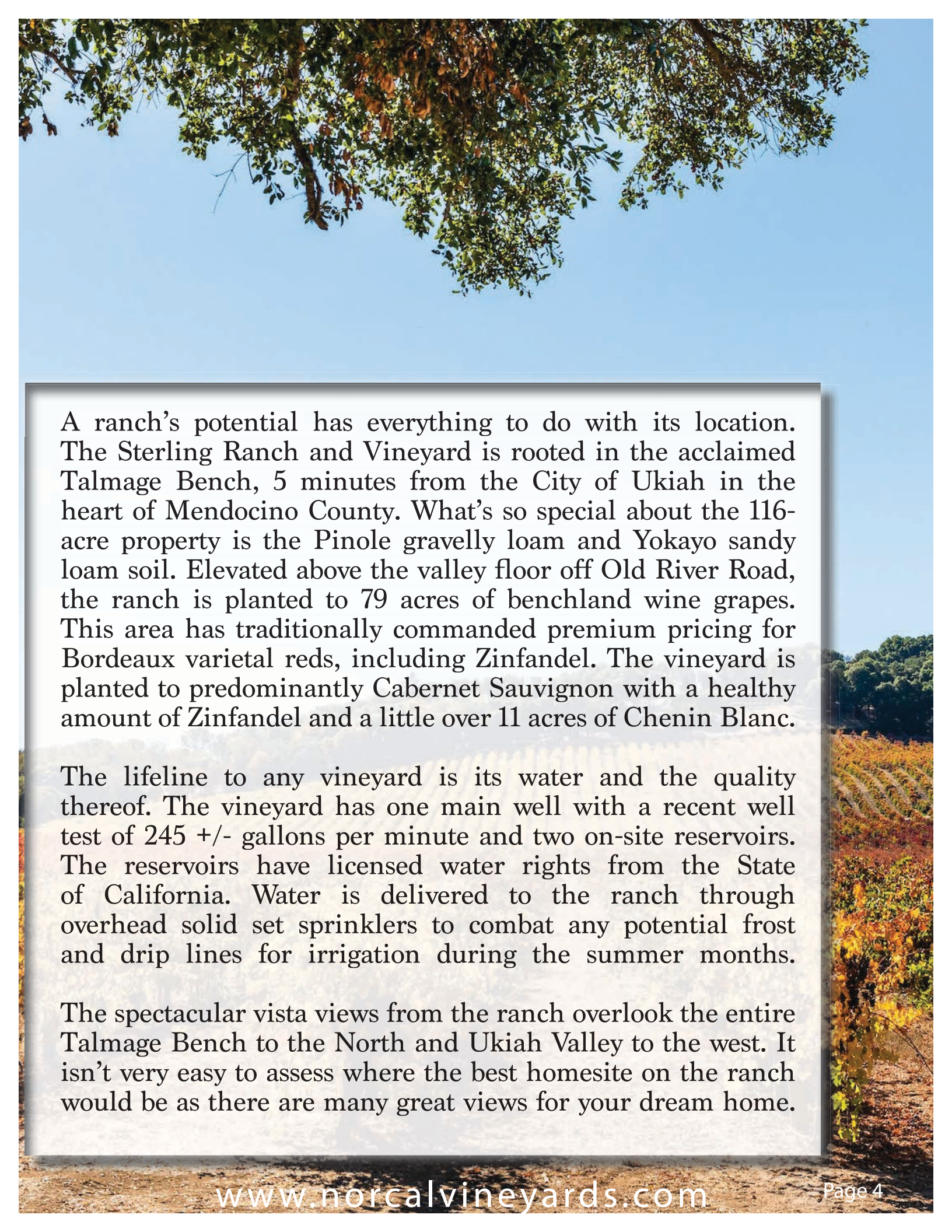
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# Salient Facts

<b>Location:</b>	3001 & 3301 Old River Rd, Talmage, CA 95481 2301 & 2385 Twining Rd, Talmage, CA 95481
<b>APN:</b>	182-120-01, 182-120-02, 182-130-03 182-130-05, 182-130-08, 182-130-09 (One legal parcel)
<b>AVA:</b>	Mendocino
<b>Parcel Size:</b>	116.01 Acres
<b>Vineyard:</b>	78.68 acres planted to Cabernet Sauvignon, Zinfandel & Chenin Blanc.
<b>Plantable:</b>	Estimated 5-10 acres of expansion ground
<b>Grape Contracts:</b>	55 tons of Chenin Blanc sold at \$1,500-\$2,100 /ton. Blocks 5 & 7 sold through 2028 at district average pricing.
<b>Water Source:</b>	AG Well, two reservoirs, licensed water rights for use and diversion
<b>Irrigation:</b>	Drip
<b>Frost Protection:</b>	Overhead via solid set sprinklers
<b>Cannabis Opportunity:</b>	Zoned for Cannabis production
<b>Zoning:</b>	AG40
<b>Power:</b>	3 Phase, PG&E
<b>Soil:</b>	Pinole gravelly loam and Yokayo sandy loam
<b>Price:</b>	<b>\$2,550,000</b>



A ranch's potential has everything to do with its location. The Sterling Ranch and Vineyard is rooted in the acclaimed Talmage Bench, 5 minutes from the City of Ukiah in the heart of Mendocino County. What's so special about the 116-acre property is the Pinole gravelly loam and Yokayo sandy loam soil. Elevated above the valley floor off Old River Road, the ranch is planted to 79 acres of benchland wine grapes. This area has traditionally commanded premium pricing for Bordeaux varietal reds, including Zinfandel. The vineyard is planted to predominantly Cabernet Sauvignon with a healthy amount of Zinfandel and a little over 11 acres of Chenin Blanc.

The lifeline to any vineyard is its water and the quality thereof. The vineyard has one main well with a recent well test of 245 +/- gallons per minute and two on-site reservoirs. The reservoirs have licensed water rights from the State of California. Water is delivered to the ranch through overhead solid set sprinklers to combat any potential frost and drip lines for irrigation during the summer months.

The spectacular vista views from the ranch overlook the entire Talmage Bench to the North and Ukiah Valley to the west. It isn't very easy to assess where the best homesite on the ranch would be as there are many great views for your dream home.

# Vineyard Photo Gallery





# Block Map



# Harvest

Block	Acres	Varietal	Clone	Rootstock	Planted
1	6.5	Zinfandel	Old Vine	St. George	1999
2a	10.5	Cabernet Sauvignon	7	5C	2002
2b	4	Cabernet Sauvignon	7	5C	1993
3	8.26	Zinfandel	?	St. George	1984
4	4.54	Cabernet Sauvignon	7	5C	1996
5	16.4	Cabernet Sauvignon	7	5BB	2016
6	2	Zinfandel - Quad	?	110R	1997
7	1.3	Cabernet Sauvignon	7	5BB	2016
8	3.2	Zinfandel	?	St. George	1978
9	10.5	Zinfandel	?	St. George	1984 Graft
10	11.48	Chenin Blanc	?	AXR	1980
<b>Gross Total</b>	<b>78.68</b>				

## *Vineyard Yield*

Year	2019	2018	2017	2016
Zinfandel	**140 tons	*50 tons sold ≈100 tons unsold	150 tons	120 tons
Chenin Blanc	67 tons	73 tons	57 tons	51 tons
Cabernet Sauv.	**97 tons	≈130 tons	105 tons	96 tons

\* Harvest lost due to smoke taint

\*\*Some of the fruit went unharvested



# 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

- ▲ Alberta Wine Cellars
- Brubaker Cellars
- ▲ CORD Mendocino
- McFadden Vineyard



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