



10301 Old River Road,
Hopland

Offering Memorandum
Price \$3,995,000



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Salient Facts

Location	10301 & 9900 Old River Road, Hopland, CA 95449
County/AVA	Mendocino
APN	047-310-06,10,11 & 047-370-04
Parcel Size	119.18+/- total acres
Vineyard	60+/- acres Sustainably Farmed
Plantable	10+/- acres
Varietals	Sauvignon Blanc Sauvignon Musque Chardonnay
Main House	Beds 3 Bath 5 Sqft 5482 +/- Built 2010 4 car garage 1056 sqft
Infrastructure	Guest suite 1082 sqft Guest house 3 bed 2 bath 2000 sqft Farmhouse 3 bed 2 bath 1200 sqft Shop building 4500 sqft Office building 1200 sqft
Tax	Williamson Act
Zoning	AG40 & RL
Price	\$3,995,000

119+/- acre vineyard estate located on the banks of the Russian River in the romantic farming town of Hopland. Enjoy the best of the summer wine country or the mild winters at this completely custom 5,482+/- sqft residence built in 2010. This property offers unmatched indoor/outdoor living with a breath-taking great room that opens to a covered pavilion, outdoor kitchen and fireplace. The main entry has a spacious open floor plan that consists of the grand kitchen with soapstone countertops, top-of-the-line appliances, dining room with expansive views of the outdoor entertainment area, sitting room with grand fireplace replace, and expansive vineyard views. The vineyard has some of the most protected and coveted water rights and is rooted with 38+/- acres of Sauvignon Blanc, 22+/- acres of Chardonnay. There is a sandy beach summer recreational area and high production AG wells. Other improvements to the ranch include a 3-bedroom guest house, 3-bedroom caretaker's house, 4500+/- sqft shop + detached office.



Water Information

- 13.5 acre feet off stream lined reservoir with pump station
- Russian River Flood Control
- Licensed water rights from State of CA for frost (73 acre feet) and irrigation (147 acre feet) via Russian River

Wells

- Ag well #1 | 300-350 gpm
- Ag well #2 | 500-600 gpm
- Domestic well | 200 GPM (Buyer to confirm)
- Overhead solid set sprinklers for frost protection & drip irrigation
- 4 Horizontal wells producing 100 gpm combined



Vineyard

60+/- acres

10+/- acres of plantable ground

Planted Acres by Varietal

Chardonnay 21.50+/- acres

Sauvignon Musque 12.05+/- acres

Sauvignon Blanc 36.31+/- acres

Grape Purchase Contract

Under contract with premier Sonoma County winery at above district average pricing (contract subject to assignment - contact agent for more details)

Soil Type

Xerochrepts-Haploxeralfs

Argixerdl, Russian Loam &

Xerofluvents



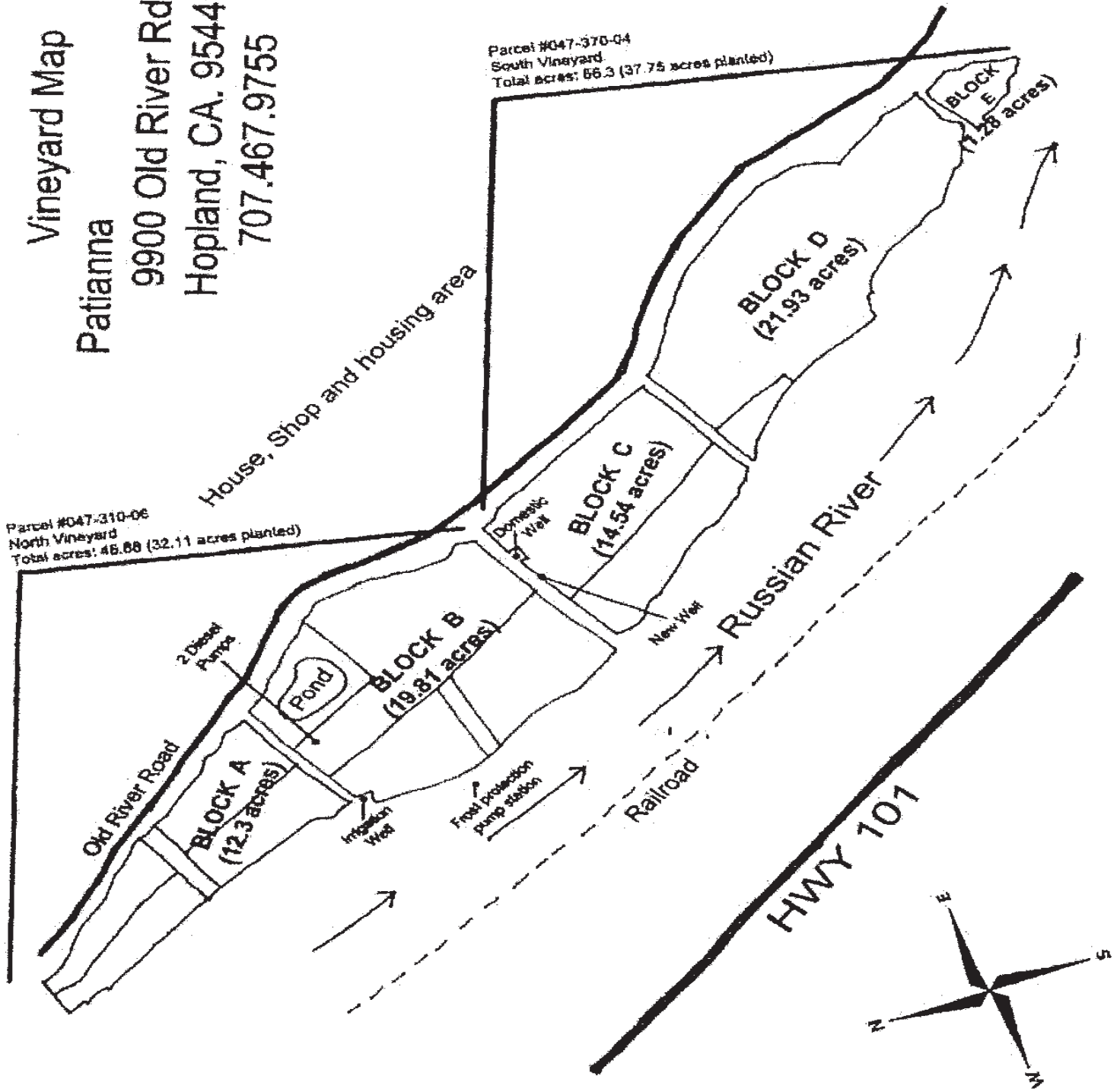
Vineyard Map

Patianna

9900 Old River Rd.
Hopland, CA. 95449
707.467.9755

Parcel #047-310-06
North Vineyard
Total acres: 46.68 (32.11 acres planted)

Parcel #047-370-04
South Vineyard
Total acres: 66.3 (37.75 acres planted)



Block	Acres	Vines	Varietal	Clone	Rootstock	Spacing	Planted
A	7.5	6,810	Sauvignon Musque	Musque	SO-4	8 X 6	2003
A	4.8	4,358	Sauvignon Blanc	1	101-14	8 X 6	2007
B	6.31	5,729	Sauvignon Blanc	1	101-14	8 X 6	2003
B	13.5	6,129	Sauvignon Blanc OV	1	XR-1	12 X 8	1979
C	3.27	2,969	Sauvignon Musque	Musque	101-14	8 X 6	2003
C	11.27	5,116	Sauvignon Blanc	1	XR-1	12 X 8	1982
D	21.5	11,932	Chardonnay	4	5-C	9.7 X 8	1993
D	0.43	390	Sauvignon Blanc	1	101-14	8 X 6	2003
E	1.28	1,162	Sauvignon Musque	Musque	SO-4	8 X 6	1999

Aerial Map



Main Residence Features

- 4,400 sq.ft. home – 3 bedroom/2.5 bath
- Floors – 12” eastern white pine
- Beams and trim around doors/windows – 100 year old knotty pine
- Marvin windows and sliders
- 3-story home with elevator and stairs
- Hunter Douglas 2” wood blinds
- Knotty Alder wood for interior doors, front door and mud room
- Tankless hot water heaters
- 3 HVAC units
- Great Room fireplace – gas starter with wood burning

Kitchen

- Leathered soapstone counters
- Farmhouse sinks with Kenmore elite garbage disposals
- Durasupreme cabinets
- Bluestar stainless steel range and grill with small oven
- DCS stainless steel 24” wok
- Pot filler faucet at range
- Miele 72” stainless steel refrigerator/freezer
- Miele dishwasher
- Jenn Air trash compactor

Library

- Bookcases and bench – 100 year old knotty pine
- Queen size murphy bed
- Full bathroom
- Travertine floor and shower
- Durasupreme Cabinets
- Marble countertop

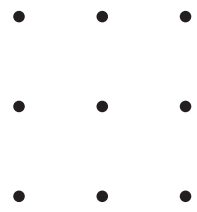
Master Suite

- Spacious master on the 3rd floor
- Walk-in closets
- Balcony with sweeping vineyard views
- His & Hers Master Baths
- Marble countertops
- Durasupreme cabinets
- Travertine floors and shower
- Oversized tub and vast walk-in shower
- Under countertop refrigerator



Wine Cellar

- Custom bar with concrete counters
- Slate floors
- Stainless steel sink
- Marvel under counter refrigerator



Laundry Room

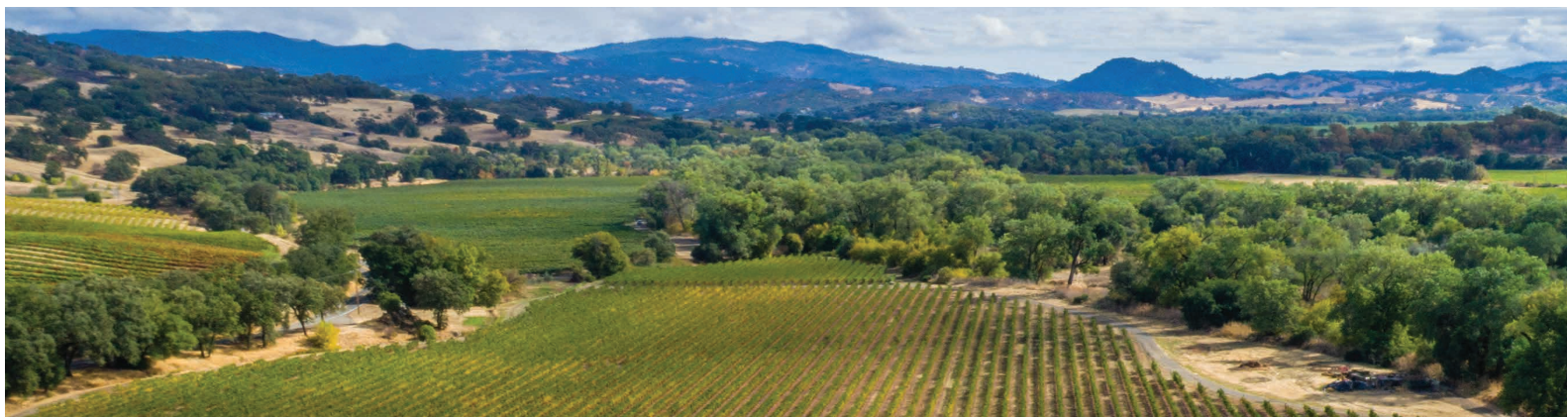
- Farmhouse sink
- Marble countertops
- Durasupreme cabinets
- Travertine floors
- GE Profile Washer/Dryer with pedestals

Outdoor Kitchen

- Lynz Stainless Steel 42" BBQ
- Lynz Stainless Steel under counter refrigerator
- Lynz Stainless Steel 2 gas burners
- Lynz Stainless Steel doors and drawers
- Kenmore Elite garbage disposal
- Soapstone Counter

Additional Buildings

- 4 car garage -1,056 sq.ft.
- Guest suite and workout room - 1,082 sq.ft.
- Newer shop building possible winery site 4,500 sq.ft
- Guest House - 2,000 sq.ft.
- Farm House - 1,200 sq.ft.
- Additional Shop & Office building 1,200 sq.ft.



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.

MENDOCINO COUNTY AVAs

 Dos Rios	 Covelo
 Eagle Peak	 Redwood Valley
 Potter Valley	 Anderson Valley
 Cole Ranch	 Yorkville Highlands
 Pine Mountain-Cloverdale Peak	 Mendocino Ridge



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

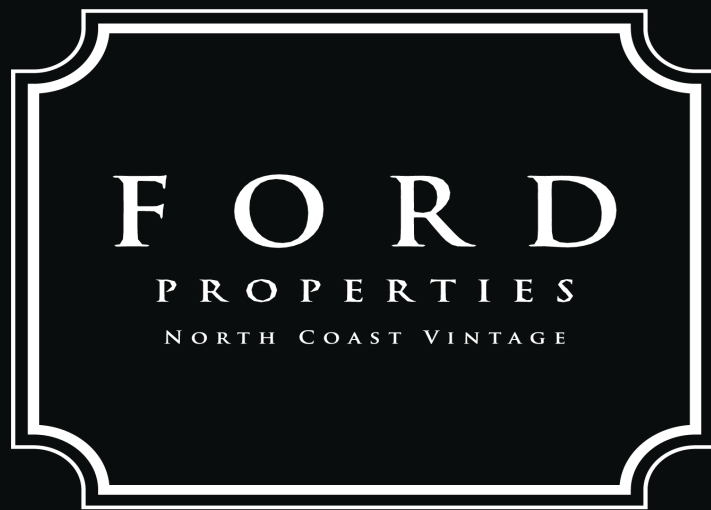
LEGEND

- 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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COMPASS

This information herein believed reliable but not guaranteed.