

INFORMATION MEMORANDUM

Redwood Valley Grape Ranch

\$2,500,000

300 Laughlin Road, Redwood Valley



Presented By:

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Key Investment Considerations

The Redwood Valley Grape Ranch offers a grower, winery or investor the opportunity to acquire highly desirable vineyard ranch in the Redwood Valley of Mendocino County. Redwood Valley is known to be cooler than the surrounding growing area's leading to a more gradual ripening producing more complex, high-quality wines.

The vineyard includes over 40 acres planted since 2015 providing significant opportunity for robust production in the coming years. As importantly, it's location just east of Highway 101 and its layout provide for an efficient farming operation - a prerequisite in today's farming landscape.



Desirable Varietal Mix

The Redwood Valley Grape Ranch is planted to a mix of Cabernet Sauvignon, and Sauvignon Blanc providing a wine-company or investor the opportunity to grow the #1 most popular Red varietal along with Sauvignon Blanc a highly in-demand white varietal.



Ample Water Storage Onsite

The ranch includes (2) ponds designed to collect winter runoff as well as access to Redwood County Water System.



Commercial Scale Vineyard

RVGR includes nearly 60 acres of productive vineyard providing a scale and efficiency that will enhance any vineyard operator's portfolio.



Additional Opportunities

Beyond its natural beauty and outstanding vineyard potential, the ranch is zoned AG (Agricultural District) and enrolled in the Williamson Act providing a myriad of uses and opportunities all at a reduced tax rate.



Property Specifications

ADDRESS	300 & 350 Laughlin Way and 1680 Oak Grove Drive
APN	160-170-03, 160-230-19, 160-210-01 & 160-230-01
GROSS ACRES	97.32 acres
ONSITE WATER	2 Irrigation Ponds: 24.30 ac.ft. and 31.30 ac.ft. and access to Redwood Valley County Water District
ONSITE POWER	PG & E
RESIDENCE	1,344 sq ft - 3 Bedroom/2 Bathroom
ACCESS	Direct from Laughlin Rd. and Oak Grove Dr.
ZONING	AG (Agricultural District) in Williamson Act

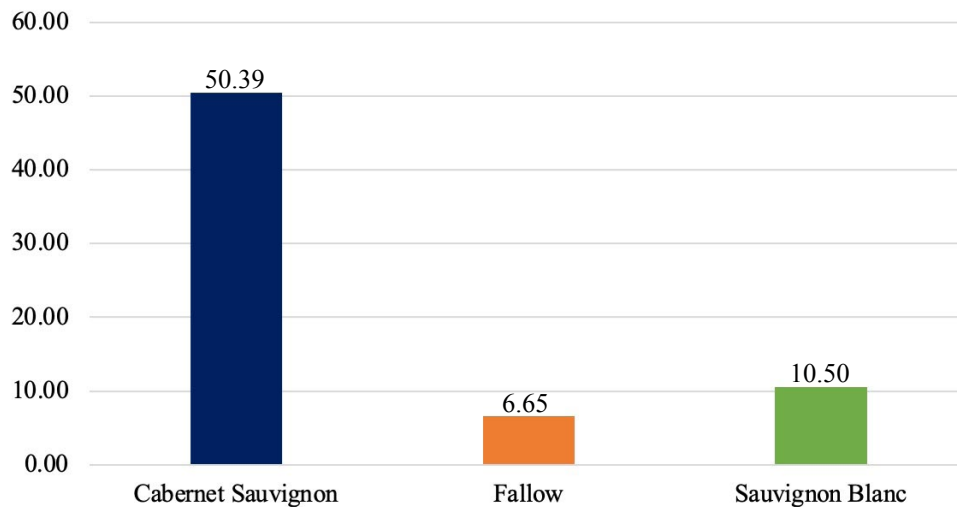
Site Characteristics

SLOPES & ASPECT	Neutral aspect and mostly level with some gentle slopes.
SOILS	NRCS has the site mapped to primarily Pinole gravelly loam, 2 to 8 percent slopes and Feliz loam, 2 to 5 percent slope.
ELEVATION	Elevation ranges from 815/-feet to 990+/- feet.
APPELLATIONS	The vineyard is located within the Redwood Valley AVA

Vineyard Details

VINEYARD	60.89 acres planted between 1999 – 2016
ADDITIONAL PLANTABLE LAND	6.65 acres
VINEYARD LAYOUT	VSP
ROW ORIENTATION	N to S and E to W
GRAPE CONTRACTS	Contact for details
HISTORICAL YIELDS	Contact for yield data

Acres Planted



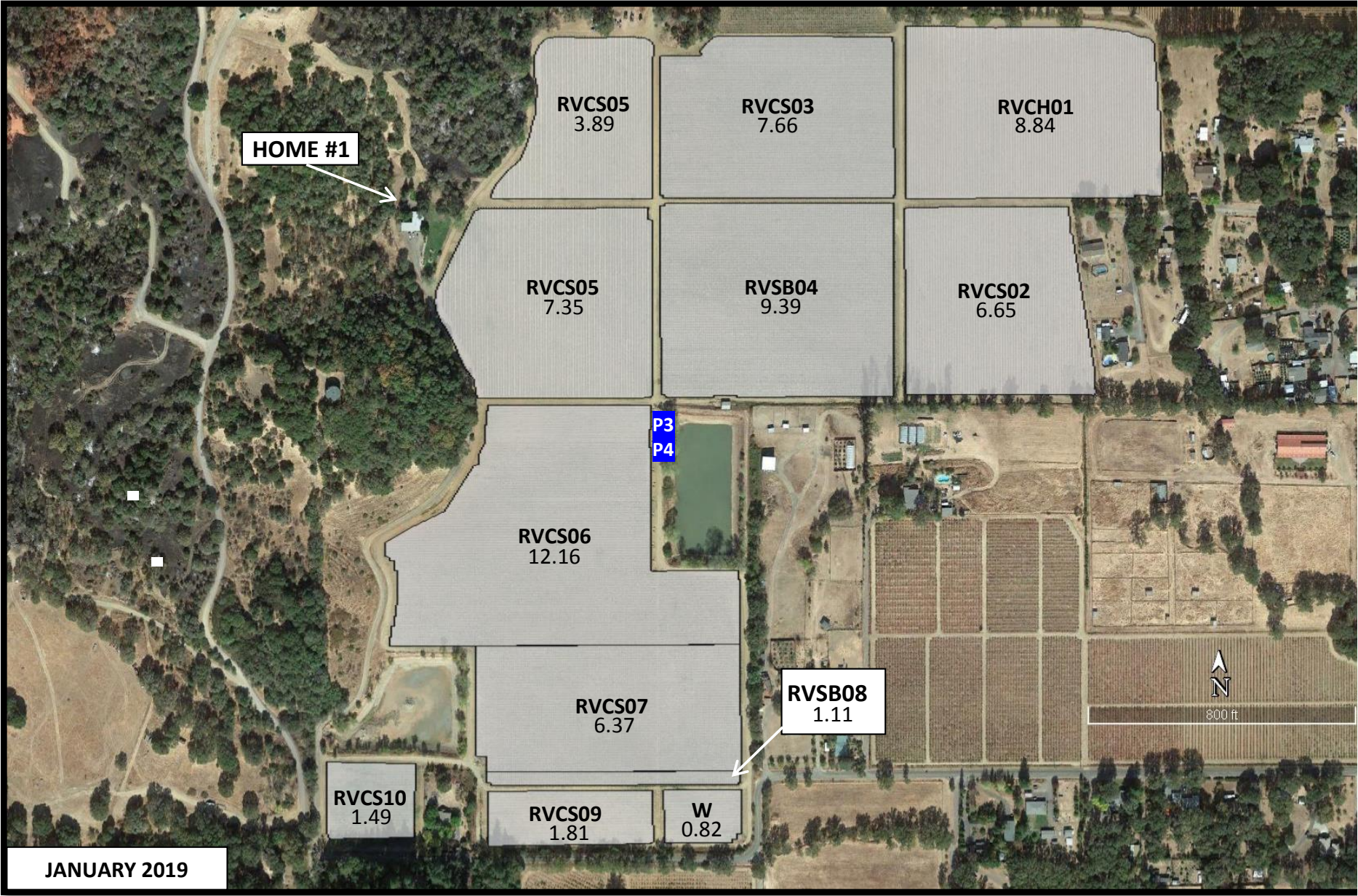
Block Details

BLOCK	VARIETY	ACRES	YEAR PLANTED	ROOTSTOCK	CLONE	SPACING
01	CS	8.84	2018	44-53, 125AA	07, 08	7 X 8
02	Fallow	6.65	NA	NA	NA	NA
03	CS	7.66	2015	5BB	07, 08	5 X 8
04	SB	9.39	2015	3309C, Freedom, 039-16, 125AA	01	6 X 8
05	CS	11.24	2000	101-14	337	7 X 8
06	CS	12.16	2016	1103P, 5BB	07, 337, 08, 337	5 X 8
07	CS	6.37	2016	039-16, 1103P, 039-16	47, 07, 685, 30, 04, 47	6 X 8
08	SB	1.11	2016	039-16	30	6 X 8
09	CS	2.63	2016	TBD	TBD	6 X 8
10	CS	1.49	2016	039-16	30, 07	6 X 8
Total		67.54				

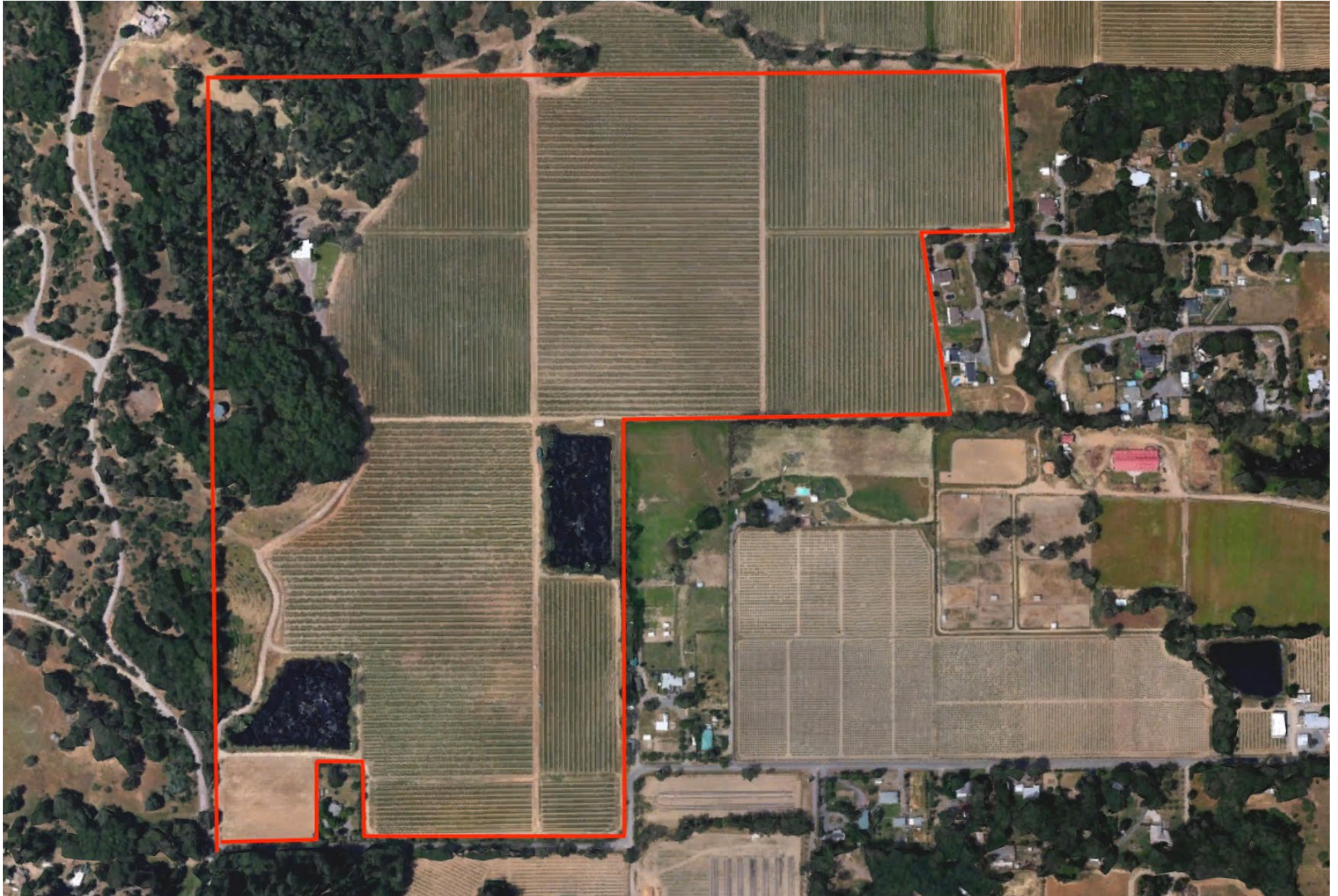
Neighboring Vineyards

- Frey Vineyards
- Barra Family Vineyards
- Fetzer
- Redwood Valley Cellars
- Lolonis Family Vineyards

Block Map

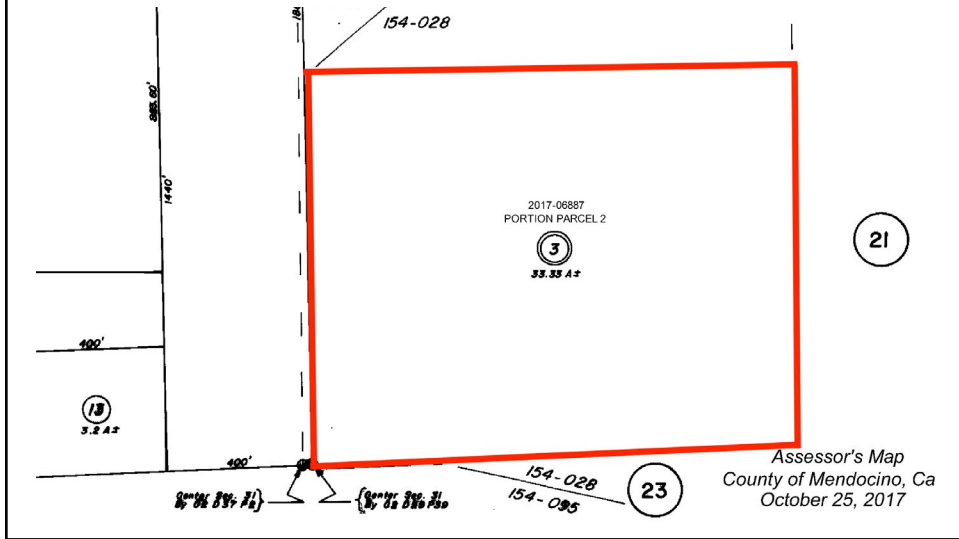


Aerial Map

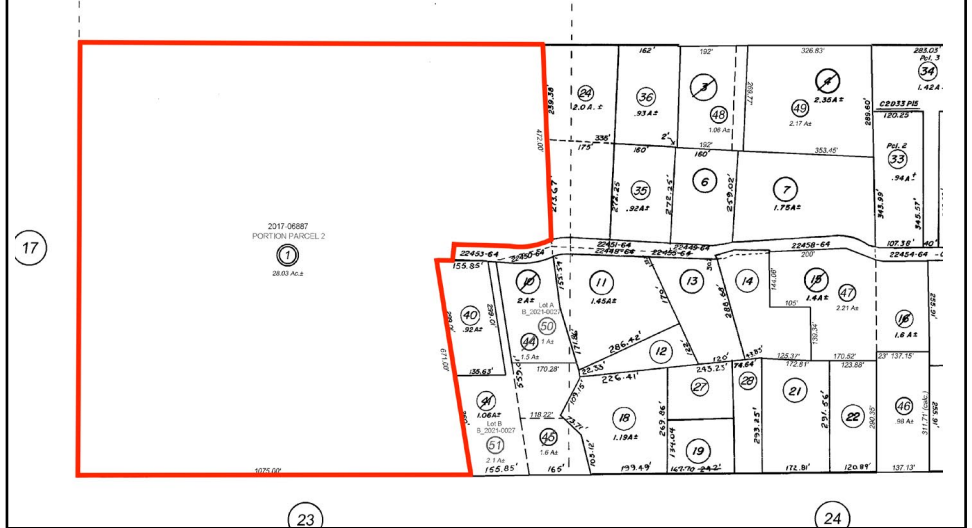


Parcel Maps

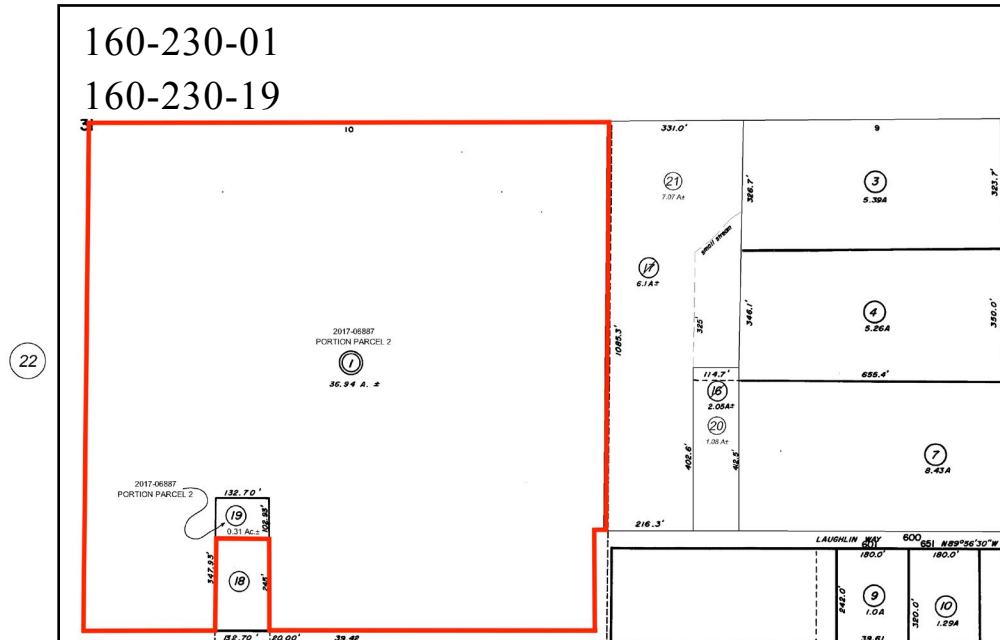
300 Laughlin Way
160-170-03



1680 Oak Grove Drive
160-210-01



160-230-01
160-230-19



The topographic map displays the study area with a grid of elevation values. A black outline indicates the proposed development area, which includes a road network and a central water body. The map shows a road network with several intersections and a central water body. The elevation values range from 800 to 1050 feet, with contours indicating the terrain's slope. The proposed development area is outlined in black, showing a road network and a central water body.

Yorktree-Hopland-Woodin Complex
30%-50% slope

Feliz Loam
2%-5% Slope

Pinole Gravelly Loam
0%-2% Slope

Pinole Gravelly Loam
2%-8% Slope

Yokayo Sandy Loam
0%-8% Slope







LAND COMPANY

Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is the sale of investment-grade agricultural land. We provide landowners, investors and wineproducers with local expertise and a path to growth within the complex field of agricultural investment.

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in wine-production, with sales and marketing, and finance and accounting. With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end our team has successfully closed over \$150,000,000 in Real Estate assets, including more the \$60,000,000 in premium vineyards, wineries and plantable land since 2020.

We are selective about the properties and projects we choose to take on. We only take on properties of the highest caliber and projects where we can add value by leveraging our network and experience not only in Agricultural Real Estate but also in the wine industry. This selective approach allows us to focus more attention on fewer projects, and the results have been the sale and acquisition of an incredibly compelling portfolio of premium vineyards and agricultural properties on behalf of our clients.



David J. Carciere
Owner & Broker

David's decades of experience as a broker alongside his prior history as an Agricultural Appraiser allow him to bring vast knowledge of the agricultural real estate space. His wine industry experience managing Donnelly Creek Vineyard and helping run his family's wine label Suacci Carciere Wines give David first hand experience in both the growing and production.



Bonnie Burnett
Realtor

Bonnie brings extensive experience to the team having coordinated over \$150,000,000 in gross sales for Winery, Vineyard, and Agricultural Land. She also brings extensive wine industry experience having been a grower and hailing from the esteemed Alexander Valley. Bonnie's attention to detail and organization allows her to coordinate smooth and efficient transactions.



LAND COMPANY

Disclaimers

Seller, Landlord or Lessee Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting: David Carciere at 707.479.2199.

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