

INFORMATION MEMORANDUM

Gap's View Vineyard

\$3,995,000

3066 Adobe Road, Petaluma, California



Presented By:

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LAND COMPANY

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Key Investment Considerations

Executive Summary

Gaps View Vineyard offers a rare opportunity for an investor or premium wine-producer to acquire 41 acres of high-quality vineyard planted exclusively to Pinot Noir. This vineyard lies within the esteemed Petaluma Gap, in the renowned Sonoma Coast AVA. The neighborhood, known for its cooling marine influences and exceptional grape-growing conditions, has some of the most prominent Pinot Noir vineyards on the North Coast, vineyards consistently producing highly scored and highly sought-after wines. Gap's View and the roster of premier winemakers making wine off the site are further tribute to the area more broadly, but the vineyard's quality most specifically.



Prestigious Vineyard Neighborhood

Situated within the Petaluma Gap AVA, renowned for its signature marine fog and wind patterns that create an optimal climate for cultivating world-class Pinot Noir. Those conditions have given rise to highly acclaimed vineyards including Terra de Promissio, The Uberoth Vineyard and Sun Chase - these vineyards add prestige and desirability to the location.



Efficient Vineyard Design & Farming Operation

Ideally oriented with long, uniform rows maximize farming efficiency, reducing labor costs and simplifying maintenance. Level terrain and fertile clay loam soils support vine health and consistent yields. The vineyard is also supported by a well tested at 150 GPM providing ample water for vineyard operations.



Recent Capital Investment

Ownership has replanted over 7000 vines, approximately 9 acres of vineyard in 2023 with an eye on increasing yields in the coming years. Acclaimed Winemaker Clients The Winemakers currently and historically who have taken fruit off this site speak to the quality of fruit it produces. Those exceptional list of winemakers include: Julian Fayard, Ehren Jordan, Jennie Murp.



Acclaimed Winemaker Clients

The Winemakers currently and historically who have taken fruit off this site speak to the quality of fruit it producers. Those exceptional list of winemakers include; Julian Fayard, Ehren Jordan, Jennie Murphy, Byron Kosuge and the team at Flanagan Wines.





Property Specifications

ADDRESS	3066 Adobe Road, Petaluma, California
APN	017-070-022
PARCEL SIZE	44.98 acres
PLANTED ACRES	40.94 acres
PLANTABLE ACRES	1.00 acres
ONSITE WATER	Well - Estimated yield 150 gpm
UTILITIES	PG & E
ZONING	DA10 (Diverse Agriculture) Zoning permits a winery with a Conditional Use Permit (CUP).

Site Characteristics

SLOPE & ASPECT	The vineyard is less than 5% in slope.
SOILS	According to the USDA Natural Resources Conservation Service, the planted acreage is mapped as Clear lake clay loam (0-2%), and Haire clay loam (0-9%).
ELEVATION	Elevation of the vineyard ranges from +/- 80 feet to +/- 110 feet above sea-level.
APPELLATIONS	The vineyard is located within the Petaluma Gap AVA, and the Sonoma Coast AVA.
POTENTIAL ESTATE SITE	The plantable land could also be a beautiful estate building site at the end of a private gated road.

Vineyard Details

VINEYARD	The +/- 40.93 acres was planted in 2000 and 2006 exclusively to Pinot Noir.
ADDITIONAL PLANTABLE ACREAGE	1.00 acre
ROOTSTOCK	101-14
VINEYARD LAYOUT	Quad and Bilateral
ROW ORIENTATION	NE – SW
NEIGHBORING VINEYARDS	See Page 6

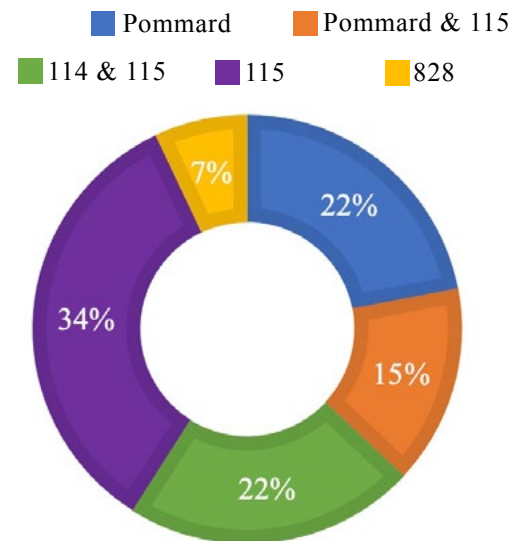


2022 Pinot Noir
\$88



2019 Pinot Noir
\$78

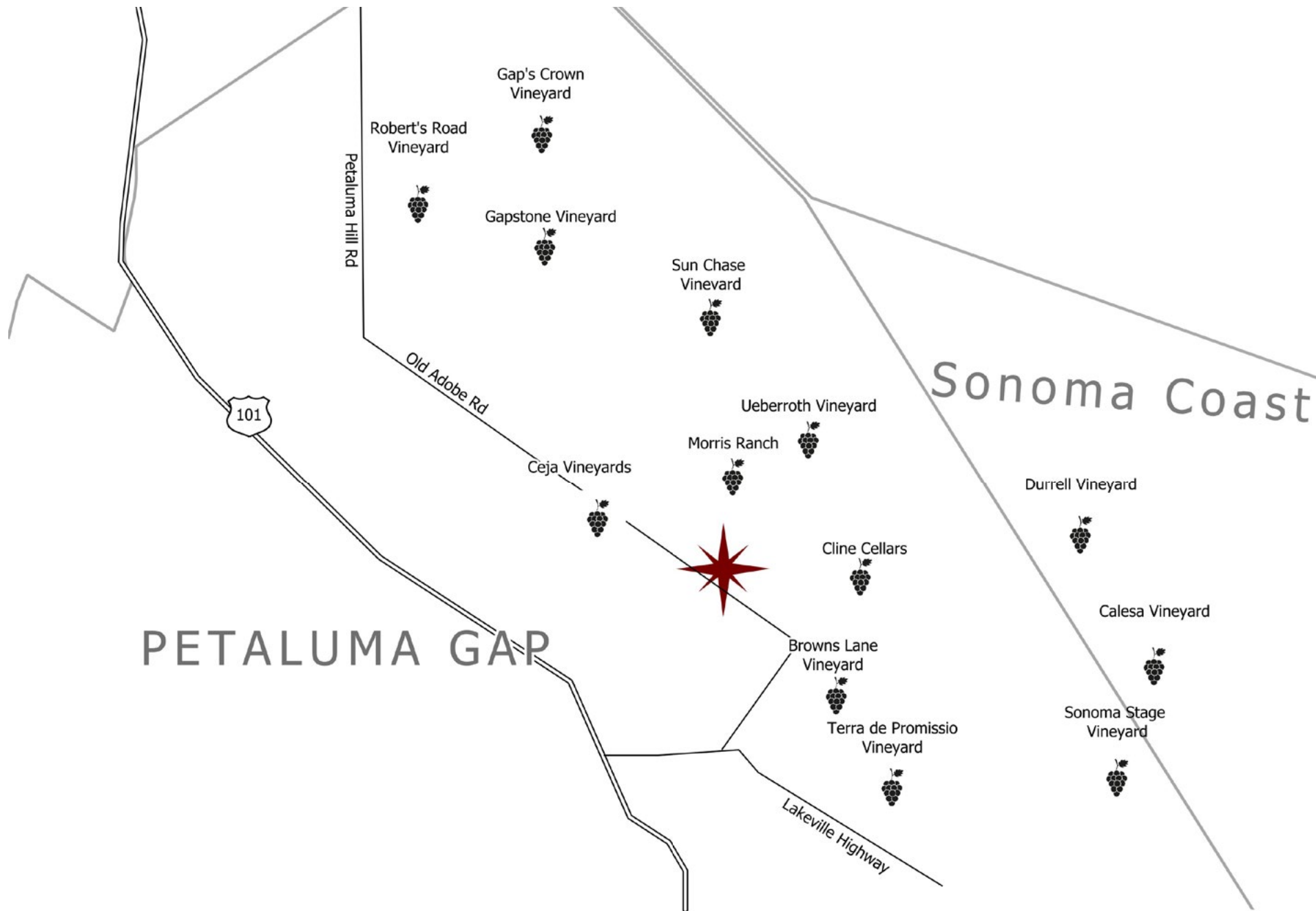
Clones



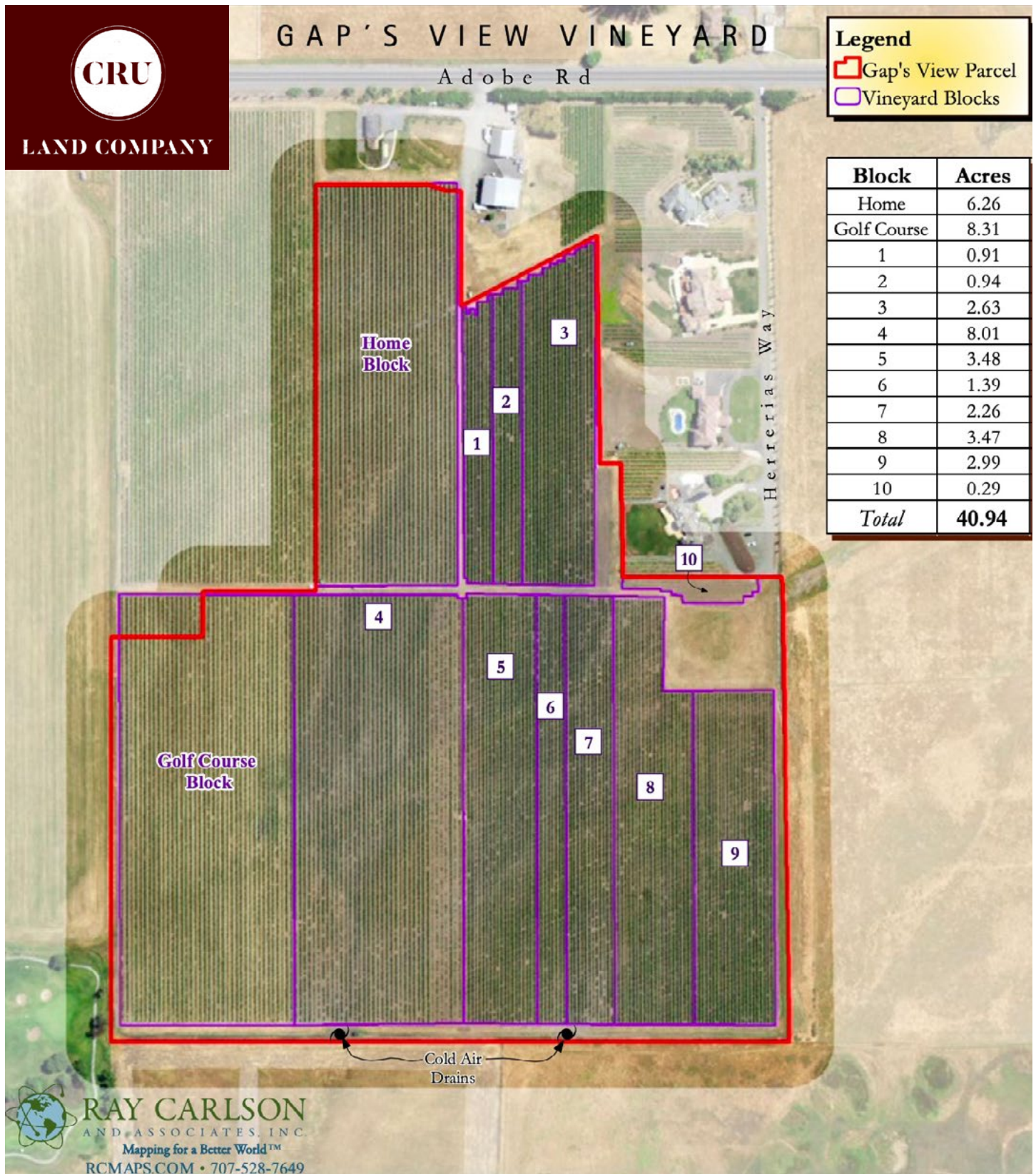
Block Details

BLOCK	VARIETY	ACRES	YEAR PLANTED	ROOTSTOCK	CLONE	SPACING
Home	Pinot Noir	6.26	2000	101-14	Pommard & 115	8 X 5
Golf Course	Pinot Noir	8.31	2000	101-14	114 & 115	8 X 5
1	Pinot Noir	0.91	2006	101-14	115	8 X 5
2	Pinot Noir	0.94	2006	101-14	828	8 X 5
3	Pinot Noir	2.63	2006	101-14	Pommard	8 X 5
4	Pinot Noir	8.01	2006	101-14	115	8 X 5
5	Pinot Noir	3.48	2006	101-14	Pommard	8 X 5
6	Pinot Noir	1.39	2006	101-14	115	8 X 5
7	Pinot Noir	2.26	2006	101-14	828	8 X 5
8	Pinot Noir	3.47	2006	101-14	115	8 X 5
9	Pinot Noir	2.99	2006	101-14	Pommard	8 X 5
10	Pinot Noir	0.29	2006	101-14	115	8 X 5
		40.94				
Total Vineyard Footprint					41.94	
Currently Producing Vineyard					40.94	
Additional Plantable Vineyard Ground					1.00	

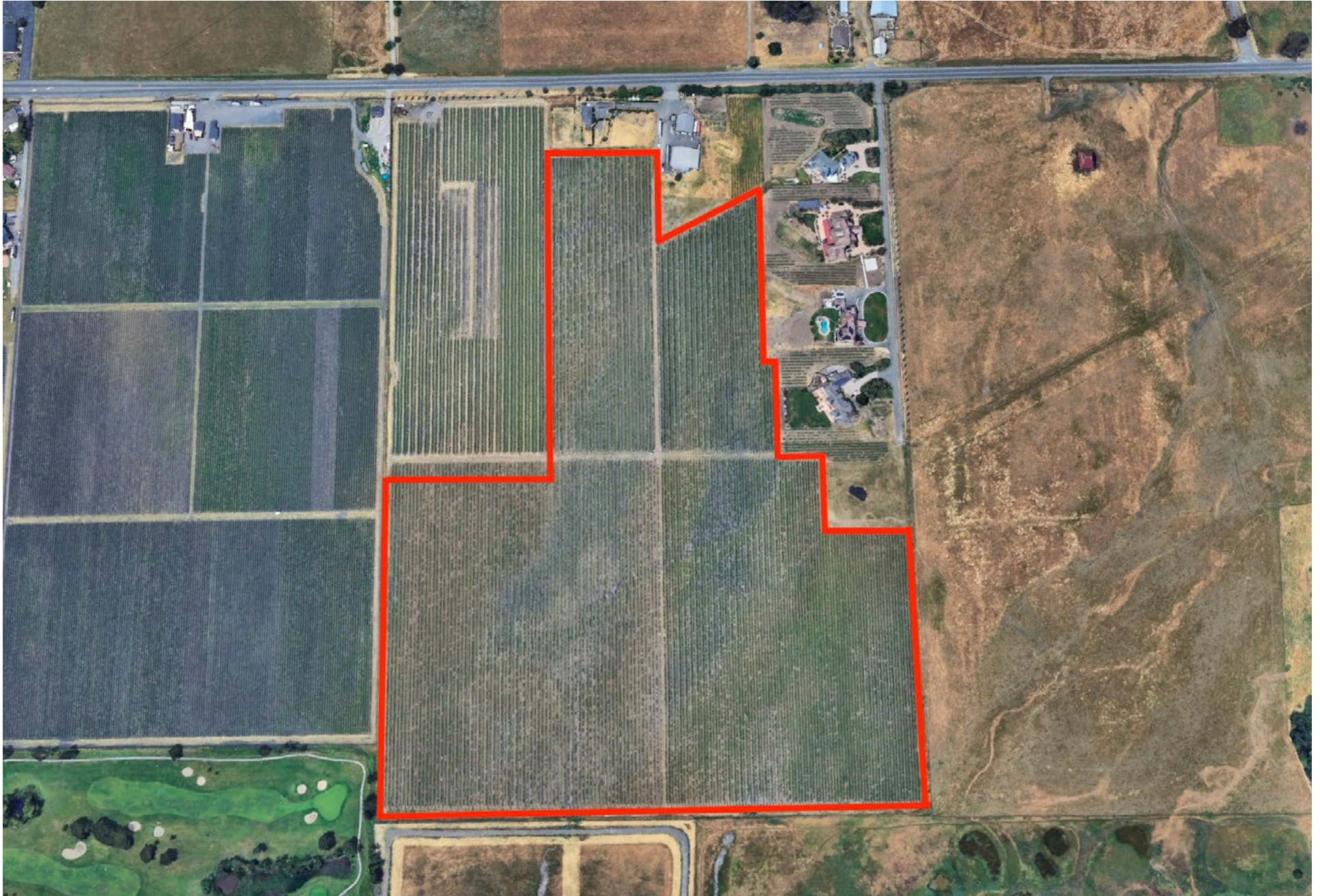
Neighborhood Vineyard Map



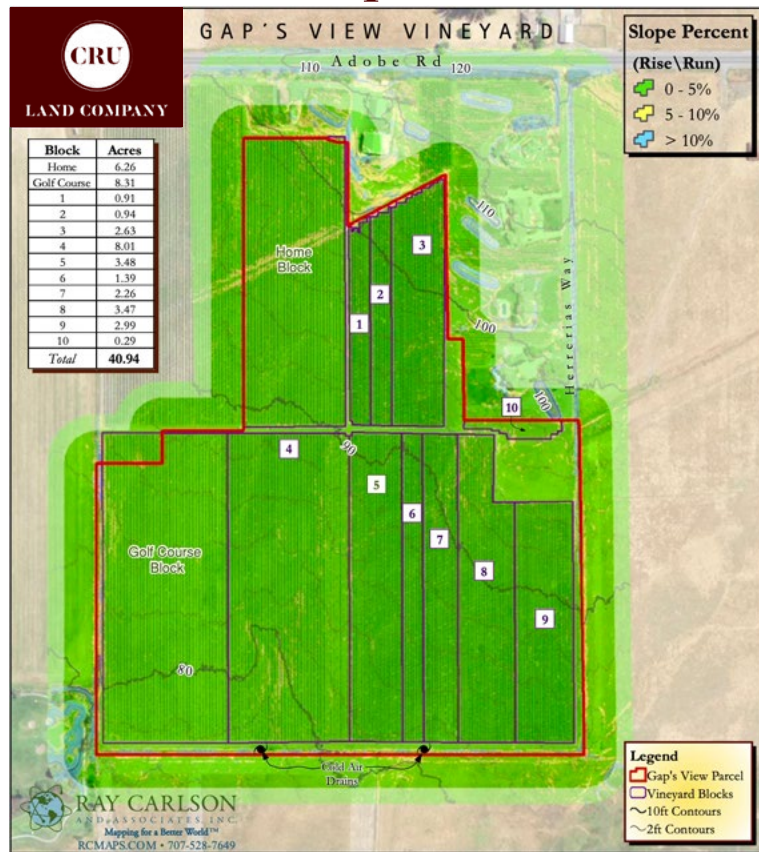
Block Map



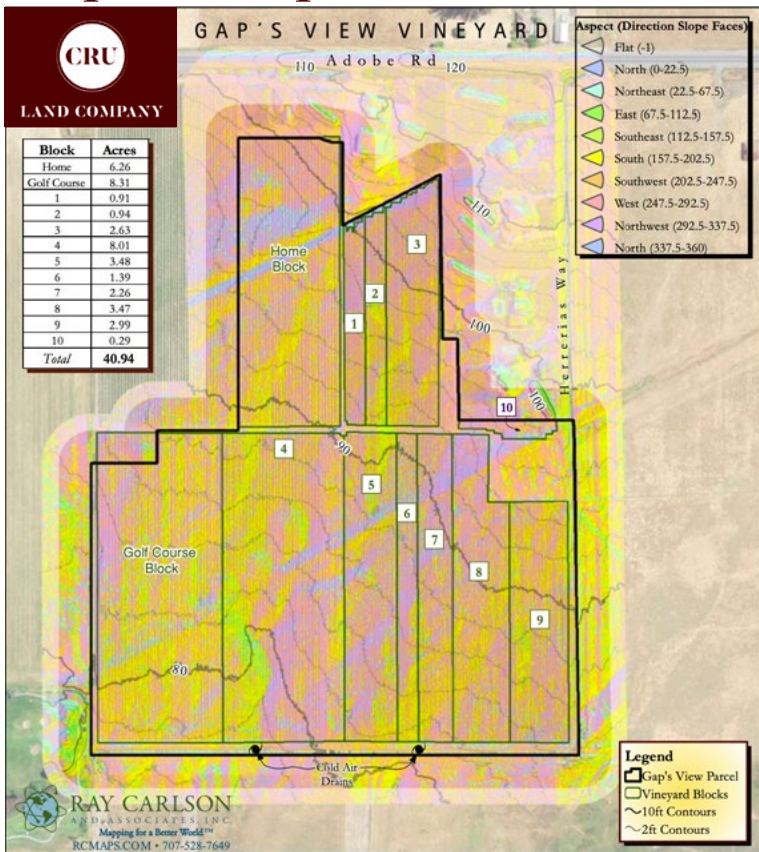
Aerial Map



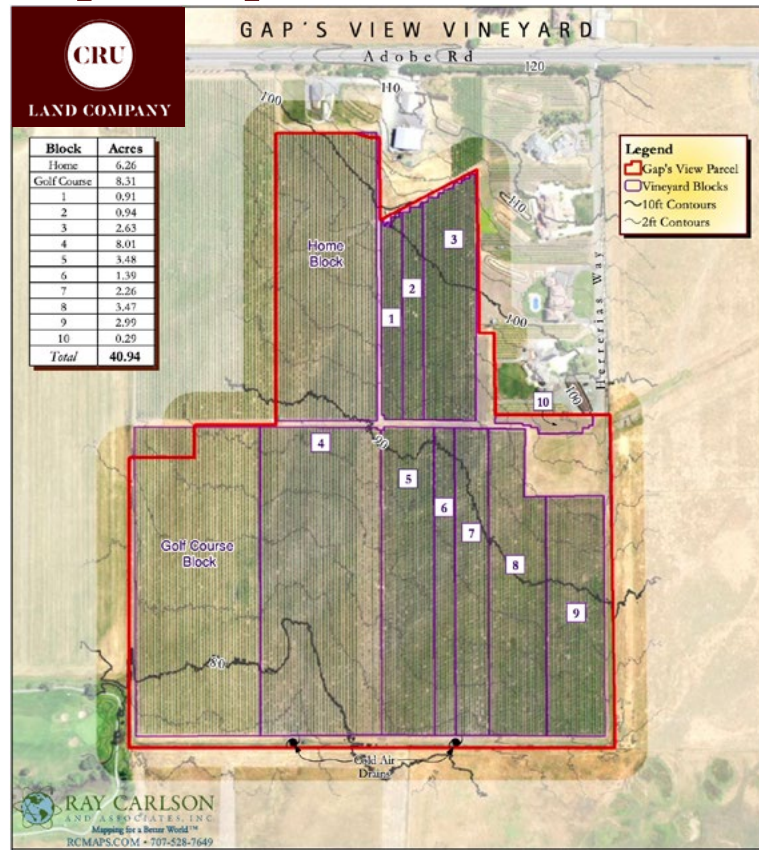
Elevation Map



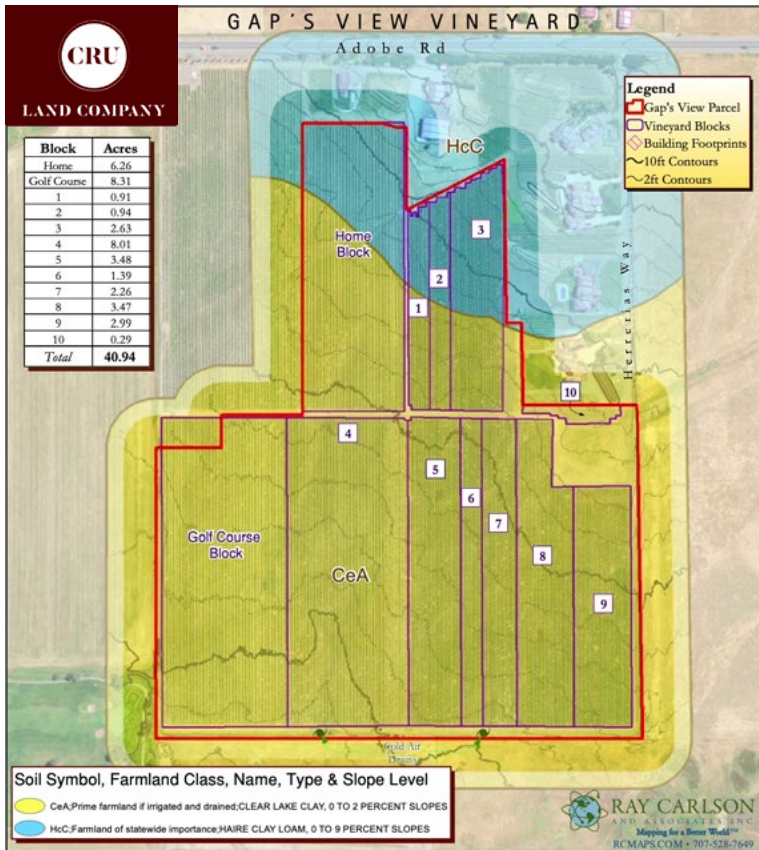
Aspect Map



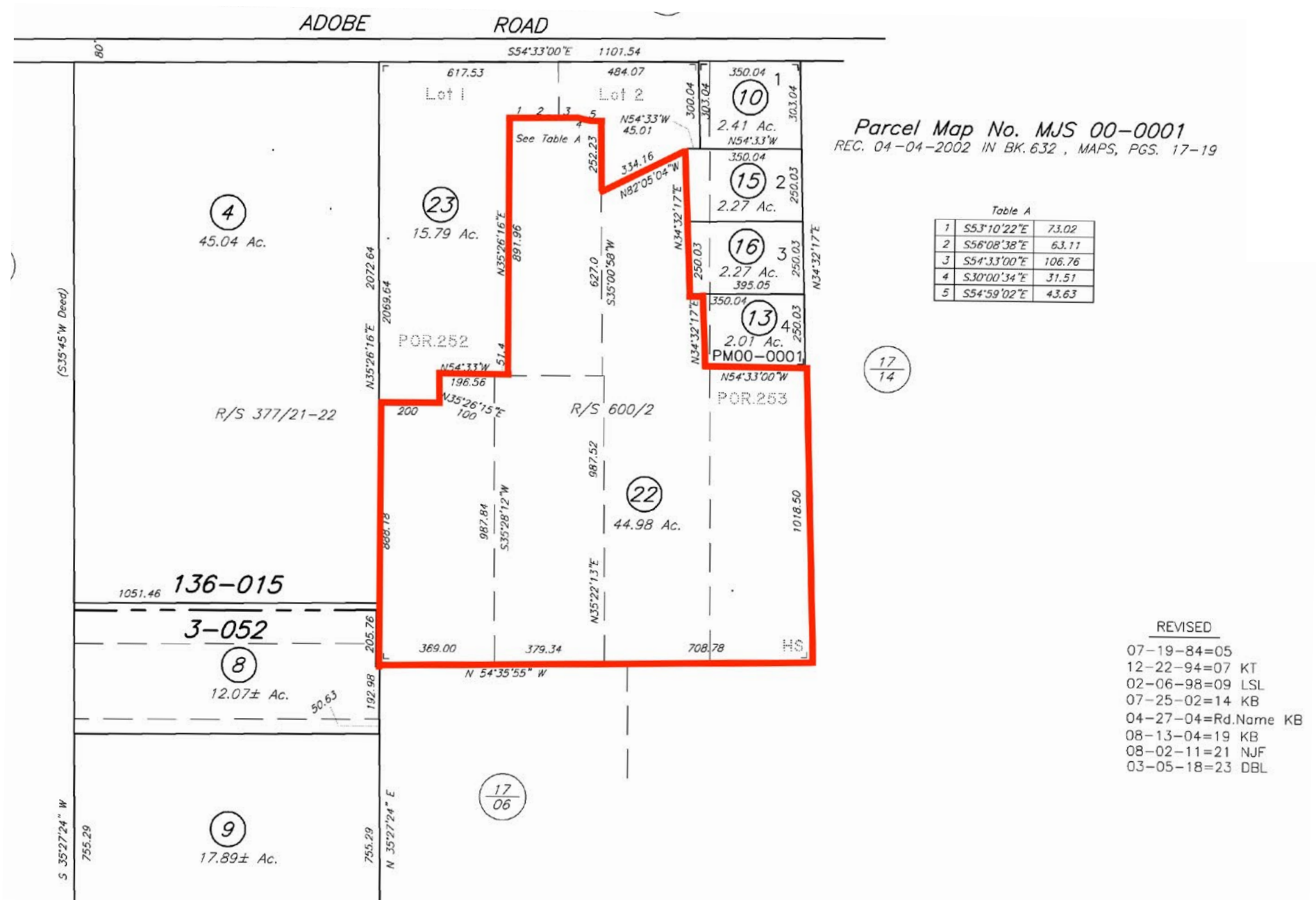
Topo Map



Soil Map



Parcel Map









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.



Mike Hansen
VP of Sales

Mike's family history and immersion in wine industry as a grower fuel his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike seamlessly blends business acumen with an extensive professional network to source and execute premium vineyard and winery deals.



Bonnie Burnett
Senior Project Manager

Bonnie brings extensive experience to the team having coordinated over \$100,000,000 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.

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.

