

INFORMATION MEMORANDUM

Highway 128 Vineyard - Alexander Valley

\$2,250,000

5403 Highway 128, Geyserville, CA



Presented by:

David J. Carciere
Licensed Broker
DRE# 01769140



LAND COMPANY

707.479.2199
david@cruland.com
www.cruland.com

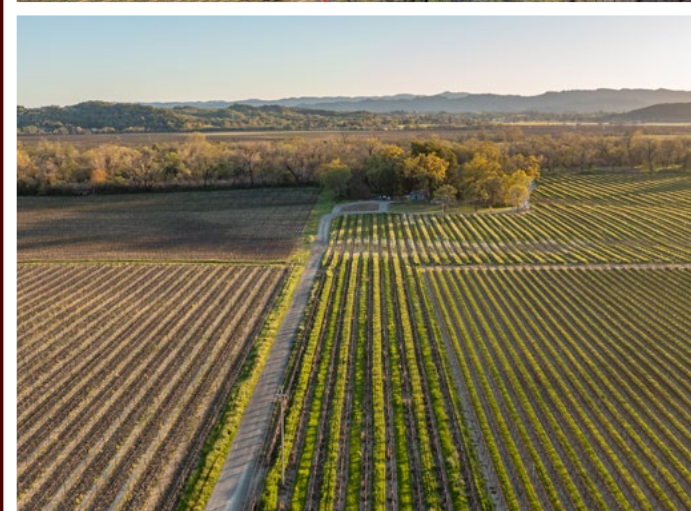
Executive Summary

The Highway 128 vineyard offers a unique opportunity for an investor, grape-grower or wine-producer to acquire +/-19 acres of highly productive vineyard with an additional 3.3 acres for future planting all located in the heart of the Alexander Valley AVA.

The vineyard is planted exclusively to Sauvignon Blanc, a varietal accelerating in demand and has averaged 6.25 TPA since 2016. Though the ranch has Russian River frontage and is located less than 15 minutes from downtown Healdsburg there is no home or estate on the property. The farmability, strong yield history and plentiful water make this an extremely attractive pure vineyard asset.

Property Specifications

ADDRESS	5403 Highway 128, Geyserville, California
APN	131-090-018
PARCEL SIZE	25.0 +/- acres
ZONING	LIA B6 20, RRD B6 20, F1 F2 MR RC200/100 SR VOH Land Intensive Agriculture District
ACCESS	Direct access from Highway 128
ONSITE WATER	<ul style="list-style-type: none">• Well # 1 - Irrigation 65+ GPM• Well # 2 - Frost Protection 1,000+ GPM• (2) Abandoned Wells• (1) Well for use by Neighbor via recorded easement.
UTILITIES	PG&E
STRUCTURES	None





Site Characteristics

LOCATION

The vineyard is located in the heart of Alexander Valley 10 minutes east of Hwy 101 and 50 miles north of the city of San Francisco.

SLOPES & ASPECT

The vineyard is 0-10% in slope.

SOILS

According to the USDA Natural Resources Conservation Service, the planted acreage is mapped as Yolo Loam, 0-10% slope, Cortina very gravelly loam, 0 to 2 percent slopes and Arbuckle gravelly loam, 0 to 5 percent slopes.

ELEVATION

Elevation of the vineyard ranges from +/- 165 feet to +/- 180 feet.

APPELLATION

Alexander Valley AVA.

IRRIGATION WELL

- 65+ GPM
- Year drilled - 2000
- Total depth - 84 ft
- Casing - 18" steel

FROST PROTECTION WELL

- 1,000+ GPM
- Year drilled - 2012
- Total depth - 85 ft
- Casing - 18" steel casing around 12" pvc above grade
- Newly installed in 2022:
 - New John Deer Power Tech Tier 4 Diesel Engine.
 - 100-hp complete irrigation power unit.
 - 250-gallon double-walled fuel tank.

Vineyard Details

VINEYARD 18.78+/- acres planted to Sauvignon Blanc.

ADDITIONAL PLANTABLE ACREAGE 3.3+/- acres

- VINEYARD SPECS*
- Year Planted: 1995-1996
 - Clone: 1
 - Rootstock: St. George
 - Trellis: VSP
 - Spacing: 10X7
 - Rows: 105

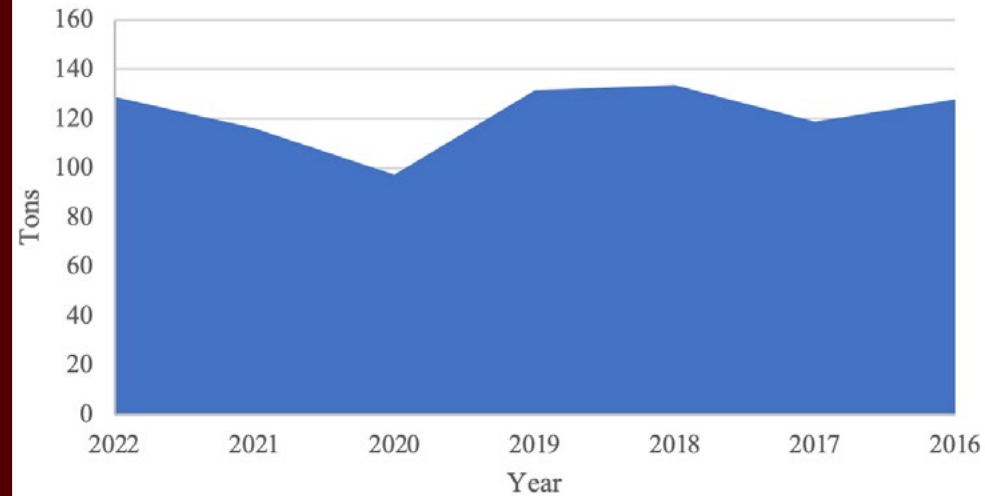
HISTORICAL FRUIT BUYERS Details available upon request.

VINEYARD CONTRACTS Details available upon request.

- VINEYARD NEIGHBORS Commercial vineyards in the area include:
- Foley Family Wines
 - Heritage Farms Vineyards
 - Jackson Family Wines
 - Silver Oak Alexander Valley
 - Robert Young Winery
 - Vino Farms

*Vineyard specs not verified.
 **2021 harvest tonnage to be confirmed.

Historic Tonnage



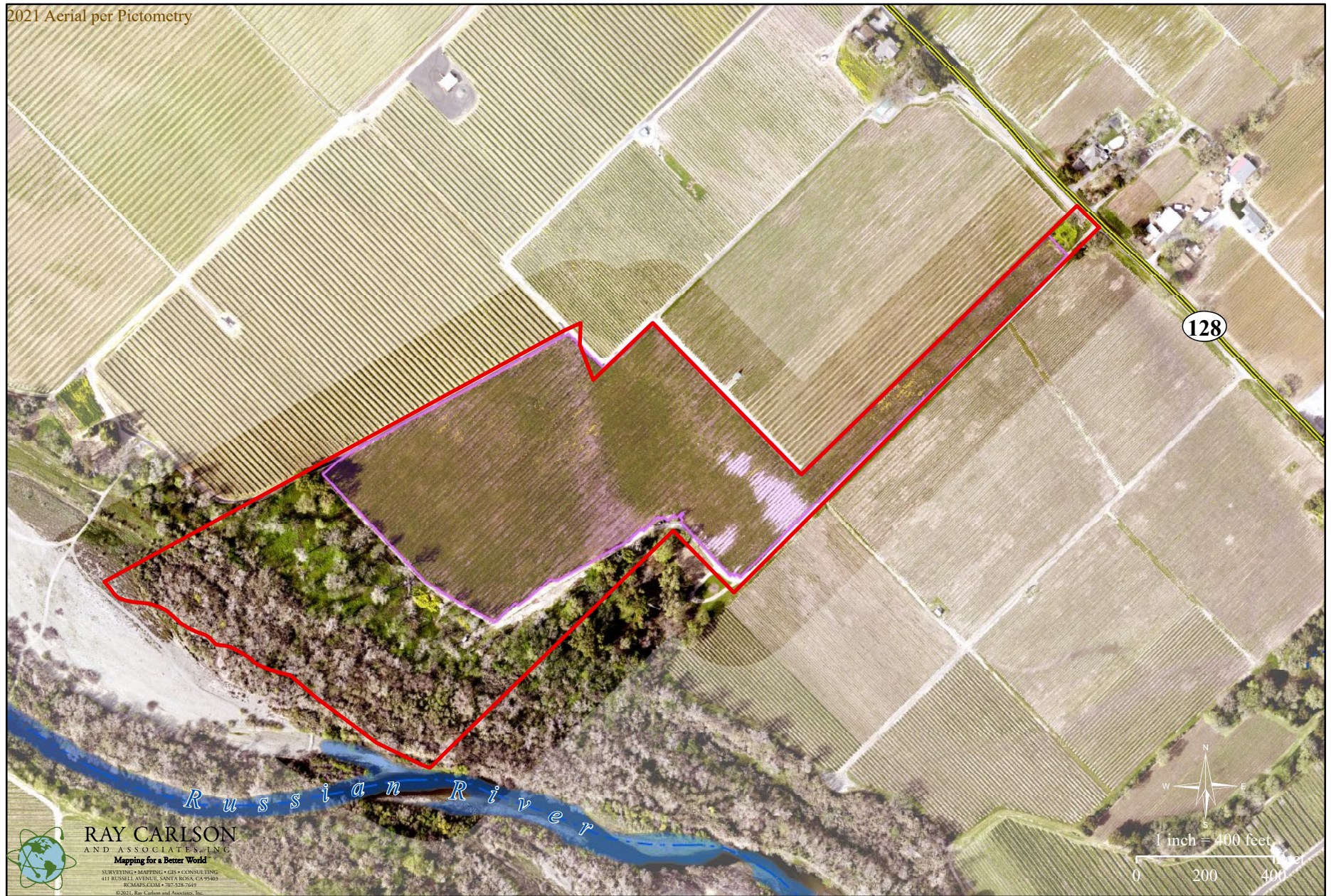
Historical Yields

YEAR	TOTAL TONS	TPA
2016	127.85	6.81
2017	118.85	6.33
2018	133.58	7.11
2019	131.42	7.00
2020	97.40	5.19
2021	116.00**	6.18
2022	129.00	6.87
2023	85.00	4.53
Average	117.39	6.25

Location Map

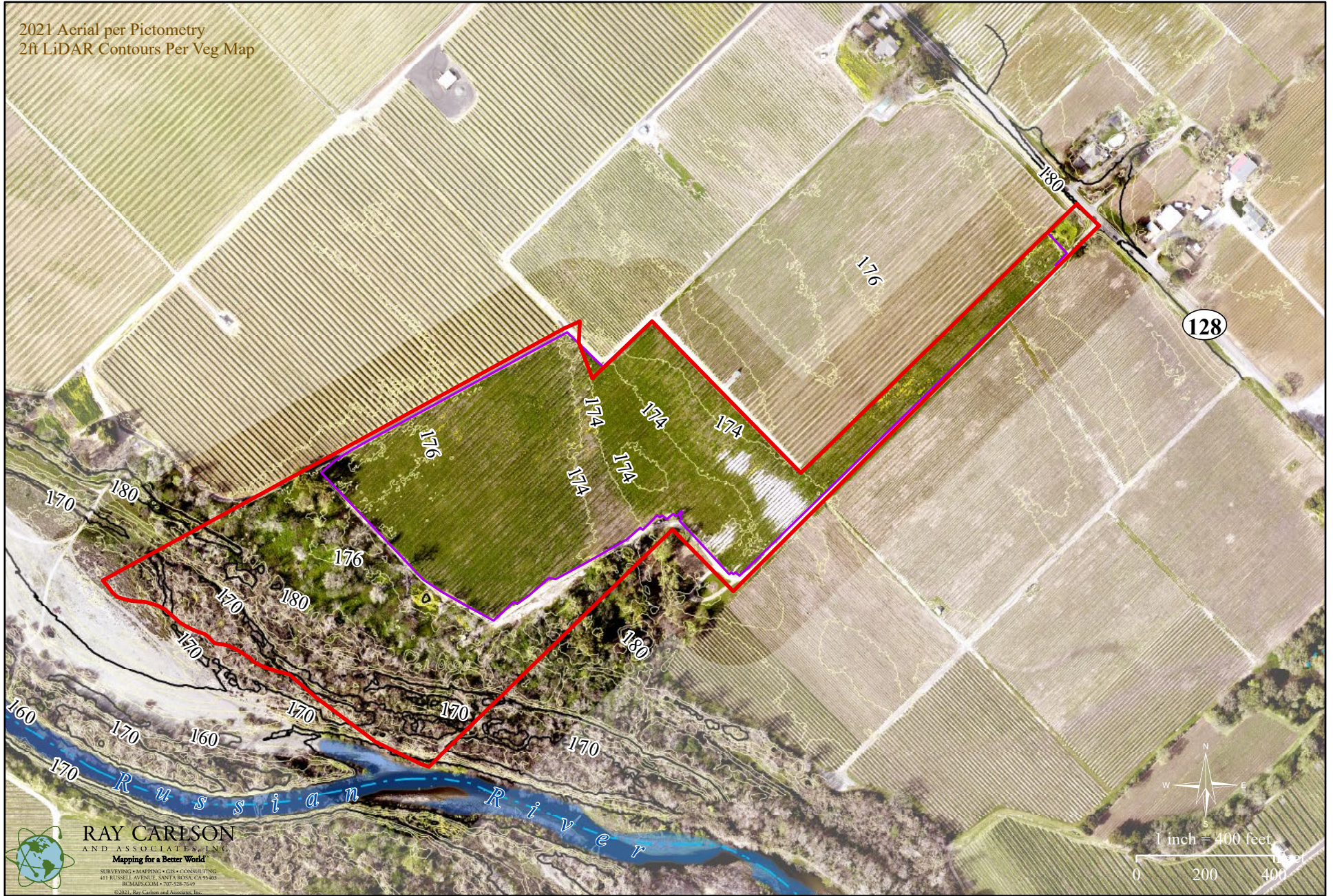


Aerial Map



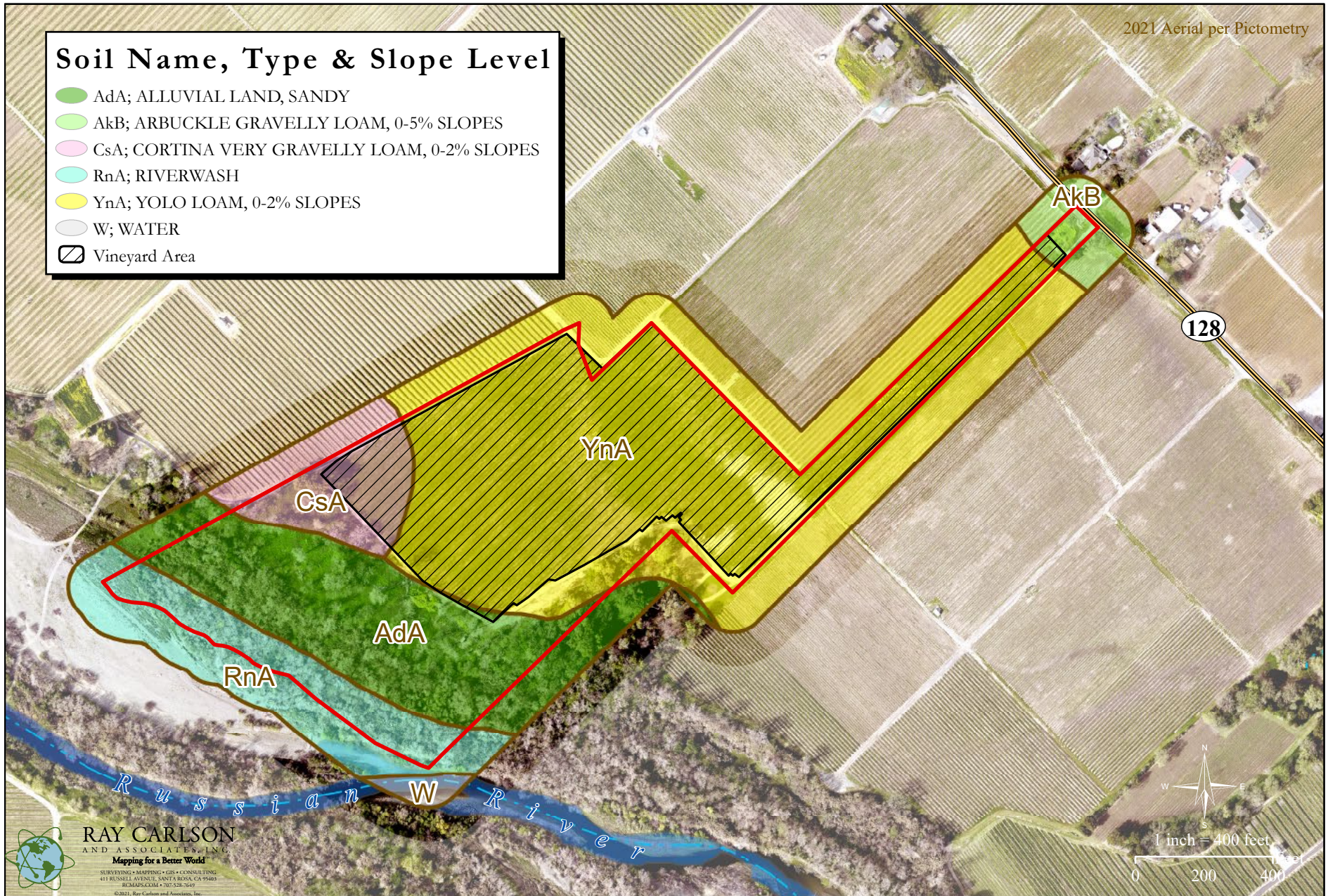
Topo Map

2021 Aerial per Pictometry
2ft LiDAR Contours Per Veg Map

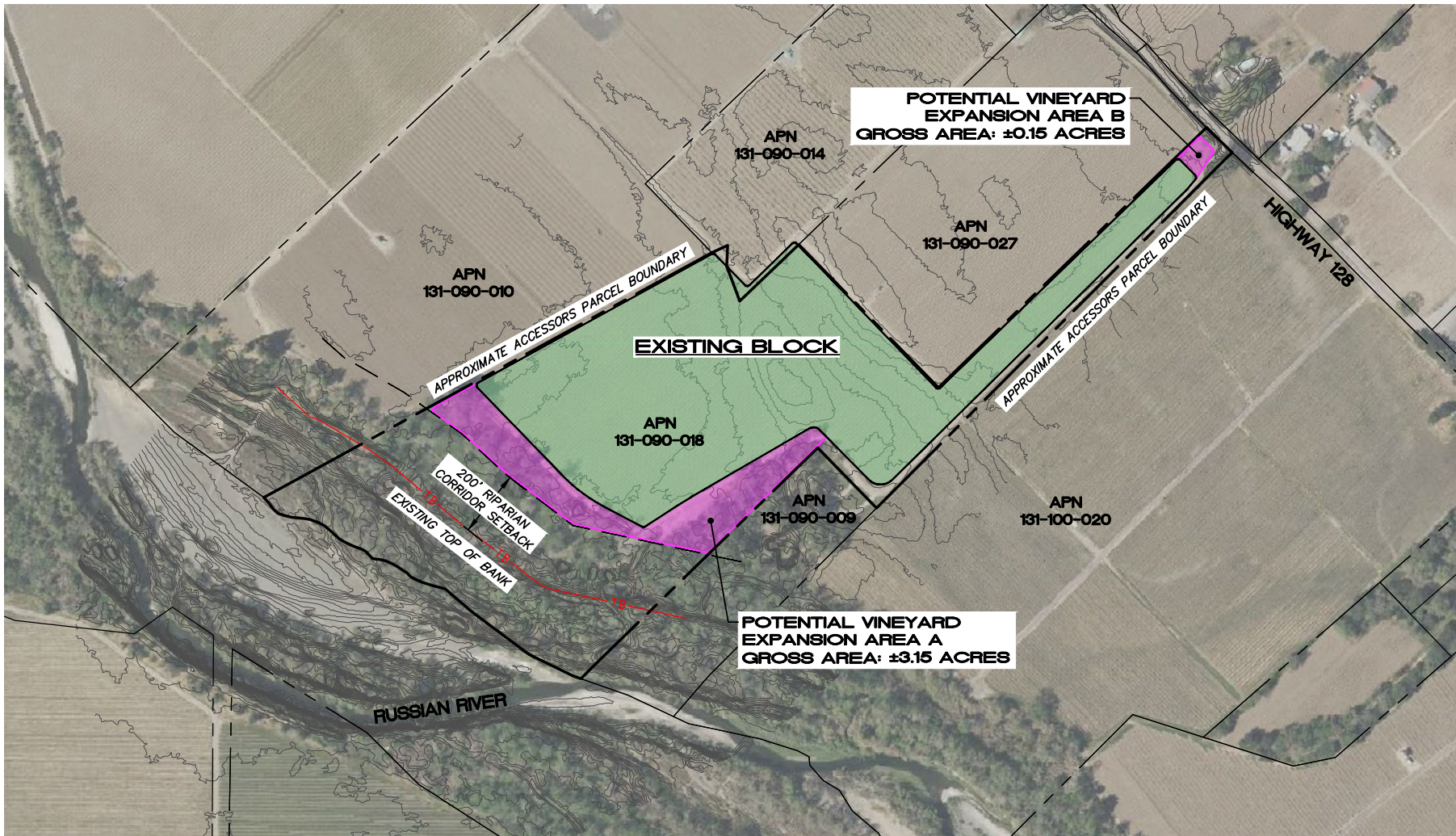


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Soil Map



Additional Plantable Land



PRELIMINARY VINEYARD EXPANSION PLAN

SCALE 1"=300'



NOTES:

1. PARCEL ZONING: LIA B6 20, RRD B6 20, F1 F2 MR, RC200/100 SR VOH
2. PER ZONING CODE, 200' NO TOUCH SETBACK FROM TOP OF BANK OF RUSSIAN RIVER.
3. AT TIME OF VINEYARD PLAN DEVELOPMENT, A BIOLOGIST SHOULD BE CONSULTED TO EVALUATE THE PLANTING AREA FOR POTENTIAL WETLANDS OR SENSITIVE HABITAT.
4. PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT CONSTITUTE A BOUNDARY SURVEY.

MUNSELLE CIVIL ENGINEERING
 ♦ CIVIL ENGINEERING ♦ SURVEYING ♦
 ♦ PLANNING ♦ CONST. MANAGEMENT ♦
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0868



**PRELIMINARY VINEYARD
 EXPANSION PLAN**
 APN 131-090-018
 5403 HWY 128
 HEALDSBURG, CA

DATE:
MAR 16, 2023

JOB NO.
42-22

SHEET 1 OF 1

Property Photos



Property Photos



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.

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