

**Willow Point / Tule Road Vineyards  
Clarksburg, CA 95612  
Yolo County**

Approximately 186 +/- acres divided among 6 parcels.

160 +/- planted acres of young Pinot Noir wine grapes

**\$ 4,795,000**



**Exclusively Listed**

**By**

**Reni Della Maggiore, Inc.**

**Reni Della Maggiore, Realtor**

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**CA BRE License # 00976929**



### **Willow Point Vineyard**

- Six parcels consisting of 136.22+/- gross acres with 115.6+/- acres of Pinot Noir Wine Grapes.
- Located in Grape Growing District 17.
- Clones CL18/420A, CL91/420A & CL38/101-14,
- Spacing 6x10, all plantings are on drip irrigation.
- Irrigation Water is diverted from the Sacramento River via RD 999 under the California North Delta Water Agreement.

### **Tule Road Vineyard**

- Consists of 50.0+/- acres with 44.63+/- acres of Pinot Noir Wine Grapes.
- Located in Grape Growing District 17.
- Clones CL38/420A & CL91/420A,.
- Spacing 6x10, all plantings are on drip irrigation with tile drainage.
- Irrigation Water is diverted from the Sacramento River via RD 999 under the California North Delta Water Agreement.

*Sacramento just 20 minutes*



*All information in this brochure has not been verified by brokers. All measurements are approximate. Information is provided by Seller or other resources. All interested persons should independently verify the information*







# MEMBER WINERIES

1. BOGLE VINEYARDS & WINERY  
37783 ROAD 144, CLARKSBURG
2. HERINGER ESTATES  
37375 NETHERLANDS ROAD, CLARKSBURG
3. CLARKSBURG WINE COMPANY  
THE OLD SUGAR MILL  
35265 WILLOW AVENUE, CLARKSBURG
4. ELEVATION TEN  
THE OLD SUGAR MILL  
35265 WILLOW AVENUE, CLARKSBURG
5. SCRIBNER BEND VINEYARDS  
9051 RIVER ROAD, SACRAMENTO
6. MINER'S LEAP WINERY  
54250 SOUTH RIVER ROAD, CLARKSBURG
7. SIX HANDS WINERY  
13783 ISLETON ROAD, WALNUT GROVE
8. KIRCHHOFF WINERY  
THE OLD SUGAR MILL, CLARKSBURG- (BOILER ROOM)  
35265 WILLOW AVENUE, CLARKSBURG
9. GRAND ISLAND VINEYARDS  
12484 HIGHWAY 160, WALNUT GROVE
10. SILT WINE COMPANY  
50870 BABEL SLOUGH RD, CLARKSBURG



## MAP KEY

- CLARKSBURG APPELLATION
- PROPOSED AVA EXPANSION
- VINEYARDS
- ROADS
- RIVER



Harvest Period	Vineyard	Block Name	Variety	Growing Region	Growing District	EUR Code	Received Quantity
2019	WILLOW PO	LDWT01	PNR	VAN	17	MKWPINCAL	49.78
2019	WILLOW PO	LDWT02	PNR	VAN	17	MKWPINCAL	410.43
2019	WILLOW PO	LDWT03	PNR	VAN	17	MKWPINCAL	151.39
2019	WILLOW PO	LDWT04	PNR	VAN	17	MKWPINCAL	258.86
2019	WILLOW PO	LDWT05TUL	PNR	VAN	17	MKWPINCAL	392.20
							1,262.66
2018	WILLOW PO	LDWT01	PNR	VAN	17	MKWPINCAL	80.37
2018	WILLOW PO	LDWT02	PNR	VAN	17	MKWPINCAL	381.59
2018	WILLOW PO	LDWT03	PNR	VAN	17	MKWPINCAL	193.31
2018	WILLOW PO	LDWT04	PNR	VAN	17	MKWPINCAL	239.78
2018	WILLOW PO	LDWT05TUL	PNR	VAN	17	MKWPINCAL	315.22
							1,210.27
2017	WILLOW PO	LDWT01	PNR	VAN	17	MKWPINCAL	26.53
2017	WILLOW PO	LDWT02	PNR	VAN	17	MKWPINCAL	288.83
2017	WILLOW PO	LDWT03	PNR	VAN	17	MKWPINCAL	170.81
2017	WILLOW PO	LDWT04	PNR	VAN	17	MKWPINCAL	178.56
2017	WILLOW PO	LDWT05TUL	PNR	VAN	17	MKWPINCAL	333.09
							997.82
2016	WILLOW PO	LDWT01	PNR	VAN	17	MKWPINCAL	7.95
2016	WILLOW PO	LDWT02	PNR	VAN	17	MKWPINCAL	116.18
2016	WILLOW PO	LDWT03	PNR	VAN	17	MKWPINCAL	45.27
2016	WILLOW PO	LDWT04	PNR	VAN	17	MKWPINCAL	44.55
2016	WILLOW PO	LDWT05TUL	PNR	VAN	17	MKWPINCAL	46.04
							47.04



# Willow Point & Tule Road Vineyards

Clarksburg

Willow Point Road, Clarksburg, CA, USA

186.22 Acres

\$4,795,000.00



Willow Point Vineyard

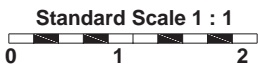
Tule Road Vineyard

E19

E19

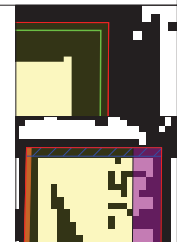
E19

E19



#### LEGEND

- |  |   |
|--|---|
| Parcel One (Fee, Property in Question)   | Item No. 17 - Easement for Canals and drainage ditches<br>06/10/1931, Book 27, Page 139, of Official Records<br>Affects as described therein  |
| Parcel Two (Fee, Property in Question)<br>(Not Show - Not Insured)   | Item No. 18 - Easement for Drainage and irrigation canals<br>06/10/1931, Book 27, Page 139, of Official Records<br>Affects as described therein   |
| Item No. 13 - Easement for Right of way<br>11/15/1922, Book 103, Page 499, of Official Records<br>Said Easement is not specifically delineated and is un-locatable | Item No. 22 - Easement for Drill pad and wellsite<br>06/28/2013, Instrument No. 2013-0021919, of Official Records<br>Said Easement is not specifically delineated and is un-locatable     |
| Item No. 14 - Easement for Pole line<br>06/10/1924, Book 107, Page 353, of Official Records<br>Line Easement - Undisclosed width                                   | Item No. 34 - Easement for Culverts, ditches and pumping plant<br>06/07/1928, Book 117, Page 197, of Official Records<br>Said Easement is not specifically delineated and is un-locatable |
| Item No. 15 - Easement for Irrigation ditch right of way<br>20/3/31, Page 48, of Maps<br>Affects as shown on said Map  | Item No. 37 - Easement for Public pedestrian<br>10/04/2005, Instrument No. 2005-0049734, of Official Records<br>Said Easement is not specifically delineated and is un-locatable          |



Detail View

**Old Republic Title Company**  
3425 Brookside Road, Suite C  
Stockton, CA 95219  
(209) 951-9460 Fax: (209) 477-8603

"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon."

NOTE: Easements depicted hereon are provided as a courtesy only and no representation is made as to the accuracy or completeness thereof. The Company assumes no liability for any loss occurring by reason of reliance thereon. It is recommended that a survey be obtained from a licensed professional to determine actual locations.

Title Order No. 1231000627, Preliminary Report Dated as of May 17, 2019  
Reference :  
Property: APN 043-220-008, 022, 023, 024, 025 and 025, Clarksburg, CA 95612  
Plat Showing the land referred to herein is situated in the County of Yolo, State of California.

Drawing Date: 07/10/2019

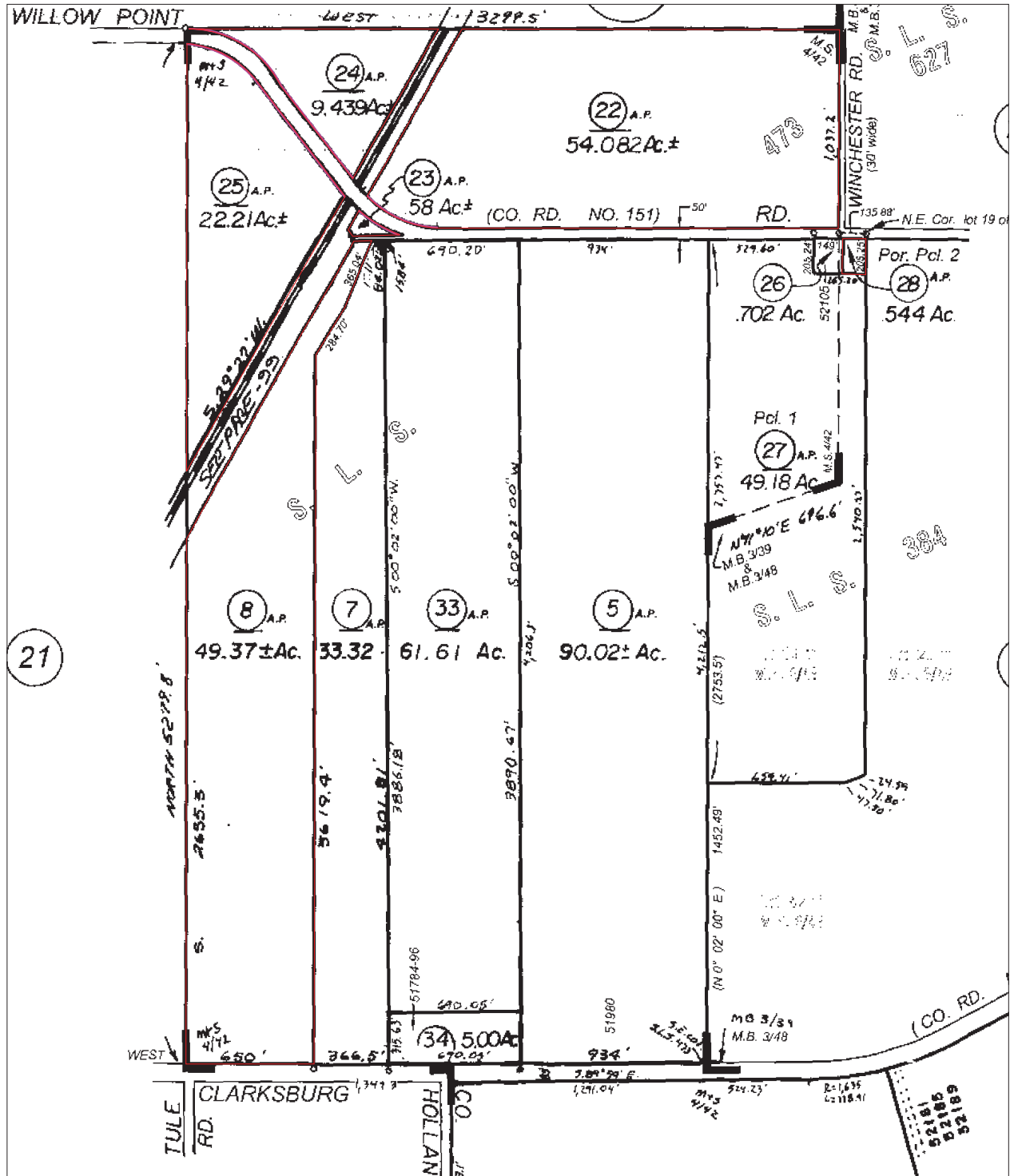
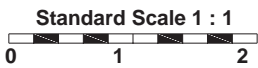
Data :

Assessor's Parcel Nos. : 043-220-008, 022, 023, 024, 025 and 028

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# LEGEND

Item No. 20 - Easement for Public highway  
12/08/1976, Instrument No. 21056, Book 1222, Page 81, of Official Records  
Affects as described therein



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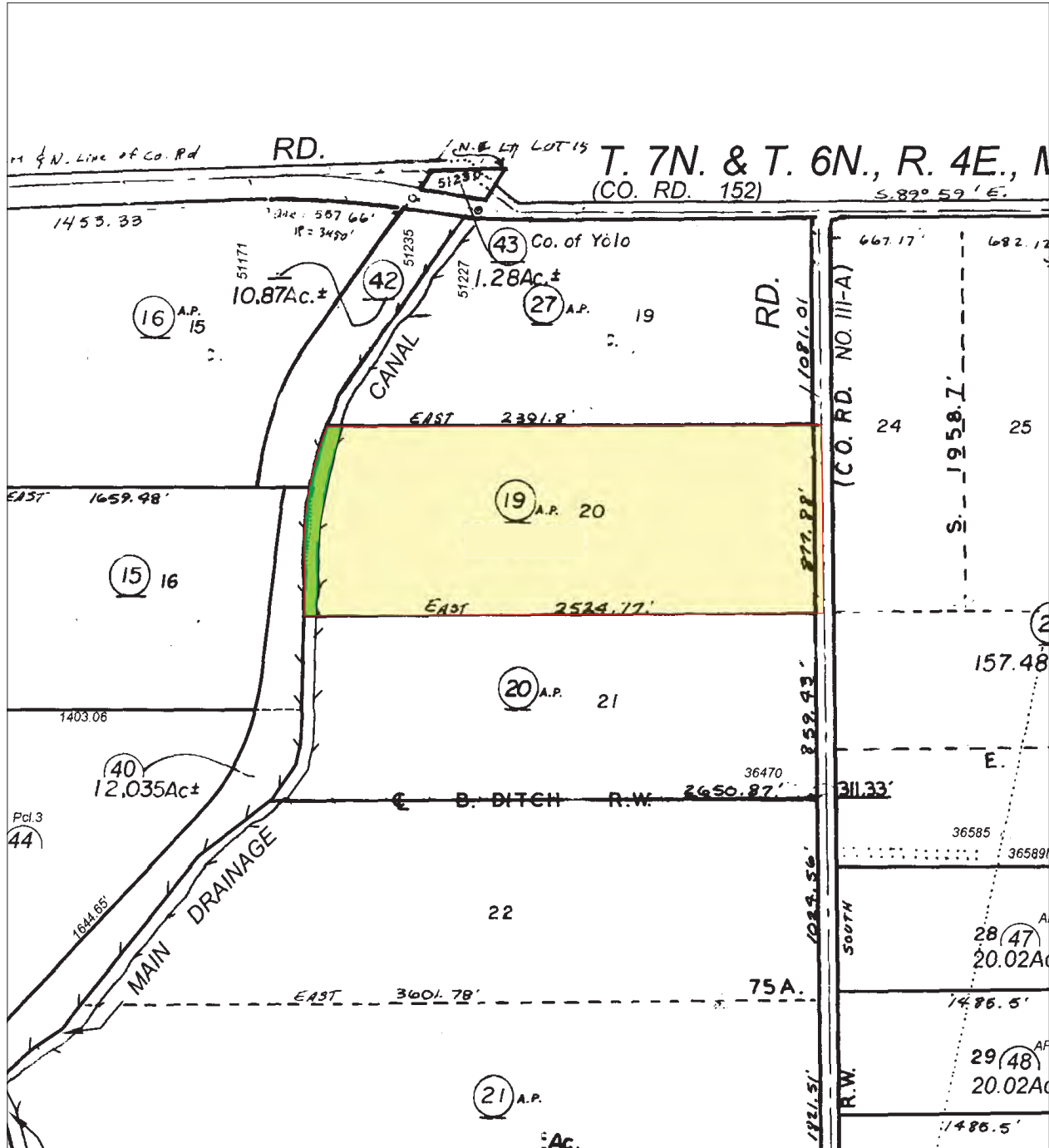
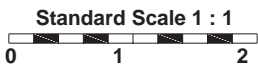
Data :

Assessor's Parcel Nos. : 043-220-008, 022, 023, 024, 025 and 028

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#### LEGEND

- Parcel (Fee, Property in Question)
- Item No. 6 - Easement for Canal right of way  
02/27/1921, Book 3, Page 44, of Maps  
Affects as shown on said Map



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Title Order No. 1231000626, Preliminary Report Dated as of May 20, 2019

Reference :

Property: Vacant Land, Clarksburg, CA 95612

Drawing Date: 07/09/2019

Data :

Assessor's Parcel Nos. : 043-160-019

Plat Showing the Lot No. 20, as shown on the Map of "Holland Land Company Subdivision No. 6", filed for record in the Office of the County Recorder of Yolo County on February 27, 1921 in Book 3 of Maps, at Page 44.

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