



JOSEPH VINEYARD

MONTEREY COUNTY AVA

- NEARLY 1,200 ACRE RANCH
- ABUNDANT WATER: 9 WELLS & 2 RESERVOIRS
- 421 HIGH-YIELD VINEYARD ACRES
- ADDITIONAL 100+ ACRES PLANTABLE

Representation:



DRE# 01436553, Since 2004

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TERMS AND CONDITIONS:

This Information Package (IP) is a general overview, provided to Buyer and Buyer's representatives by Jenny Heinzen Real Estate (Broker) for the purpose of considering the acquisition of Joseph Vineyard Estates, LLC, 76987 Nacimiento Lake Drive, Bradley CA.

Information has been provided by Seller, Seller's representatives or from other sources deemed reliable. Neither Seller or Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the IP. Broker expressly disclaims any responsibility for action taken by Buyer in reliance on this IP. It is the responsibility of the Buyer to undertake due diligence and seek proper advice and guidance from trusted advisors.



SUMMARY:

- 76987 Nacimiento Lake Drive, Bradley CA.
- 1,181.21 acres total in Southern Monterey County. Two legal parcels APN 424-091-016 (657.66 acres) & 015 (523.55 acres).
- 421 producing vineyard acres of Chardonnay, Cabernet Sauvignon & Merlot in Monterey AVA
- Strong production history, averaging 7.82 tons per acre and historically sold for over \$1,300 per ton.
- 100 acres of plantable land with existing plans.
- Excellent water: 9 Ag wells & 2 reservoirs. Most blocks have both drip and overhead sprinkler systems.
- Equipment barn, large shop and 3 modular homes.
- Asking Price \$15,500,000

ACREAGE BREAKDOWN:



Planted Vineyard Land including Chardonnay (173.9ac), Cabernet Sauvignon (171.2ac) and Merlot (75.9ac).	421
Plantable vineyard acres on less than 25% slope with existing plans including block layout, reservoir site and hydrogeologic study detailing three prime well sites.	100
Pasture and remaining land	660
Total Acres	1,181

PROPERTY DESCRIPTION:

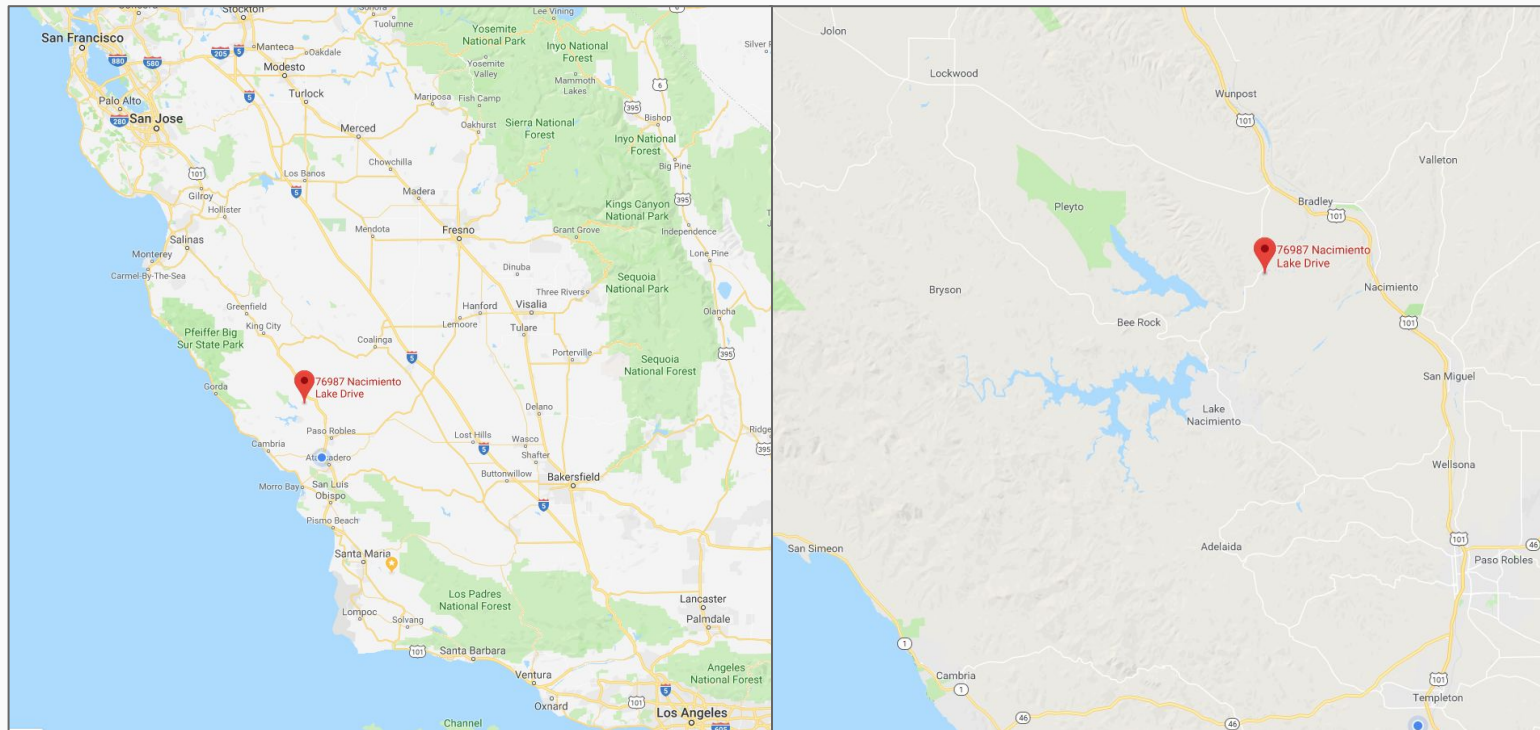
Ideal for discerning leaders with vision, Joseph Vineyard is a rare opportunity to dream bigger. Found in breathtakingly scenic Southern Monterey County, the coveted ranch property consists of nearly 1,200 acres. Rows upon rows of high-yield Chardonnay, Cabernet Sauvignon, and Merlot (421 acres) stretch generously across the ranch along with 100+ plantable acres and an abundant water supply (9 wells and 2 reservoirs). Located only 4 miles west of Highway 101 near Lake Nacimiento, the lush natural paradise features a winding creek and friendly neighbors in the form of elk.

As insiders attest, the Monterey AVA wine region offers relatively lower input costs and greater potential to scale brands with higher gross margins. At Joseph Vineyard, the all-encompassing vineyard offers straightforward farming with a strong production history averaging 7.82 tons per acre, sold for \$1,300+ per ton. These grapes produce wine for the trending premium wine segment, making the property an outstanding opportunity to expand or tap into the increasingly popular premium wine sector. The ranch also includes an expansive shop, equipment barn, and three sizeable modular homes; an added convenience for housing a ranch manager or vineyard team on-site.

Between its appealing size, high historic yields, and ample water resources, Joseph Vineyard is truly a California treasure perfect for growing a winegrape legacy.

AREA MAP AND LOCATION:

Located on the Central Coast of California in Southern Monterey County near the border of San Luis Obispo County. Approximately 4 miles west of US 101



REGIONAL AVA MAP & APPELLATION INFORMATION:



Monterey County's potential as a top winegrowing region was first documented in a landmark University of California, Davis study in the early 1960s. The County's perfect synthesis of warm daytime temperatures and cooling ocean influence makes for an exceptionally long growing season. On average, vinifera grapes here enjoy an extra 45 to 60 days on the vine, compared to other northern viticultural areas. Monterey County's early promise has been realized, with over 45,000 acres of winegrapes now under cultivation. Today, it is one of the largest grape growing regions in North America, with a world-class reputation for quality. Over 50% of the overall appellation is planted to Chardonnay.



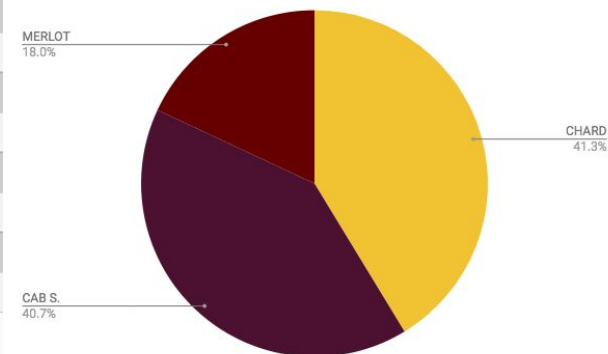
APR 29 1996



VINEYARD DETAILS:

- Total of 421 Producing Vineyard Acres.
- History of long-term grape contracts with Treasury Wine Estates.
- Historic farming costs are in the range of \$2,500/acre.

Block	Variety	Year Planted	# of Acres	Spacing	Drip Irrigation	Overhead Irrigation	Trellis Type	Historic Price Per Ton
1	CHARD	1996	57.0	6x10	Yes	Yes	Vertical/Metal	\$1,250
1	CAB S.	1996	65.2	6x10	Yes	Yes	Vertical/Metal	\$1,400
2	CHARD	1997	86.3	6X10	Yes	Yes	Vertical/Metal	\$1,250
3	CAB S.	1998	56.9	6X10	Yes	Yes	Vertical/Metal	\$1,400
4	MERLOT	1999	35.7	6X10	Yes	Yes	Vertical/Metal	\$1,250
5	CHARD	1998	27.2	6X10	Yes	Yes	Vertical/Metal	\$1,400
6	MERLOT	1999	22.7	6X10	Yes	Yes	Vertical/Metal	\$1,250
7	CAB S.	1997	30.6	6X10	Yes	Yes	Vertical/Metal	\$1,400
8	MERLOT	1998	17.5	6X10	Yes	Yes	Vertical/Metal	\$1,250
*9	CAB S. 8	2018	3.2	5x10	Yes	No	Vertical/Metal	\$1,250
*10	CAB S. 8	2018	13.8	6x10	Yes	No	Vertical/Metal	\$1,350
**11	CAB S. S412	2018	5.0	6x10	Yes	No	Vertical/Metal	\$1,350



Notes: 1996-1999 Original Planting: Chard 5/5C, CabS 08/5C, Merlot ?/5C. New Development 2018: CabS 08/1103P

* 2018 Blocks 9, 10 & 11 grafted and interplanted to achieve 5x10 space with trellis. Originally head-trained Zin and Cab on 10x10 spacing.

*Blocks 9&10 originally 10x10 Zin on 1103P head-trained 2008

** Block 11 originally 10x10 CabS 412/1103 head-trained 2008

WINES FROM JOSEPH VINEYARD:

- Treasury Wine Estates has historically sourced grapes from Joseph Vineyard.
- Wines sell for \$8-\$18/bottle retail.
- Brands include: Beringer Founders Estate, Chateau St. Jean California and Sterling Vintner's Collection.



TREASURY
WINE ESTATES

VINEYARD PRODUCTION HISTORY:

Yield (Tons/Acre)					Production Totals (Tons)					
Year	Merlot 75.9ac	Cab S. 149.0ac	Chard 173.9ac	Zin 17ac/ CabS 21 ac*	Year	Merlot 75.9ac	Cab S. 149.0ac	Chard 173.9ac	Zin 17ac/ CabS. 21 ac*	Total Tons
2007	7.28	7.51	9.00	0.00	2007	552.55	1,118.68	1,565.10	0.00	
2008	7.77	5.25	9.96	0.00	2008	589.74	782.30	1,732.04	0.00	
2009	10.00	10.45	7.08	0.00	2009	759.00	1,556.89	1,231.21	0.00	
2010	5.44	9.66	7.63	0.00	2010	412.90	1,439.62	1,326.86	0.00	
2011	9.08	9.62	8.53	0.42	2011	689.17	1,433.45	1,483.37	7.14	
2012	9.84	9.77*	10.76	0.54	2012	746.86	1,455.05	1,874.64	9.18	
2013	8.14	8.82	8.76	1.45	2013	617.69	1,314.26	1,522.81	24.65	
2014	8.18	7.63	9.14	1.03	2014	621.14	1,136.94	1,588.88	17.57	
2015	5.43	4.81	5.76	1.10	2015	411.79	716.33	1,001.08	18.72	
2016	7.62	6.74	7.79	0.82	2016	578.35	1,004.01	1,355.54	13.86	
2017	7.96	8.12	7.99	1.73	2017	604.25	1,209.41	1,389.79	29.33	
2018	8.88	8.51**	7.17	0.00	2018	673.76	1,267.82	1,246.49	0.00	
TOTAL	95.62	78.61	99.57	7.09	TOTAL	7,257.20	14,434.76	17,317.81	120.45	39,130.22
AVERAGE	7.97	8.07	8.30	1.01 (7 years)	AVERAGE	604.77	1,202.90	1,443.15	10.04	
Notes: *Added Block 11 (5 ac) Head Trained CabS CI412					Notes: 12-Year average Yield (tpa) all varieties 39,130.22/12= 3,260.85/417ac = 7.82 t/a					
**Removed 5 AC Block 11 Converted to 4' trellis CabS CI412										

WELL AND IRRIGATION INFORMATION:

Well #1	247gpm
Well #2	390gpm
Well #3	164gpm
Well #4	166gpm
Well #5	421gpm
Well #6	125gpm
Well #7	161gpm
Well #8	632gpm
Well #9	1021gpm

- Abundant water with measured flow rate (gpm) as of 8/27/18; detailed report available
- Excellent water quality; detailed report available
- 9 Wells, ranging from 125 gpm to 1,021gpm
- 2 Large Reservoirs
- Dual drip and overhead sprinkler irrigation systems in most blocks
- Diesel engine driven pumps
- Previously an Alfalfa farm



Reservoir in Block 1A



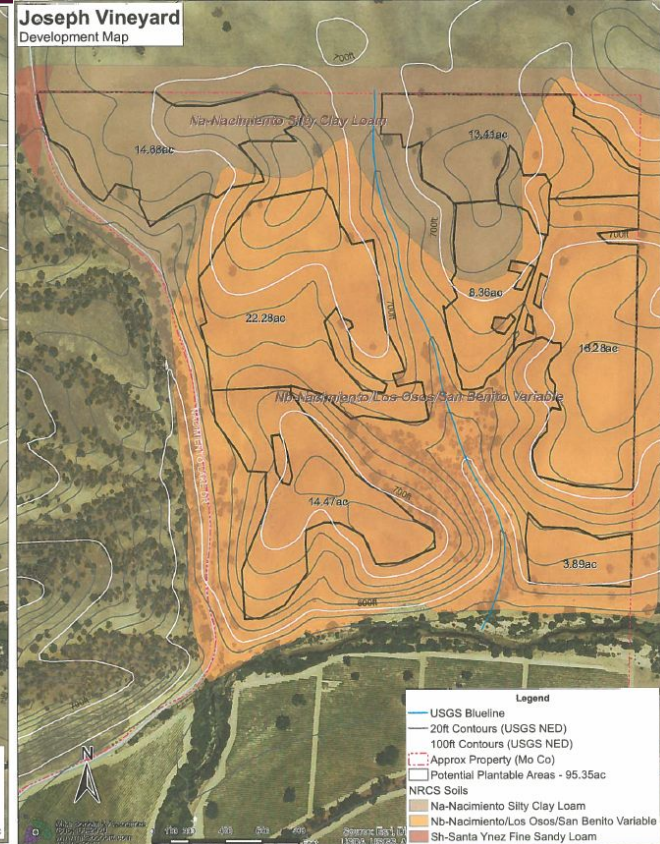
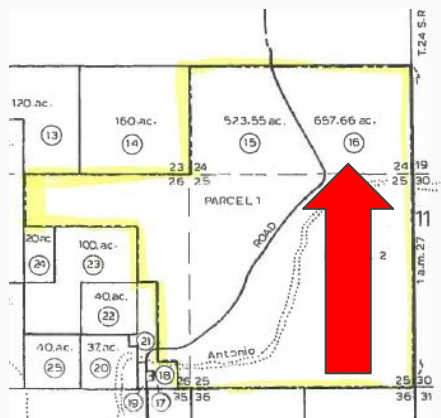
Reservoir between Block 4A and 4B

VINEYARD DEVELOPMENT INFORMATION:

Existing plans for a 100 acre vineyard development on slopes of less than 25%

Plans include:

- Block Layout
- Soil Analysis
- Reservoir Site
- Hydrogeologic Study indicating 3 prime well sites.



STRUCTURES:



Equipment Storage Barn located in Block 2C



Shop with office and studio apartment located near Block 10



Modular Home near Well #9



Two recently updated Modular Homes near Block 10

ZONING & PROPERTY TAX INFORMATION:

APN	County	Assessed Acres	Zoning	Williamson Act Contract	2018-2019 Property Taxes (1st and 2nd installments)
424-019-016	Monterey	657.66	F40, PG40 and RG160	No	\$59,252.16
424-091-015	Monterey	523.55	F40 and PG40	Yes	\$24,849.46
Totals		1181.21			\$84,101.62

F= Farmlands

PG= Permanent Grazing

RG= Rural Grazing

Details:

https://library.municode.com/ca/monterey_county/codes/code_of_ordinances?nodeId=TIT21ZO

<http://www.co.monterey.ca.us/government/departments-i-z/resource-management-agency/planning>

ZONING MAP:

  Lookup Zoning

Results

Zoning
 ZONING PG/40
 DENSITY 40A/U
 NOTES

Zoning
 ZONING F/40
 DENSITY 40A/U
 NOTES

Zoning
 ZONING PG/40
 DENSITY 40A/U
 NOTES

Zoning
 ZONING RG/160
 DENSITY 160A/U
 NOTES

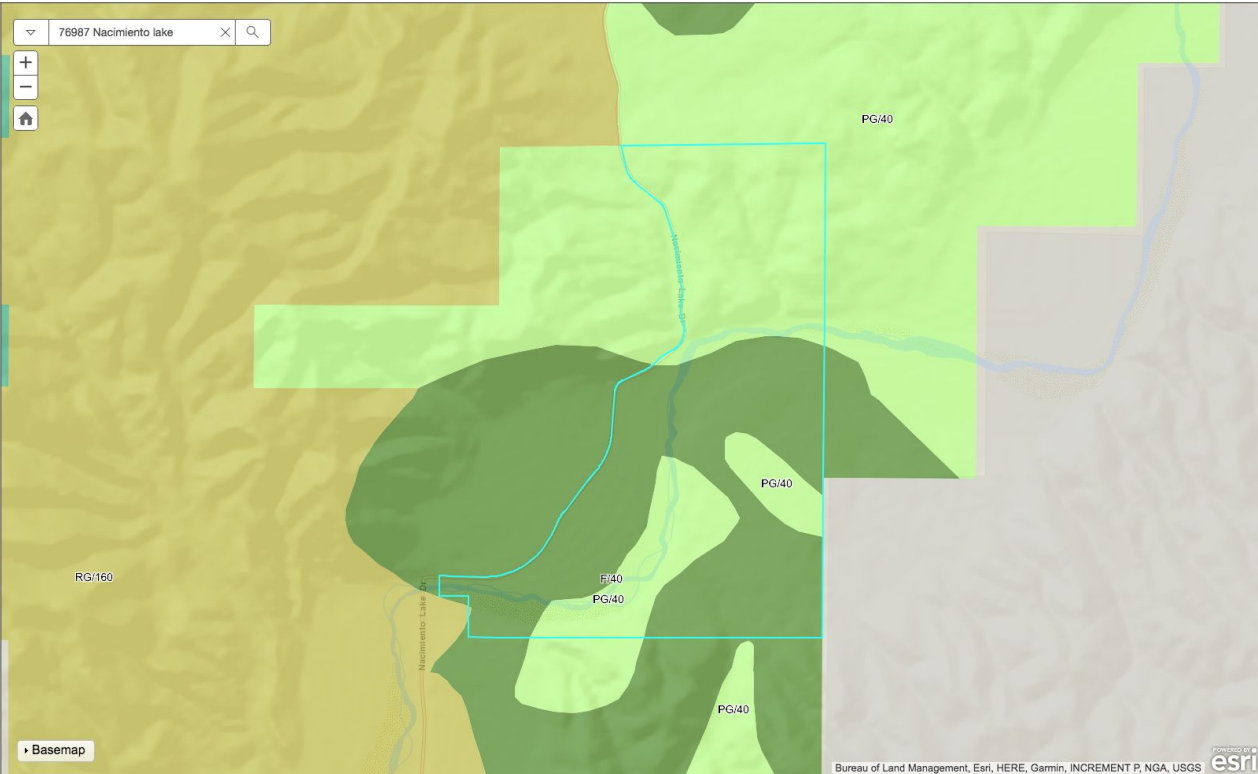
Zoning
 ZONING PG/40
 DENSITY 40A/U
 NOTES

For more information, visit Monterey County Planning Department's website or call (831) 755-5025.

[Planning Website](#)

[Title 21 Zoning Ordinance \(Inland\)](#)

[Title 20 Zoning Ordinance \(Coastal\)](#)



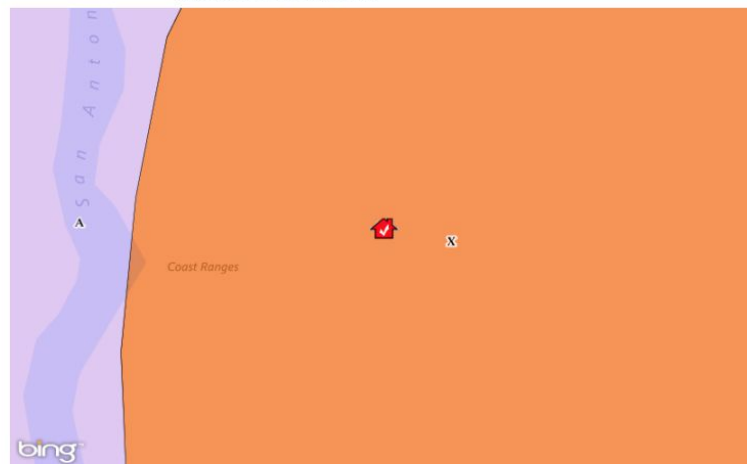
Basemap

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS 

FLOOD ZONE MAP:

76987 Nacimiento Lake Dr, Bradley, CA 93426-9402, Monterey County

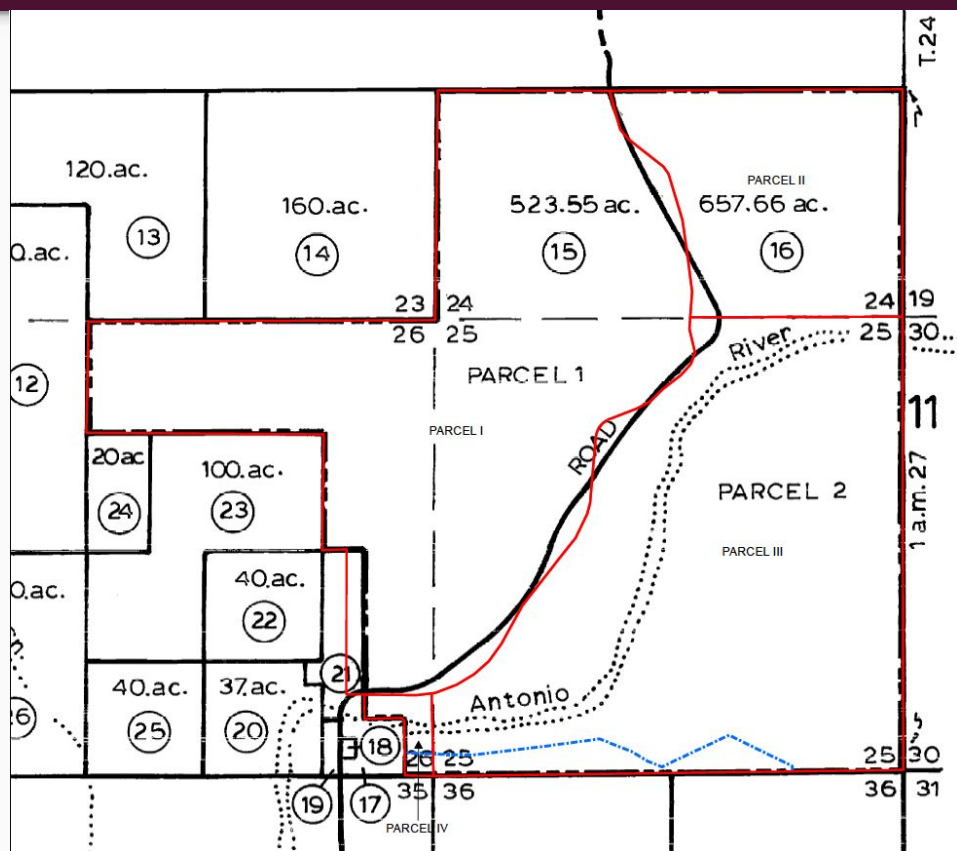
Report Date:	11/28/2018	Panel Date:	04/02/2009
Flood Zone Code:	A	Community Name:	Monterey County
County:	Monterey	Special Flood Hazard Area (SFHA):	In
Flood Zone Panel:	060195-06053C1925G	Within 250 feet of multiple flood zone:	Yes (X,A)
Flood Code Description:	Zone A-An area inundated by 100-year flooding		
SFHA Definition:	The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.		

**Flood Zones**

Coastal 100-year Floodway	100-year Floodway	Undetermined	500-year Floodplain incl. levee protected area
Coastal 100-year Floodplain	100-year Floodplain	Unknown or Area Not Included	Out of Special Flood Hazard Area

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PLOTTED EASEMENTS:



First American
Title Insurance Company

File No.: 5824789

Location: Monterey County, CA

Legend

- PARCEL I
- PARCEL II
- PARCEL III
- PARCEL IV

02/17/1964 Bk286 Pg290
(Pole Lines, Wires, Cables
& Anchors - Not Plottable)

----- 05/25/1977 Bk1148 Pg1079
(60' Wide - Road & Utilities)



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NOT TO SCALE

ADDITIONAL INFORMATION:

The following information is available to qualified buyers upon request:

- Preliminary Title Report
- Well Pump Test Report
- Ag Suitability Water Analysis
- Soil Analysis
- Vineyard Development Information



REPRESENTATION AND SELLERS RIGHTS:

Broker has been granted an Exclusive Authorization to Sell with the option of Broker/Advisor cooperation. Buyer communications, viewing of the property, delivery of offers and property due diligence requests shall be directed through Seller's representation, Jenny Heinzen Real Estate.

Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the property from the market, amend the price, terms and conditions, and conduct negotiations with multiple prospective purchasers concurrently until a legally binding contract is in place. Seller also reserves the right to accept backup offers.



To schedule a tour, contact Jenny Heinzen Real Estate

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