

SAC RIO VISTA VINEYARD

- 256.82 +/- Gross Acres
- Varietals Include Chardonnay, Petite Sirah, Pinot Gris, Sauvignon Blanc, and Semillon
- 53% of Planted Acreage Under Multi-Year Contracts
- Irrigation Water Provided via a Water Right License & Riparian Water Rights from the Sacramento River
- Located in a SGMA Medium Priority, Non-Critically Overdrafted Basin
- Sacramento County – Grape Pricing District 17

[LINK TO AERIAL VIDEO](#)



NEARBY ALMOND ORCHARDS



Agricultural Brokerage,
Consulting & Advisory Firm

OVERVIEW

- ◆ 256.82 +/- gross acres in Sacramento County comprised of 125.25 +/- planted vineyard acres, 93.90 +/- acres of open land/fallowed blocks, and 37.67 +/- acres of ancillary and supporting land which includes a farmstead site, yard site, booster/filter station, canals, and roads
- ◆ Planted winegrape varieties include Chardonnay, Petite Sirah, Pinot Gris, Sauvignon Blanc, and Semillon
- ◆ 2003 – 2013 plantings with a 5-year (2016-2020) historical average yield ranging between approximately 7.71-13.68 tons per acre across all varieties
- ◆ Irrigation water is supplied to the Property from 3 diversion points via a Water Right License and Riparian Rights from the Sacramento River. The primary diversion point at the river is pumping at a rate of approximately 1,686 GPM
- ◆ One operating on-site agricultural booster/filter station site with an approximate 741 GPM flow rate, and one operating on-site domestic well
- ◆ Located in California Grape Pricing District 17
- ◆ Located within the boundaries of the North Delta Water Agency
- ◆ Structural improvements include 2 dwellings, 2 shops (including an attached canopy and a garage), and a pump house
- ◆ Surrounding land uses include winegrape vineyards, almond orchards, and irrigated row crops
- ◆ Purchase Price: \$4,750,000 plus cultural expense reimbursement for the 2021 crop

SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or 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 ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Seller's Disclaimers: This Copyrighted Information has been prepared by The Mendrin Group for Buyer and Buyers Representative's 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 Property information. It is 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 Buyer's intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that the Memorandum and Property information 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 ("PSA"). Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represents *Rancho Valle Del Sol LLC* ("Seller") for the offering and sale of the *Sac Rio Vista Vineyard* located in Sacramento County, California, U.S.A.

Buyer's communications, copies of the Exclusive Offering Memorandum, viewing of the Property, delivery of offers, and Property due diligence requests shall be directed through Seller's exclusive representative, The Mendrin Group.

Private Property tours are by appointment only. For further information please contact the Mendrin Group:



Agricultural Brokerage,
Consulting & Advisory Firm

Alex D. Mendrin
Broker
c. (559) 288-0671
e. al@mendrins.com
Lic.#01084243

Josh A. Mendrin
Broker Associate
c. (559) 448-7085
e. josh@mendrins.com
Lic.# 01894670

Daniel A. Mendrin
Real Estate Analyst/Agent
c. (559) 448-6963
e. daniel@mendrins.com
Lic.# 02117712

www.mendrins.com
f. (559) 436.0151
Fig Garden Financial Center
5250 N. Palm Avenue, Suite 423
Fresno, California 93704