

FOR SALE | DUNNIGAN HILLS RANCH – YOLO COUNTY PRODUCING VINEYARDS & PLANTABLE ACREAGE

±1,140 Acres – Woodland, CA

PROPERTY HIGHLIGHTS

- A Master-Planned & Developed, Sustainable Agricultural Investment
- Located in the Heart of Yolo County
- Over 1,140 Acres with 422.9+/- Planted Acres Wine Grape Vineyards
- Includes Ownership Stock In Managed Private Mutual Water Company
- Conjunctive Use Water Resources Multiple Ag Wells + District Surface
- Professionally Designed Interconnected Irrigation Systems
- Premium Wine Grape Production – Covered by Wine Grape Contracts w/Top 20 US Winery
- Additional 700+/- Ac For Value-Add Expansion Planting
- Wetland Delineated and Suitable For Olives, Wine Grapes, Pistachios
- Six Individual Legal Lots – Individual Williamson Act Contracts Per Legal Lot

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DUNNIGAN HILLS RANCH YOLO COUNTY

LOCATION DETAILS

±1,140 Acres
Woodland, CA



LOCATION:

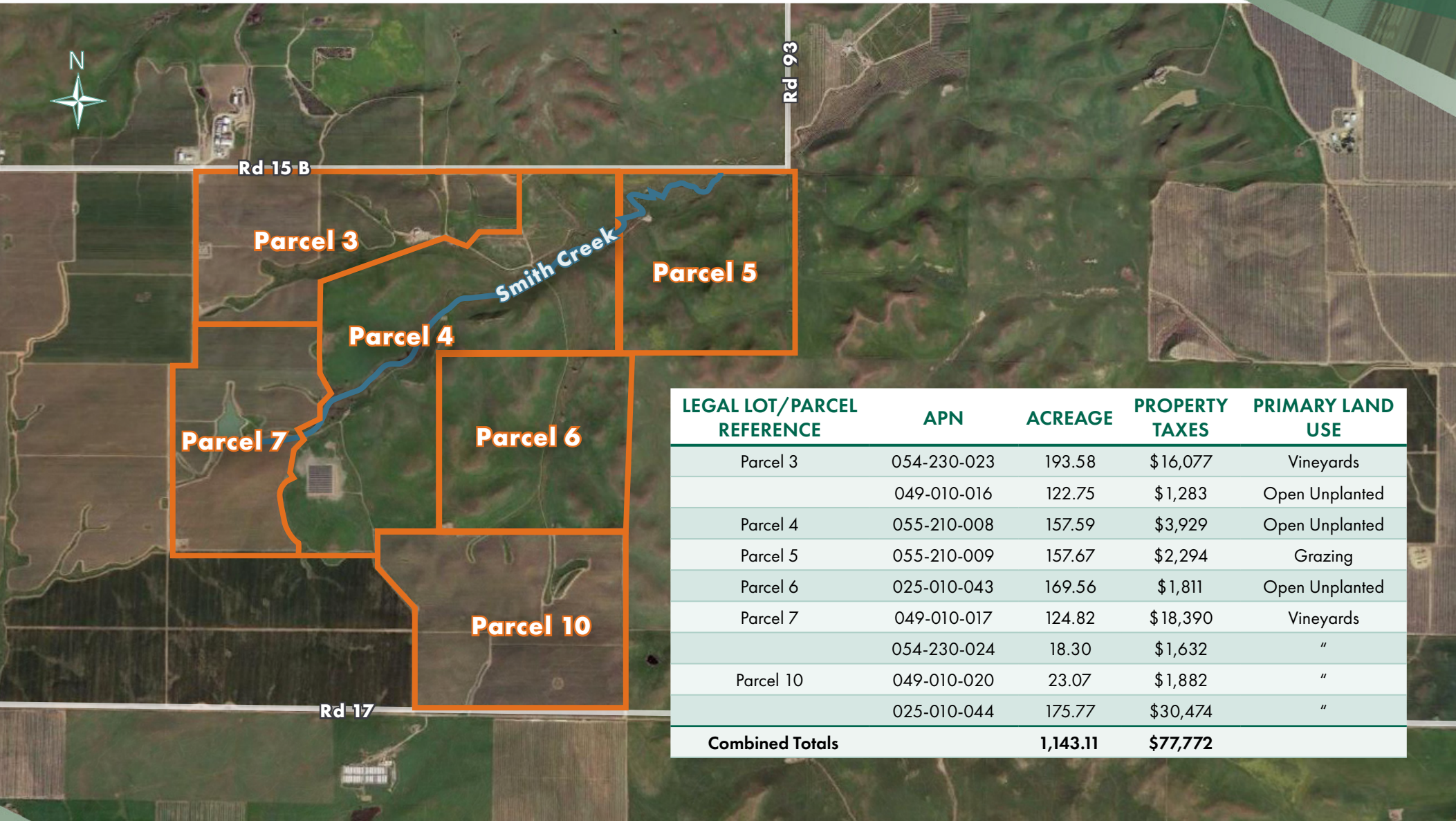
The Dunnigan Hills are a chain of low-lying foothills that separates the Great Central Valley from Hungry Hollow in northcentral Yolo County. The Dunnigan Hills are situated between Interstate 5 to the east and Interstate 505 to the west and rise up just N. of Cache Creek. The Dunnigan Hills Ranch (DHR) is accessible from either I-5 or I-505 by County Roads that front the northern and southern boundaries of DHR.

What was once a sleepy, off the grid, sheep ranch has been transformed into a lush and optimally productive wine grape producing area while maintaining it's bucolic setting in the heart of Yolo County. DHR is just minutes from downtown Woodland and about a half-hour from the State Capitol in Sacramento and 90 miles from the San Francisco Bay.

DUNNIGAN HILLS RANCH YOLO COUNTY

AERIAL MAP

±1,140 Acres
Woodland, CA



DUNNIGAN HILLS RANCH

YOLO COUNTY

LAND SUMMARY

±1,140 Acres
Woodland, CA

REGION:	Yolo County – Sacramento Valley – Northern California
NEAREST COMMUNITY:	Woodland, CA
LAND USE ZONING:	A-X or Ag Extensive. All parcels covered by active individual Williamson Act contracts.
TOPOGRAPHY:	Rolling terrain with elevations varying from 175' in the Smith Creek drainage with hilltop peaks from 277' to 288' ASL with some steep slopes on the northeasterly portions. Smith Creek, is the primary topographic feature in the immediate area. A transmission corridor slices through the ranch on a NE to SW route.
SOILS:	The primary soil type is from the Sehorn-Balcom complex including some highly erodible soils on varying 2% to 50% slopes. This soil series consists of clay topsoil with weathered sedimentary bedrock. These soils are typically well-drained and runoff can be very high. They typically possess an irrigated Class 3 rating. Groundwork during preplant involved deep ripping with application of soil amendments of ash, gypsum, composting and some lime where needed.
WATER:	DHR is within the Service Area of Dunnigan Hills Mutual Water Company (MWC), the incorporation thereof is pending and upon formal adoption and formation of a Board of Directors. MWC shall issue voting shares of one share/plantable acre. The Service Area contains over 2,600 acres (see MWC Service Area Map. MWC assets include conjunctive sources of irrigation water and a professionally designed irrigation system distribution network.

WATER CONT.: **Surface Water**
MWC is within the Yolo Flood Control and Water Conservation District and receives district water by diversion from Clover Canal, which is diverted through the MWC Main Pumping Plant and filtration system and is interconnected by underground mainlines for distribution to all reaches of the Service Area, including storage within the Main Reservoir, which has a storage capacity of 50 acre feet.

Groundwater
To augment the district water, MWC has 8 operating deep wells (See Water Conditions Map for Well Data) which are interconnected to the mainline and discharged into the reservoir. As the groundwater is a better overall quality, it can be blended with the surface water in the reservoir to buffer the higher boron in the district water. However, presently, due to severe drought, the district water supplies are depleted, and irrigation needs are being met by solely by groundwater pumping.

The main pumping plants of MWC have electrical power, as do some well pumping plants, but also some areas of DHR are off the grid and utilize alternative power sources like diesel and propane fuels. The main pumping plants have Variable Frequency Drives and extensive filtration and fertigation systems. In 2021, a 4-acre solar panel array was installed and interconnected to the P.G. & E. grid to stabilize and off-set rising electrical charges.

MWC O & M budgets and assessments are under Board review and formulation.



The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

DUNNIGAN HILLS RANCH YOLO COUNTY

SGMA:

In Sacramento Central Valley – Yolo County Sub-Basin – The Yolo GSA has an approved Groundwater Management Plan and in compliance with State mandates. The plan is available at <https://sgma.water.ca.gov/portal/>

IRRIGATION:

The vineyards utilize a dual drip line system with one line buried and one line suspended on the trellising. There are 3 emitters per vine delivering .42 gpm each (1.26 gpm).

VINEYARDS:

DHR commenced phased block lay-out and planting in 2012 and now have 422+/- planted acres. Block varietal development and production data is exhibited on the Varietal Block Map. The blocks are uniformly developed on 6' x 8' row spacings with 1103 P rootstock, which has a high vigor and resistance to phylloxera and being well-adapted to drought conditions. All trellising utilizes a post and wire Vertical Shoot Position system.

GRAPE CONTRACTS:

Wine grapes from 309 acres are shipped to a top regional winery under multiple contracts. The contracts have some varying expiration dates from 2024 through 2028 and generally compensate the grower from \$800 to \$850/ton with some "Lodi Rules" bonuses. The remaining vineyard production from about 115 acres are managed through a farm tenant's winery under a leasehold interest in specific blocks.

LAND SUMMARY CONT.

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EXPANSION AREAS:

Within Parcels 4, 5 and 6 (primarily 5 & 6) there are an estimated 350 acres that have good feasibility for plantation to wine grapes or olives. MWC water resources anticipate and will serve new development. With some more land prep and entitlement development, the plantable acres map be expanded.

LANDLORD INCOME:

A portion of DHR is leased under a new agreement covering portions of Parcels 3 and 7 and totaling about 114 acres. The scheduled annual income is \$223,000 annually. In addition, the tenant will pay the property taxes.

MINERAL RIGHTS:

Intact and convey with property at offered price. Currently unleased.

ASKING PRICE: \$17,000,000

ASKING PRICE: Cash to seller at closing.

CONTACT: Exclusive Agents

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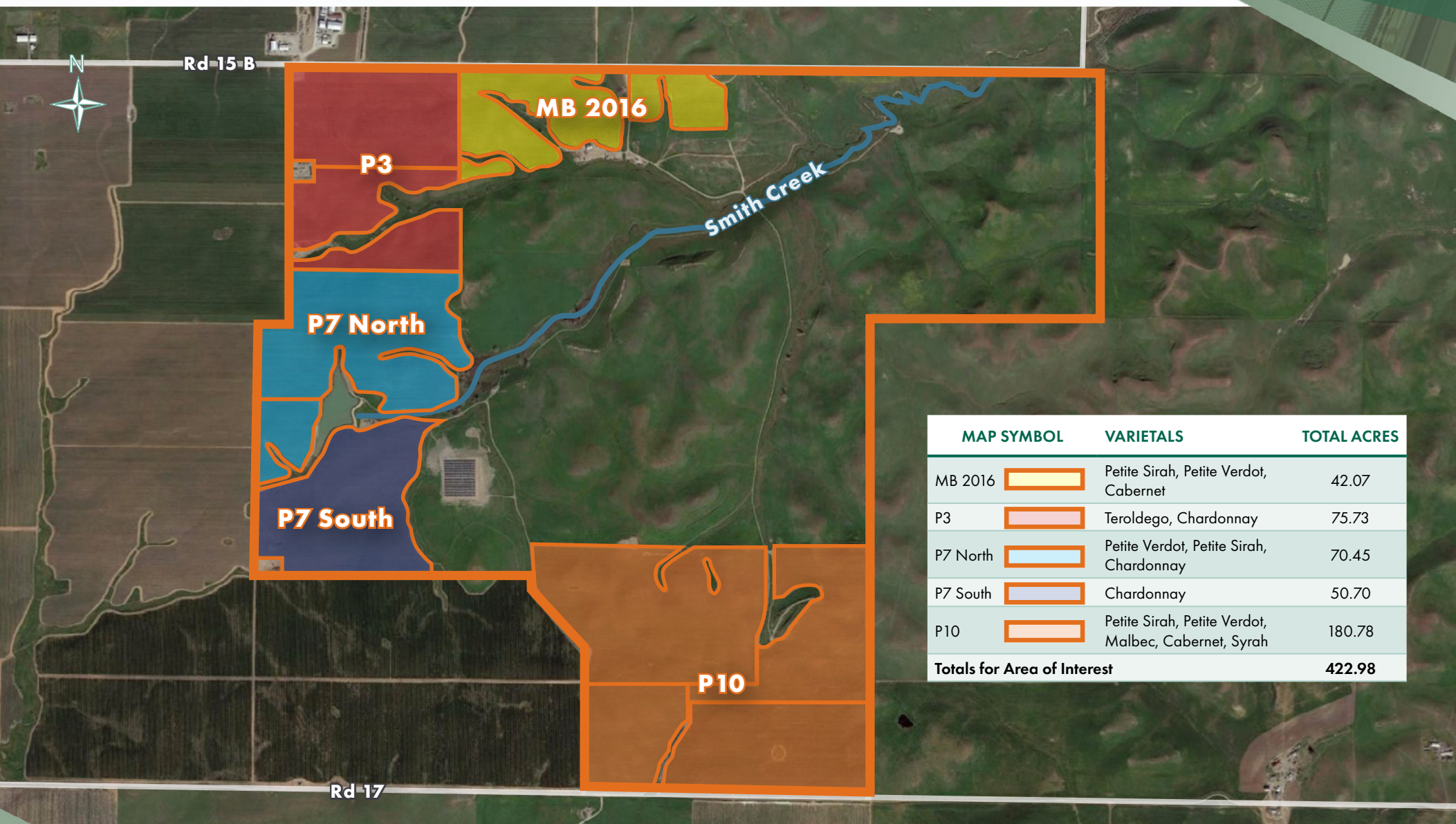


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DUNNIGAN HILLS RANCH YOLO COUNTY

VINEYARD BLOCK MAP

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DUNNIGAN HILLS RANCH YOLO COUNTY

VINEYARD PRODUCTION

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BLOCK	VARIETY	ACRES	2018		2019		2020		2021		2022	
			Yield (tons)	Tons/acre	Yield (tons)	Tons/acre	Yield (tons)	Tons/acre	Yield (tons)	Tons/acre	Yield (tons)	Tons/acre
MB 2016	Petite Sirah	10.88	Planted in 2016		91.74	8.4	88.24	8.1	121.26	11.1	-	-
	Petite Verdot	8.44			64.33	7.6	79.89	9.5	78.45	9.3	-	-
	Cabernet	22.75			160.51	7.1	121.96	5.4	243.94	10.7	-	-
P3	Teroldego	30.17	175.06	5.8	256.47	8.5	234.85	7.8	206.75	6.9	205.83	6.80
	Chardonnay	45.56	510	11.2	305.41	6.7	315.97	6.9	408.94	9	331.09	7.3
P7 North	Petite Verdot	38.05	281.2	11.0	271.05	10.7	202.85	8.0	264.20	6.9	-	-
	Petite Sirah	27.40	249.34	9.1	238.32	8.7	213.53	7.8	159.02	5.8	-	-
	Chardonnay	5.00	55.3	11.0	27.67	5.5	31.3	6.3	39.92	8	-	-
P7 South	Chardonnay	50.70	413.93	8.2	356.53	7.0	327.75	6.5	426.43	8.4	307.64	6.1
P10	Petite Sirah	32.24	Planted in 2016		358.12	11.1	362.68	11.2	214.52	8.7	286.64	8.9
	Petite Verdot	31.94			293.73	9.2	269.49	8.4	291.26	9.4	243.78	7.3
	Malbec	32.78			294.27	9.0	289.77	8.8	294.94	9.2	292.56	9
	Cabernet	48.63			408.83	8.4	357.45	7.4	396.00	8.1	266.4	5.5
	Syrah	35.19			243.09	6.9	271.93	7.7	254.41	7.1	170.22	4.8
Tannat	Tannat	3.25	33.94	9.1	26.32	7.1	13	4.0	35.12	10.8	27.04	8.3
Combined Total Acres		422.98										



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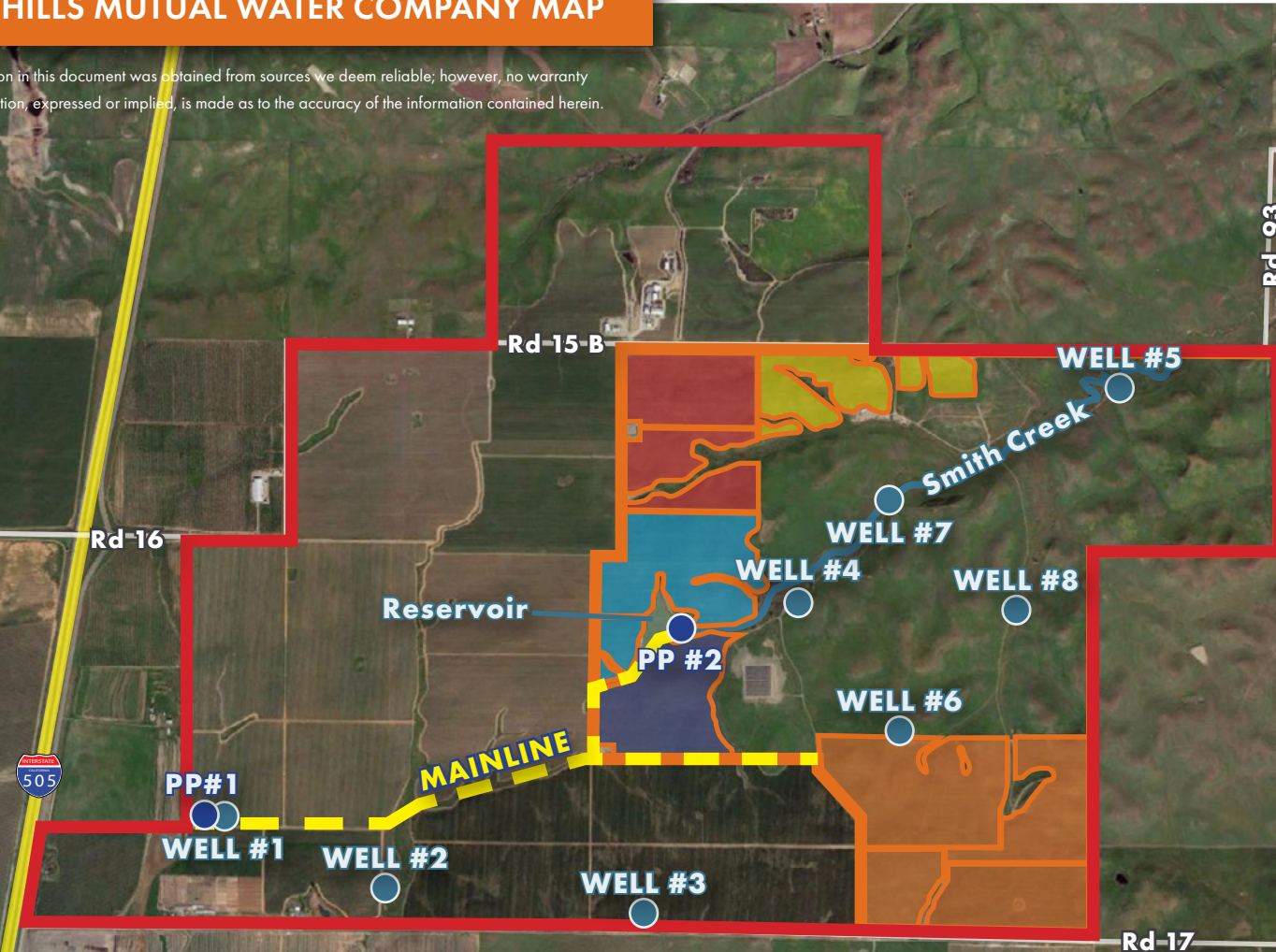
WATER MAP

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DUNNIGAN HILLS MUTUAL WATER COMPANY MAP



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



**District Water Diversion
Clover Canal**



Reservoir



Well #1 - PP#1



Well #4



DUNNIGAN HILLS RANCH YOLO COUNTY

PROPERTY PHOTOS

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