

DUNNIGAN HILLS RANCH

Dunnigan Hills Ranch - Property Overview - 01-22-24

- ***Institutional-Grade Young Vineyard Opportunity*** | Yolo County
- 423.12 +/- Net Planted Acres | 2013-2016 Plantings | Dunnigan Hills AVA
- ***Dual-Water Source via District Deliveries & Agricultural Wells***
- ***27% of the Vineyard Leased Through 2028 | 70% of the Vineyard Contracted Through 2024-2027***
- 1,143.11 +/- Gross Assessed Acres | ***Six Legal Parcel Lots Enrolled in Williamson Act Contracts***
- 350 +/- Potential Additional Plantable Acres

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CONFIDENTIAL OVERVIEW ©



OVERVIEW

- 1,143.11 +/- gross assessed acres located in Yolo County. **Six legal parcel lots enrolled in Williamson Act Contracts.**
 - 423.12 +/- planted vineyard acres (**+/- 73% of vines are LODI RULES certified sustainable**) | 350 +/- acres of potential additional plantable land | 369.99 +/- acres of supporting and ancillary land
- Planted winegrape varieties include
 - Chardonnay 101.26 Acres (24.0%) | Petit Verdot 79.51 Acres (18.8%) | Cabernet Sauvignon 71.88 Acres (17.0%) | Petite Sirah 70.52 Acres (16.7%) | Syrah 35.61 Acres (8.4%) | Malbec 32.36 Acres (7.6%) | Teroldego 30.17 Acres (7.1%) | Touriga Nacional 1.81 Acres (0.4%)
- 2013-2016 plantings, primarily VSP and Hanging Curtain **trellis** systems, 8' x 6' row by vine **spacing**, with **2023 yields ranging from 5.4-11.2 tons per acre** and a **5-year (2019-2023) weighted average yield of 7.9 tons per acre.**
- **+/- 70% of the vines** are currently **contracted** with Bogle Family Vineyards through 2024-2027 at **\$800-\$850** per ton, of which 43% is contracted through 2027 at \$850 per ton. All contracts include a **\$25 per ton bonus** when delivered with certification by LODI RULES.
- 112.49 +/- net planted acres (**+/- 27% of net planted acreage**) are currently **leased** to Matchbook Wine Company (neighboring winery on adjacent parcel to the north) through October 31st, 2028, with \$206,981.60 in annual lease income (**\$1,840 per net acre**). The lease includes a 5-year option to extend at \$2,000 per net acre.
- **Multiple-source irrigation water** is currently supplied to the vineyard blocks through the Dunnigan Hills Ranch Mutual Water Company ("DHRMWC"), a privately owned and operated water company that primarily utilizes surface water from the **Yolo County Flood Control and Water Conservation District** ("YCFWCWD"), with supplemental water provided via **seven shared operating agricultural deep wells** located throughout the DHRMWC boundaries, providing a combined 6,850 +/- gallons per minute ("GPM") per Seller, and a shared **50-acre-foot reservoir** (located on the Property). The legal formation of the DHRMWC is currently pending formal execution. Shares of the district are projected to be given on an owned-per-acre basis, which would provide the **new owner of the Dunnigan Hills Ranch with a potential +/- 43% share of the DHRMWC** (2,655 +/- gross service area acres). Irrigation water is distributed throughout the DHRMWC via canal lift pumps, reservoir lift pumps, deep wells, booster pumps, filter stations, and main and submain pipelines. The Property vineyard blocks are irrigated via a dual-line drip system.
 - **Two new wells (#8 and #9) were drilled, developed, and completed in 2022, which per Seller are projected to yield an estimated combined additional 3,800 +/- GPM for the DHRMWC members.**
 - The Seller received **issued permits for 2 additional agricultural wells (#10 and #11)** that are valid through February 2025.
- **The Property features 3 +/- acres of solar panels** to assist in offsetting operating costs.
- **Purchase Price:** \$12,500,000 plus cultural cost reimbursement for the 2024 growing crop (**allocation: \$22,000 per net vine acre, \$9,200 per potential plantable open land acre**).
- **For further information, please contact:**

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Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *Dunnigan Hills Ranch, LLC* ("Seller") for the offering and sale of the *Dunnigan Hills Ranch* located in Yolo County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

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