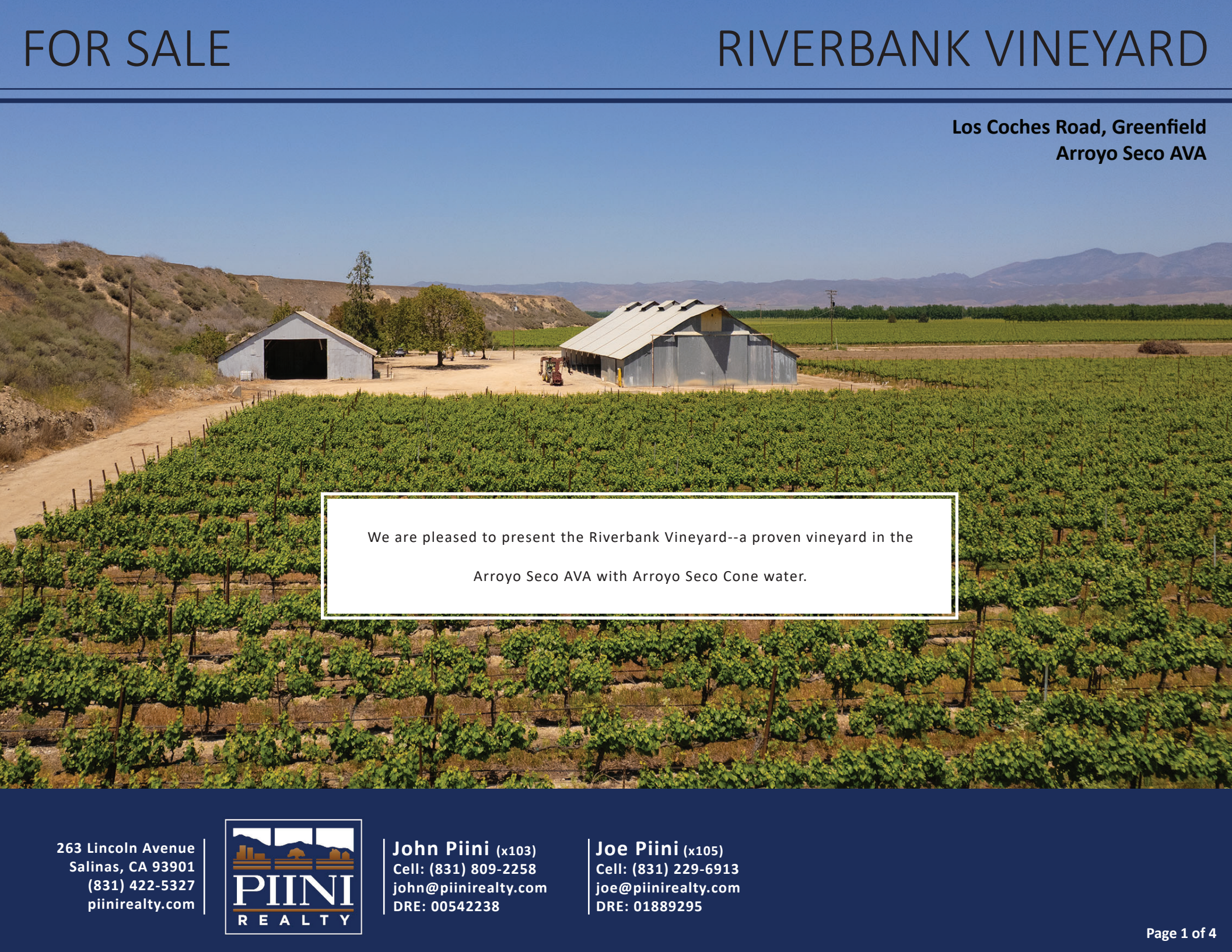


FOR SALE

RIVERBANK VINEYARD

Los Coches Road, Greenfield
Arroyo Seco AVA



We are pleased to present the Riverbank Vineyard--a proven vineyard in the
Arroyo Seco AVA with Arroyo Seco Cone water.

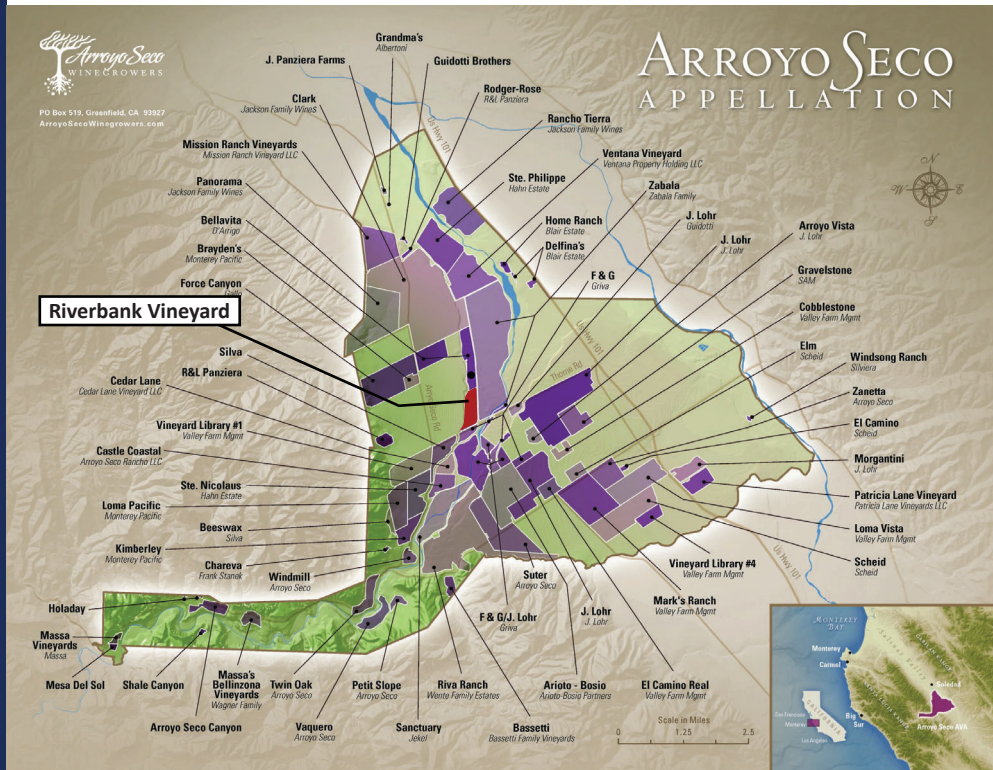
263 Lincoln Avenue
Salinas, CA 93901
(831) 422-5327
piinirealty.com



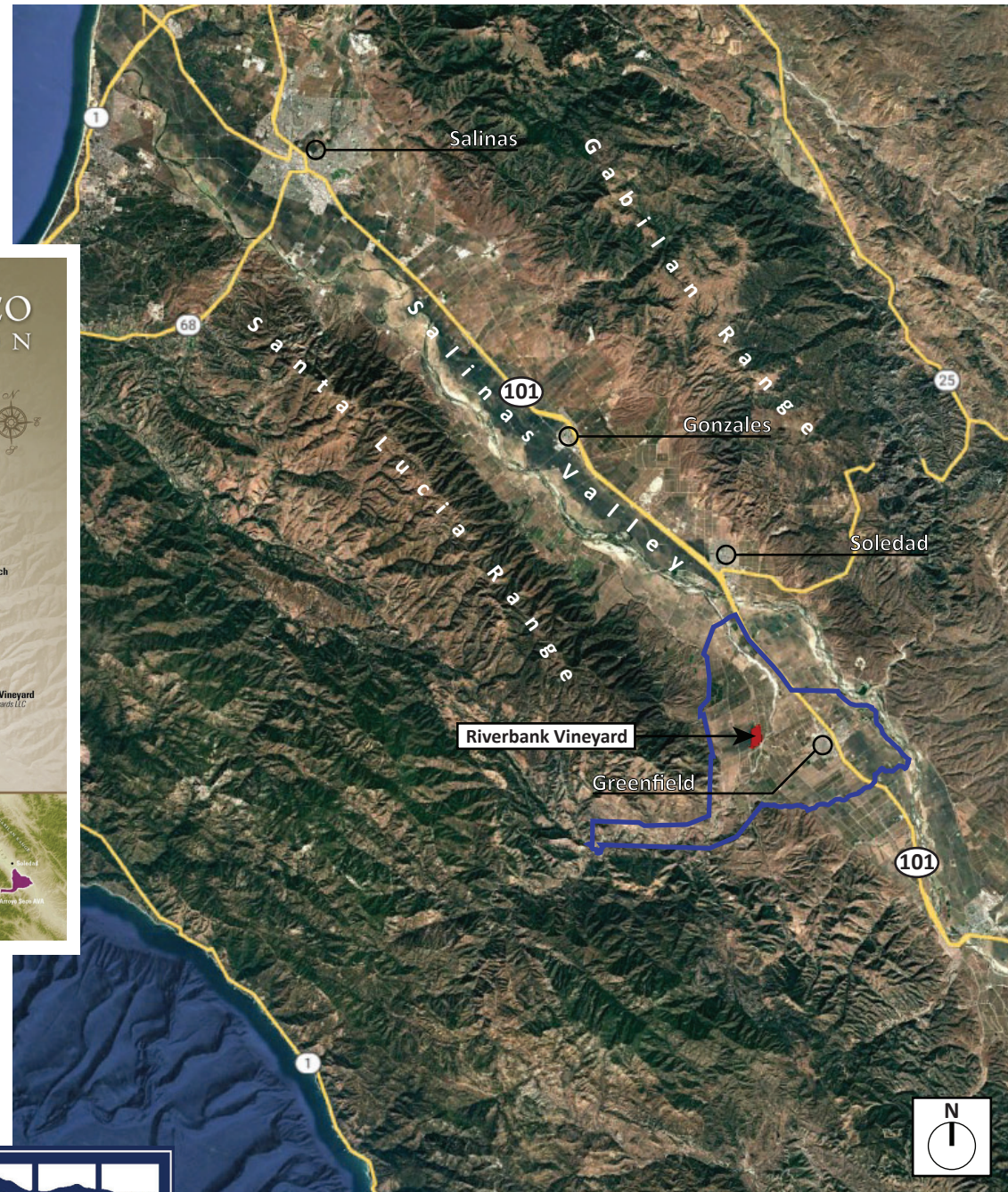
John Piini (x103)
Cell: (831) 809-2258
john@piinirealty.com
DRE: 00542238

Joe Piini (x105)
Cell: (831) 229-6913
joe@piinirealty.com
DRE: 01889295

The Riverbank Vineyard is centrally located within the Arroyo Seco AVA -- a renowned appellation that stretches from the Santa Lucia Mountain Range to the Salinas River, between the towns of Soledad and Greenfield. The AVA is bisected by the Arroyo Seco River and defined by the unique geography carved by this watercourse.



The AVA is known for its excellent water resource, well drained soils, and a cool climate caused by morning fog that rolls in from the Pacific Ocean and sustained winds in the afternoon. These qualities combine to form an AVA with a reputation for award winning Chardonnay.



APN: 111-022-005

***Acreage:** Gross acres: 117.7+/-
Usable acres: 105.0+/-
Net crop acres: 95.95+/-

Setting: The ranch sits on a lower bench of the Salinas Valley, bounded by an embankment to the west, Los Coches Road to the east, and Thorne Road to the south. This location is just west of the Arroyo Seco River on a bench dominated by vineyards.



Topography & Soils: The usable area has a level topography with well-to-excessively drained soils from the Arroyo Seco and Tujunga series. These soils are typical of the lower bench with a sandy-to-gravelly profile derived from igneous rock.

Arroyo Seco Cone: The Arroyo Seco Cone, the alluvial fan deposited by the Arroyo Seco River, provides a unique hydrogeologic setting known for abundant river recharge and good water quality. The aquifer is regarded by many growers as one of the best water regions in Monterey County, and is generally considered sustainable by the area’s Groundwater Sustainability Plan (GSP).

Water: Irrigation water is provided by one on-site well that provides excellent water quality for wine grapes.



Vineyard: Originally planted in 1982 by Wente Brothers with additional plantings in 1998, 2003 and 2009, the Riverbank Vineyard has a long history of producing premium white wines. Currently, there are 81.4+/- acres of vines with 14.6+/- acres fallow.

Variety	Year Planted	*Net Acres	% of Ranch
Chardonnay	1982/1998	73.80	76.9%
Pinot Grigio	1998/2009	4.44	4.6%
Sauvignon Blanc Musque	2003	3.13	3.3%
Total net vine acreage		81.36	84.8%
Fallow		14.59	15.2%
Net crop acreage		95.95	100.0%

Buildings: There are two older barns on the property that provide utility to a farming operation and character to the ranch. The buildings are within a 2.0+/- acre building yard set back next to the embankment.

Price: \$2,500,000 (\$23,800+/- per usable acre*)

Notes: Do not go direct. Please contact Piini Realty for all showings.

**The information contained within this brochure, including the acreages shown, are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are for illustration purposes only and are not intended to represent a survey of the property.*

