

HAWKINS RANCH

- 403.18 Assessed Acres | 314 +/- Net Acres of Winegrape Vineyards & 78 +/- Acres of Open Land
- 2021 & 2001 Plantings | Stanislaus County
- Property Located in Eastside Water District, 3 Agricultural Wells | 1,719 +/- GPM
- **Almonds, Pistachios Grown in Surrounding Area**

[CLICK FOR PROPERTY VIDEO](#)

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Property Overview dated July 17, 2025



OVERVIEW ©



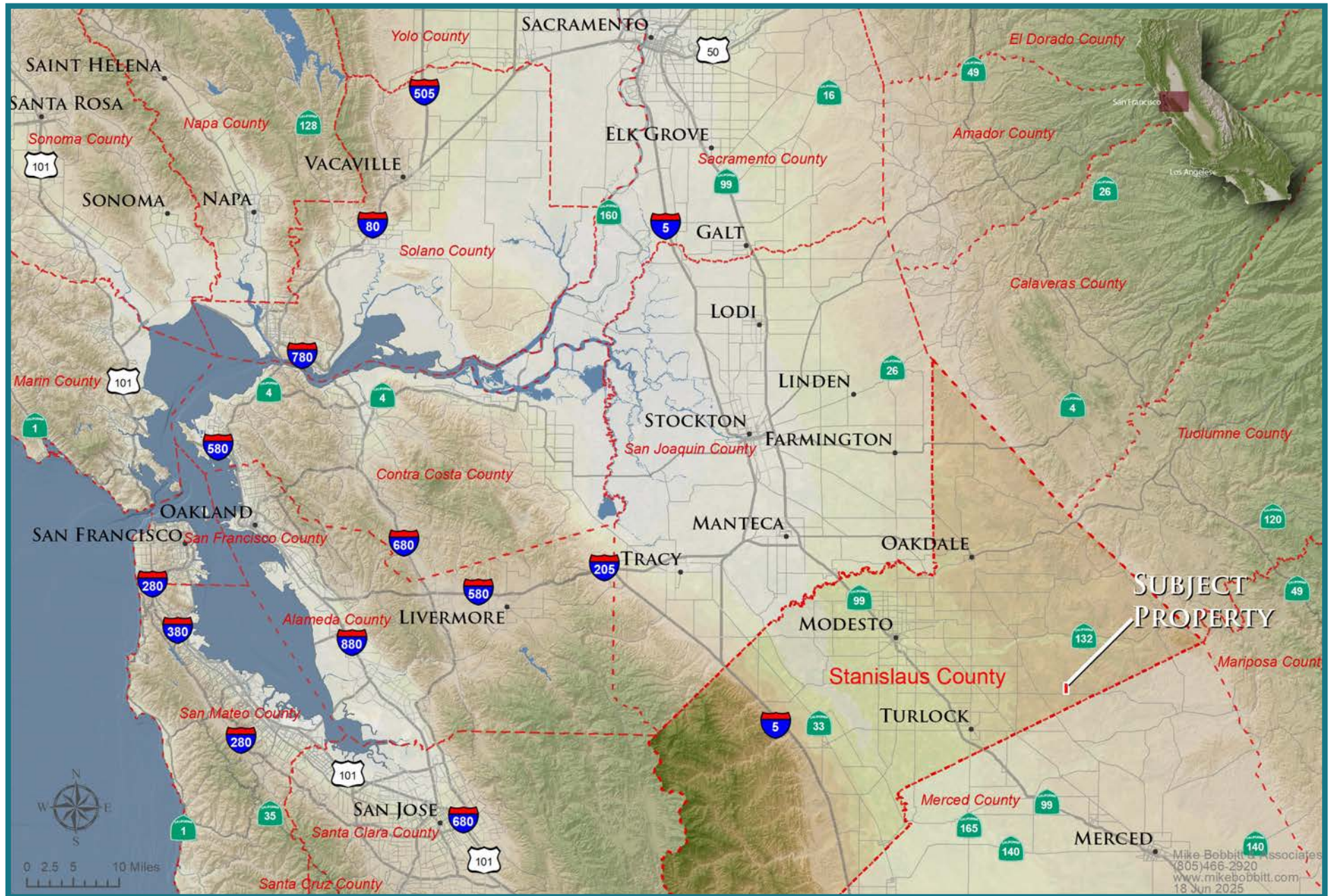
PROPERTY OVERVIEW

- 403.18 +/- gross assessed acres located in Stanislaus County and California Grape Pricing District 12.
 - 314 +/- planted vineyard acres
 - 78 +/- plantable open land acres
 - 11.18 +/- acres of supporting and ancillary land
 - Property is not enrolled in a Williamson Act Contract.
- Planted winegrape varieties include:
 - Chardonnay (178 acres), Tannat (136 acres)
 - Chardonnay (p. 2021), Tannat (p. 2001)
 - 2025 projected yields at 10 tons per acre.
- Surrounding land uses include almond, pistachio, walnut orchards and irrigated row crops.
- The Property contains Whitney and Rocklin Sandy Loams, Greenfield Sandy Loam, Hopeton Clay Loam, Rocklin Sandy Loam, Montpellier Coarse Sandy Loam NRCS soil series.
- The Property is located within the Eastside Water District, and currently receives irrigation water via three operating agricultural deep wells located on-site producing 1,719 +/- gallons per minute (per 2023 pump test). There are two additional non-operating agricultural deep wells. Irrigation water is distributed throughout the Property's vineyard blocks via pump and filter stations, through main and submain pipelines. The Property's planted vineyard blocks are irrigated via a single-line drip system. There are two additional, non-operating agricultural deep wells also located on-site – status unknown.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.03", East Turlock Subbasin, which is currently a High-Priority, Critically Overdrafted Subbasin. The Property is currently managed by the East Turlock Subbasin GSA.
- **Purchase Price:** \$5,000,000 all cash at the close of escrow (\$12,401 per gross acre).
- **For further information, please contact:**

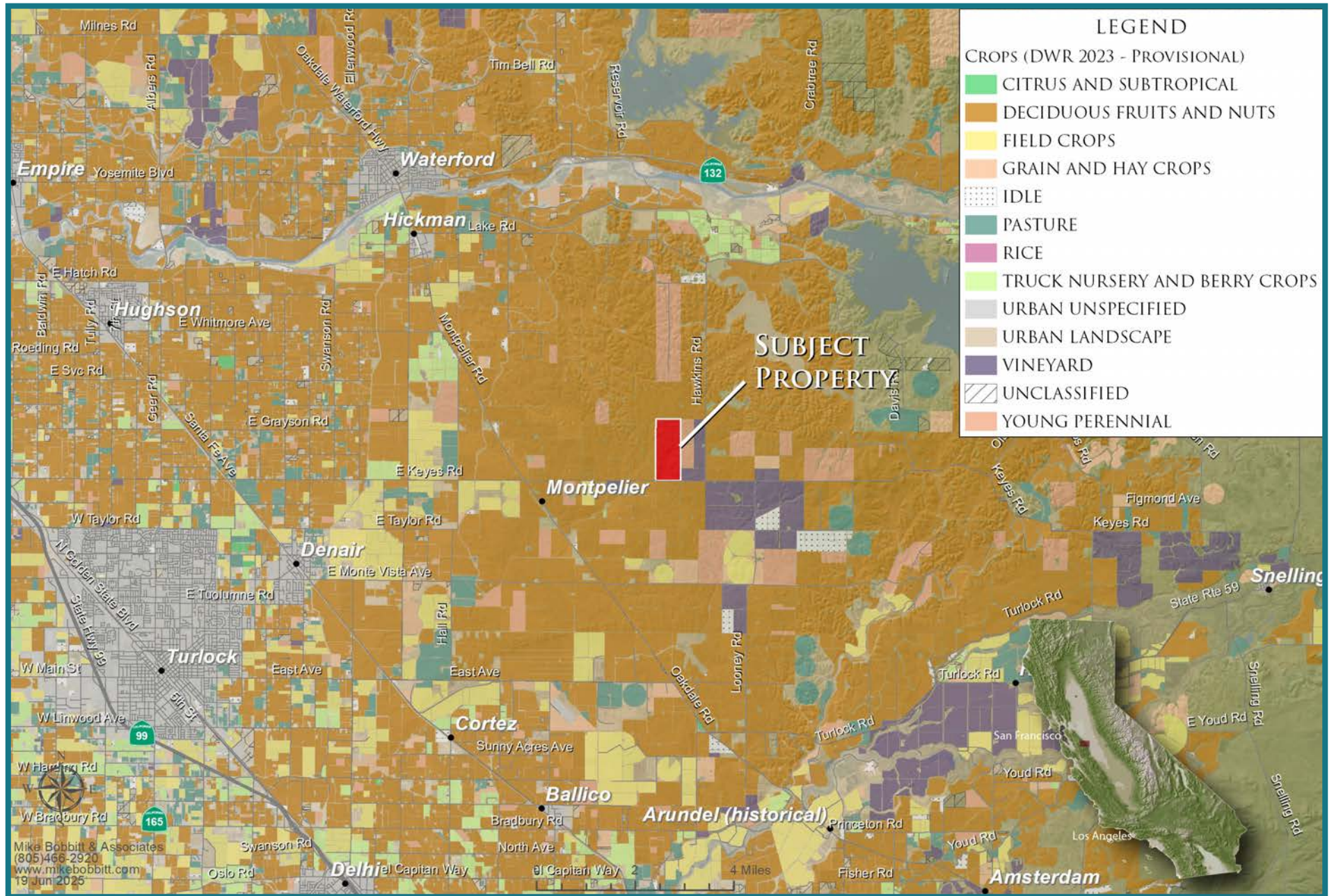
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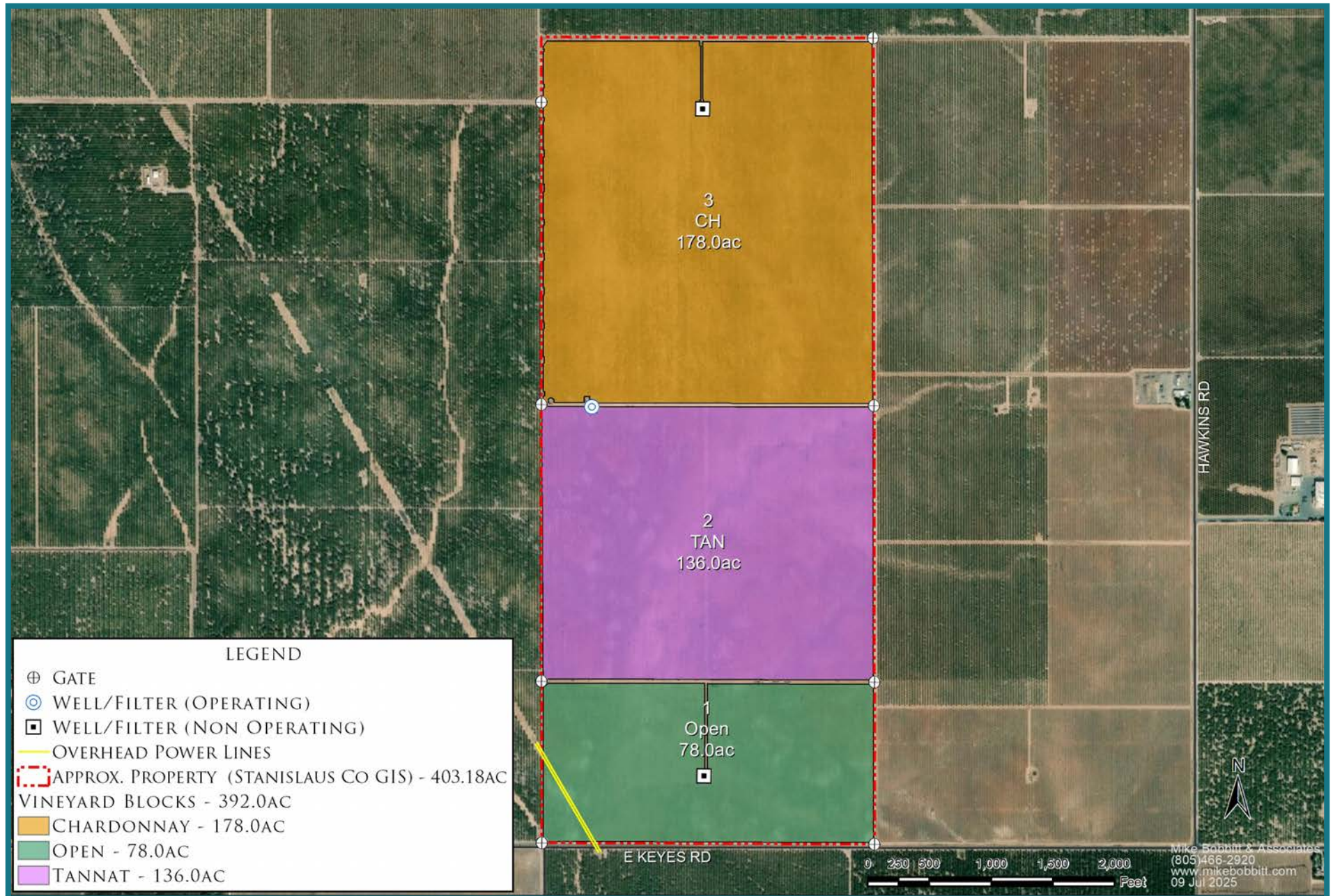




AREA DWR MAP



2025 BLOCK MAP



SELLER'S RIGHTS & DISCLAIMERS

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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 *FJ VENTURE PARTNERSHIP* ("Seller") for the offering and sale of the *Hawkins 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.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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