

High View Ranch

3720 High View Drive
Placerville, CA 95453



Presented by:

Mike Hansen, MBA, CMAP
DRE #02143875
805.503.8552
Mike@cruland.com



Executive Summary

The High View Ranch is a remote and rural vineyard property in the El Dorado County AVA overlooking the north fork of the Cosumnes River. The property is a total of 40.1 acres. Within the total acreage, 20 acres are open space and committed to vineyard development, winery production and hospitality spaces. The remaining 20 acres are a mix of oak and ponderosa pine woodlands.

Since the acquisition of the property in the spring of 2016, the current owners have:

- Removed 6 acres of previously planted vineyard (vines were heavily diseased)
- Thinned ladder fuel in the surrounding forest, that included: clearing brush in drainages and limbing up to 12 feet within the tree canopy, removing scrub and dead trees.
- Ensured a minimum of 300 feet of defensible space surrounding the main winery building and housing structure.
- Planted roughly 4.5 acres of vineyard and prepped an additional 10 acres for planting
- Graded the hillsides for drainage and erosion control

This ranch has been meticulously cared for by the current owner who is both a viticulturalist and winemaker. The goal of this sale is to pass along the property to a new steward and possibly create a partnership whereby the current owner can continue to improve and farm the vineyard site. There is a modes 3 bedroom, 2 bath caretaker unit above the winery.



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Property Info

- 400 amps of power have been run to the site and primary used to power the winery building (all single phase).
- Upon entering the property there is an 800 foot road that leads you to the main facility.
- An 800 foot long 5 foot tall retaining wall was installed with the natural rock from the property. The wall lines the road from the entrance and leads to the winery.
- When arriving at the winery, there is a 2500 sq ft natural outdoor terrace that's framed by the same retaining walls.
- Within that same terrace is a pizza oven and outdoor grilling station built for entertaining large groups.
- There are two large parking areas surrounding the building.
- The driveway is covered and lined with asphalt base.
- The winery building is 2400 sq feet and runs off of the above mentioned power source.
- The building has a 1200 sq ft temp controlled winery space.
- The current winery bond permits up to 8,000 cases of production, current owner believes this can be modified
- Deer fence surrounds the entirety of the property
- 3 Bed, 2 Bath residence is above the Winery Building



Vineyard Details

- The first 5 of 15 acres were planted to rootstock in spring 2019 (total of 2000 vines @ 10x10 spacing).
 - Rootstock is a combo of 110R & St George (drought tolerant)
 - Hand split cedar stakes were used for the training system (head trained)
- Drip irrigation was installed for the first 5 acre planting
- The Irrigation system and winery is fed by 25000 gallons of water storage that was installed in Spring 2019.
- The water storage tanks are fed by 1x 700ft well that produces 15 gpm
- A second well is also on site and produces 15 gpm– this well is isolated to be used for the new 10 acre planting.
- The adjacent 10 acres are prepped.
- The vineyard is steep (up to 25% grade) with multiple exposures but primarily western facing.
- Soils are a primary mix of granitic sand, shale, aiken loam and volcanic.

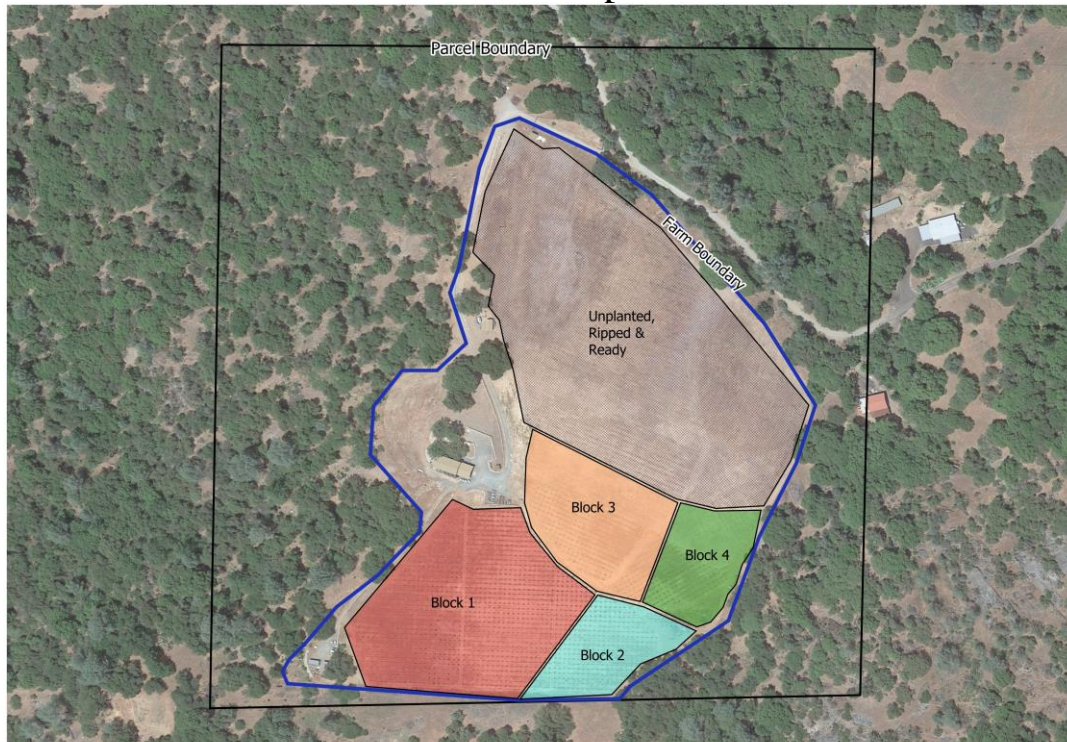
BLOCK	ACREAGE	YEAR PLANTED	YEAR GRAFTED	VINES	SPACING	ROOTSTOCK	SCION	GRAPE	TONNAGE (Est)	CASES (EST)
1A	.46	2019	2024	223	10x10	St George	Rayas	Grenache	1.4	84
1B	.79	2019	2024	379	10x10	St George	Clape	Syrah	2.4	142
2A	.63	2019	2021	304	10x10	St George	Rayas	Grenache	1.9	114
2B	.60	2019	2021	289	10x10	St George	Clape	Syrah	1.8	108
3A	.14	2019	2021	65	10x10	St George	Diamond Creek	Cabemet Sauvignon	.4	24
3B	.70	2019	2021	334	10x10	St George	Clape	Syrah	2.1	125
4A	.55	2019	2021	264	10x10	St George	362	Grenache	1.7	99
5A	.28	2019	2021	136	10x10	St George	Entav	Semillon	.9	52
5B	.14	2019	2021	66	10x10	St George	Overnoy	Savagnin	.4	25
Total Production Est									13	773

Maps

Parcel Map

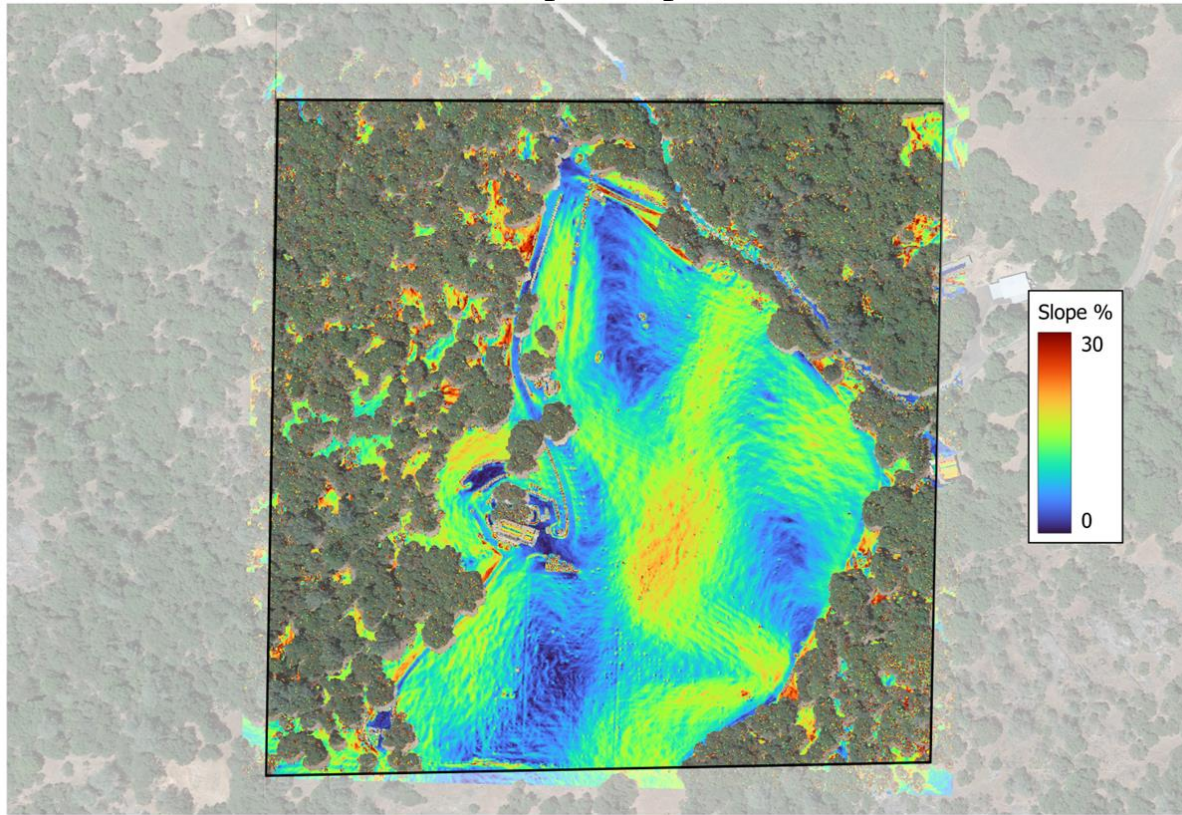


Block Map

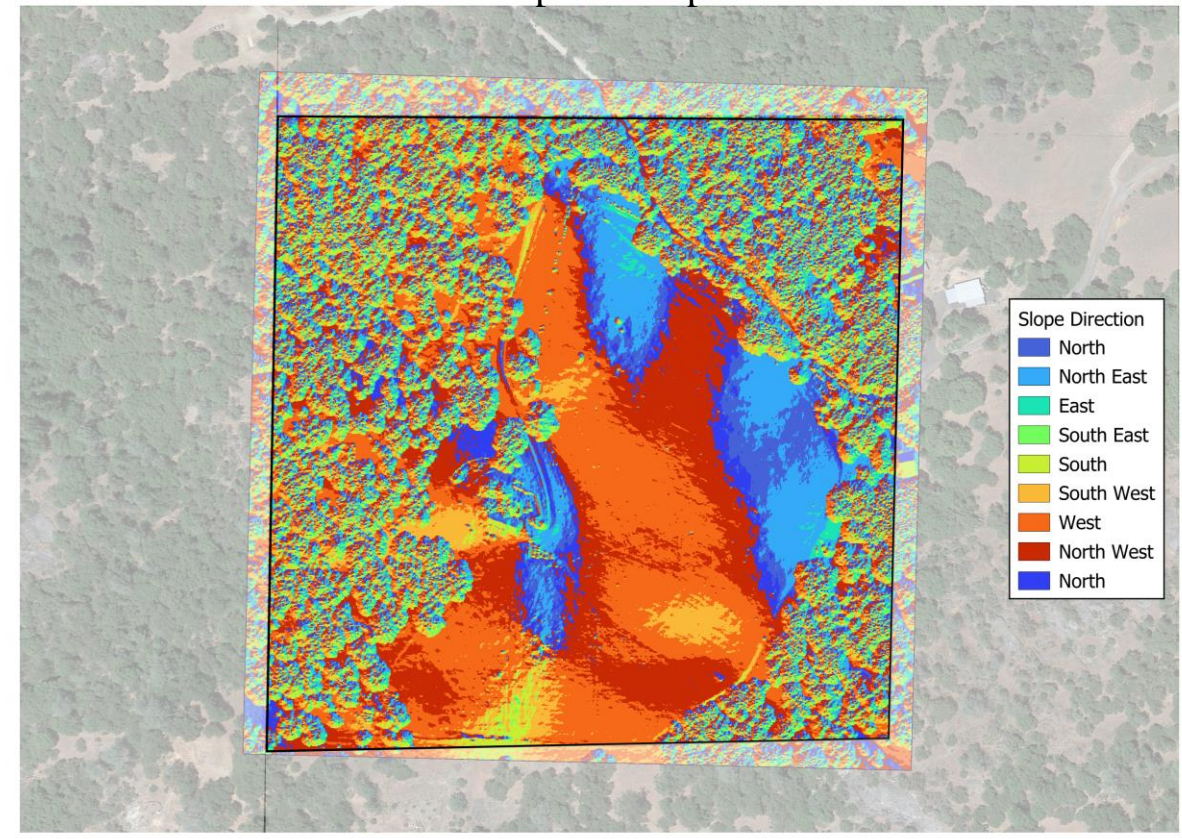


Maps cont.

Slope Map



Aspect Map



About Cru Land Company

Cru Land Company is a full-service Real Estate Brokerage that assists their clients in unlocking the potential of investment-grade agricultural land. With tailored advisory services and unparalleled expertise, we provide a dynamic platform for growth in the rapidly evolving agricultural investment landscape.



David Carciere

Owner, Broker

David's decades of experience as a broker alongside his prior history as an Agricultural Appraiser allow him to bring vast knowledge of the agricultural real estate space. His wine industry experience managing Donnelly Creek Vineyard and helping run his family's wine label Suacci Carciere Wines give David first hand experience in both the growing and production.



Mike Hansen

VP of Sales & Marketing

Mike's family history and immersion in wine industry as a grower fuel his success in selling Vineyard, Winery, and Luxury Vineyard Estates. Armed with an MBA from Sonoma State and certified as a Mergers & Acquisition Professional (CMAP), Mike seamlessly blends business acumen with an extensive professional network to source and execute premium vineyard and winery deals.



Bonnie Burnett

Senior Project Manager

Bonnie brings extensive experience to the team having coordinated over \$100,000,000 in gross sales for Winery, Vineyard, and Agricultural Land. She also brings extensive wine industry experience having been a grower and hailing from the esteemed Alexander Valley. Bonnie's attention to detail and organization allows her to coordinate smooth and efficient transactions.

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Images:

BISdpMap



Images (cont)

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Images (cont.)

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Images (cont)

BlindMap



Images (cont)

BlindMap



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Sellers Disclaimers: This Offering Memorandum has been prepared for Buyer and Buyers Representatives' 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 enclosed Property information. It is the 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 Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it 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.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting: Michael Hansen at 805.503.8552.