

Highway 128 Vineyard - Alexander Valley



Presented By:

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LAND COMPANY

\$1,995,000

5403 Hwy 128, Geyserville, California

Executive Summary

A rare opportunity, this 25-acre Sauvignon Blanc vineyard offers its new owner a chance to own premium vineyard land in the heart of the Alexander Valley AVA, one of California's most prestigious wine regions. Situated just off Highway 128, the property offers easy access to both local wineries and key distribution routes, making it an ideal investment for wineries or vineyard owners looking to expand production. With 19 acres of thriving Sauvignon Blanc vines and 3 additional acres available for planting, this vineyard is primed for growth in an increasingly competitive market.

Alexander Valley is renowned for its diverse soils, warm days, and cool nights, producing some of the most sought-after wines in California. While best known for its world-class Cabernet Sauvignon, the region's Sauvignon Blanc has gained recognition for its vibrant fruit expression, balanced acidity, and depth of flavor. The vineyard's proximity to the Russian River allows for a longer growing season and optimal ripening conditions.

Sauvignon Blanc has seen tremendous consumer demand over the past few years, with a strong push toward premium, site-driven wines. This vineyard has delivered consistent, high-quality yields, offering both reliability and efficiency in farming. Its location provides a cooler microclimate, thanks to the nearby Russian River, which brings morning fog and moderates temperatures—essential for preserving the acidity and bright aromatics that define Alexander Valley Sauvignon Blanc.

For a winery looking to expand its Sauvignon Blanc program or an investor seeking a high-performing vineyard in an elite AVA, this property represents a strategic and valuable acquisition.



Key Investment Considerations



Highly Productive & Efficient Vineyard

This vineyard is ideally laid out with long rows running Southwest to Northeast providing a seamless farm operation while at the same time yielding an average of 6.30 Tons Per Acre (TPA) since 2016.



Abundant Water

This vineyard includes 2 highly productive wells one tested at 65 gallons per minute (GPM) and the other tested at over 1000 GPM.



100% Sauvignon Blanc

Despite general market conditions Sauvignon Blanc is one of the few varietals growing in demand. The vineyard provides approximately 120 tons annually that a producer can count on as a backbone or to expand their SB program.

Property Specifications

ADDRESS	5403 Highway 128, Geyserville California
APN	131-090-018
PARCEL SIZE	25.0 +/- acres
ZONING	LIA B6 20, RRD B6 20, F1 F2 MR RC200/100 SR VOH Land Intensive Agriculture District
ACCESS	Direct access from Highway 128
UTILITIES	PG&E
STRUCTURES	None



Vineyard Details

VINEYARD	18.78+/- acres planted to Sauvignon Blanc.
ADDITIONAL PLANTABLE ACREAGE	3.3+/- acres
VINEYARD SPECS	Year Planted: 1995-1996 Clone: 1 Rootstock: St. George Trellis: VSP Spacing: 10X7 Rows: 105
FRUIT BUYERS	Details available upon request.
VINEYARD CONTRACTS	Details available upon request.

Alexander Valley AVA

Alexander Valley is recognized as an excellent region for cultivating Sauvignon Blanc due to its distinctive climate characterized by warm days and cool nights. The well-drained gravelly soils located near the Russian River create optimal conditions for producing a Sauvignon Blanc that is both balanced and flavorful, exhibiting vibrant acidity and a complex profile.

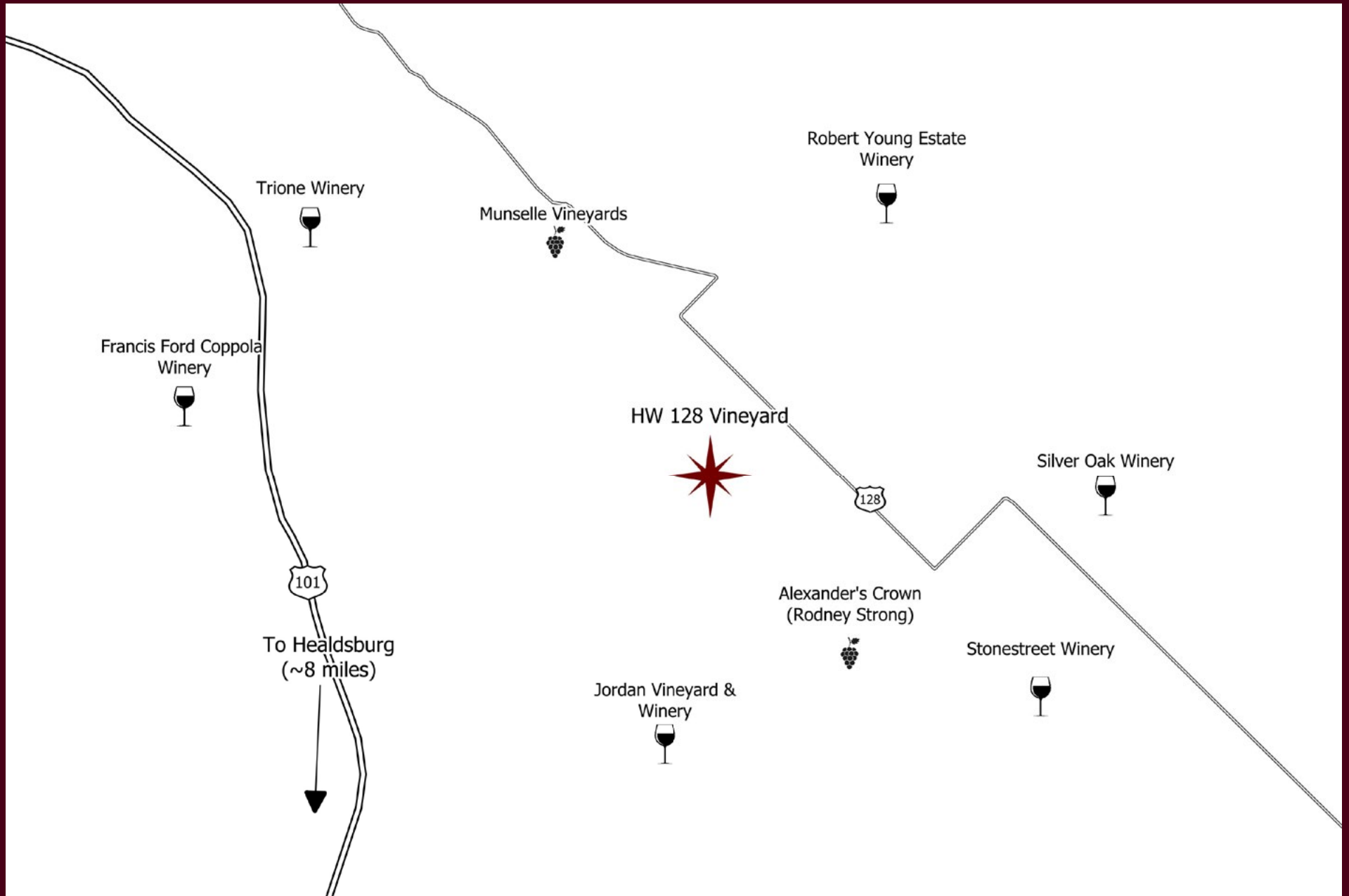
In contrast to other areas in Sonoma County, Alexander Valley enjoys a degree of protection from coastal fog, which allows for increased sunlight during the day while still benefiting from the cool evening breezes that help maintain the grapes' acidity. Broadly speaking the Alexander Valley is one of the most highly recognized and acclaimed AVA on the North Coast!

Water Details		
	IRRIGATION WELL	FROST WELL
GPM	65+	1,000 +
YEAR DRILLED	2000	2012
DEPTH	84 ft	85 ft
CASING	18 " steel	18" steel + 12' PVC above grade.
NOTES		New engine (installed in 2022), 100 hp and 250 gallon double walled fuel tank.

Historic Tonnage		
YEAR	TOTAL TONS	TPA
2016	127.85	6.81
2017	118.85	6.33
2018	133.58	7.11
2019	131.42	7.00
2020	97.40	5.19
2021	116.00*	6.18
2022	129.00	6.87
2023	85.00	4.53
2024	125.00	6.66
Average	118.23	6.30

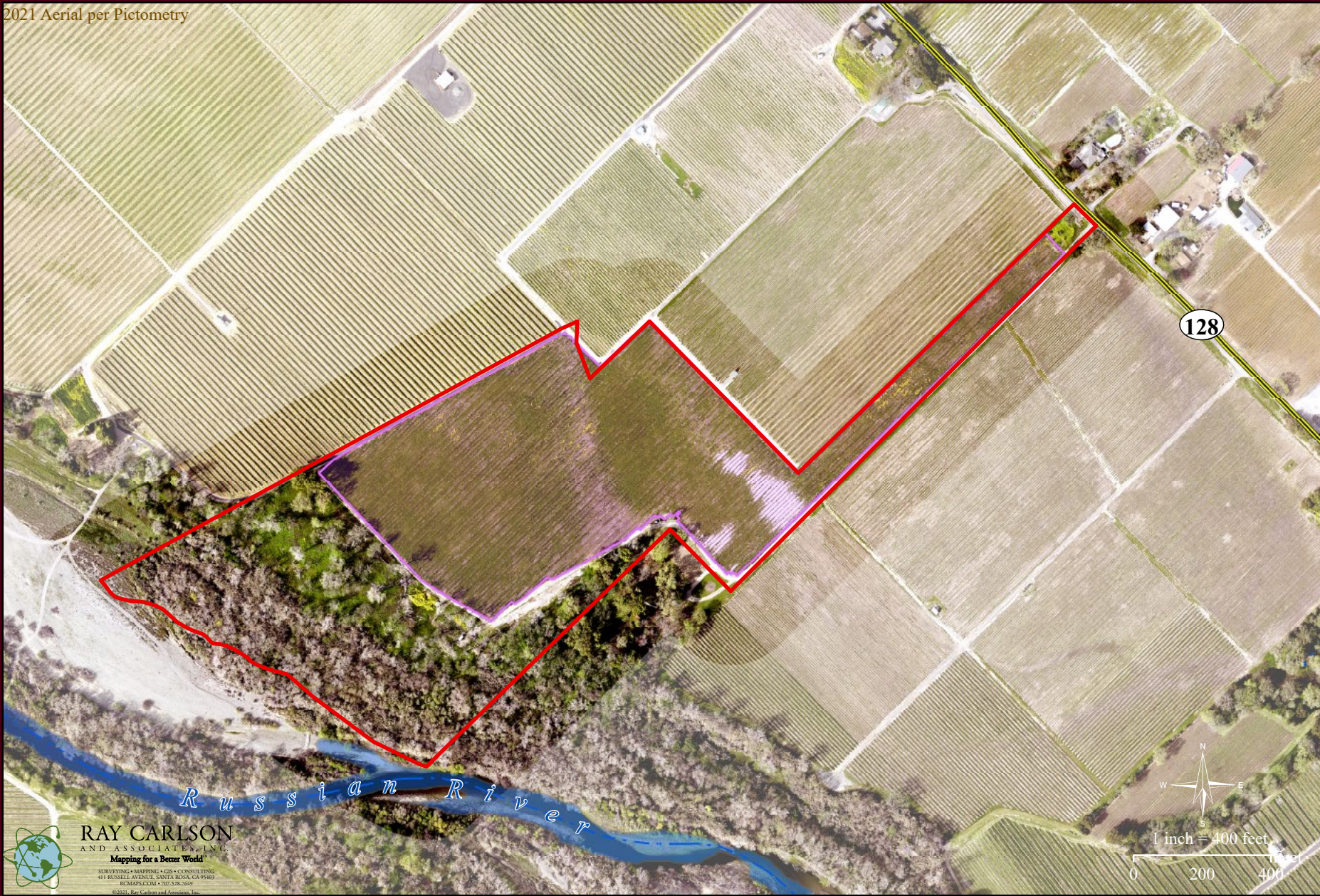
*2021 harvest tonnage to be confirmed.

Location Map



Aerial Map

2021 Aerial per Pictometry



R u s s i a n R i v e r



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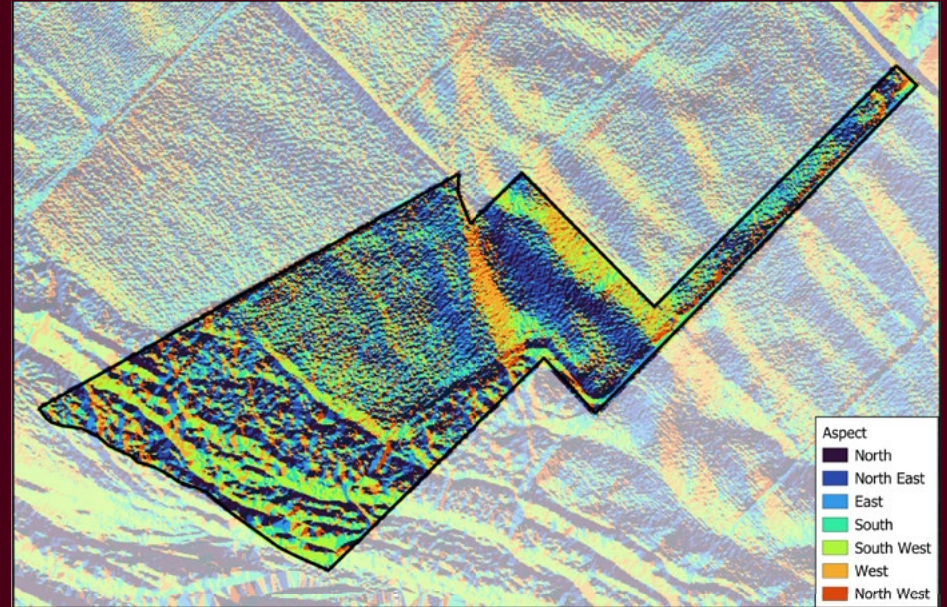


1 inch = 400 feet
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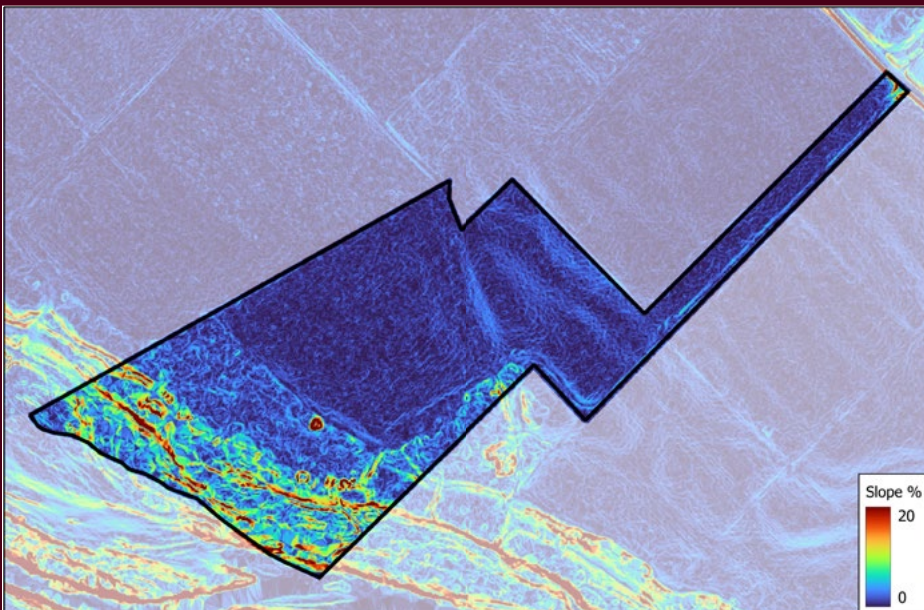
Elevation Map



Aspect Map



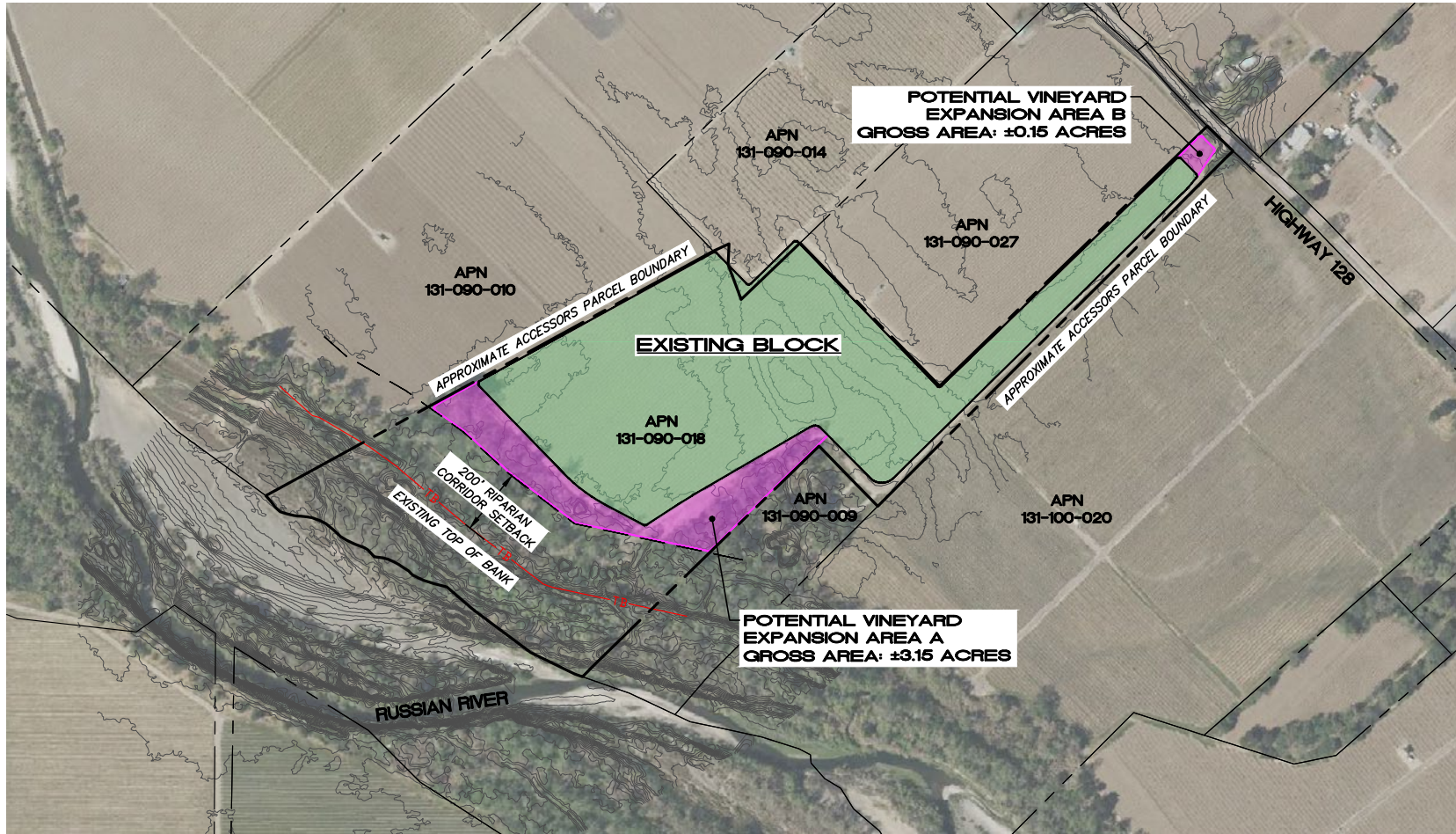
Topo Map



Soil Map

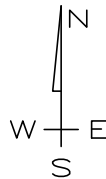


Additional Platable Land Map



PRELIMINARY VINEYARD EXPANSION PLAN

SCALE 1"=300'



NOTES:

1. PARCEL ZONING: LIA B6 20, RRD B6 20, F1 F2 MR, RC200/100 SR VOH
2. PER ZONING CODE, 200' NO TOUCH SETBACK FROM TOP OF BANK OF RUSSIAN RIVER.
3. AT TIME OF VINEYARD PLAN DEVELOPMENT, A BIOLOGIST SHOULD BE CONSULTED TO EVALUATE THE PLANTING AREA FOR POTENTIAL WETLANDS OR SENSITIVE HABITAT.
4. PROPERTY LINES SHOWN ARE APPROXIMATE AND DO NOT CONSTITUTE A BOUNDARY SURVEY.

MUNSELLE CIVIL ENGINEERING
 ♦ CIVIL ENGINEERING ♦ SURVEYING ♦
 ♦ PLANNING ♦ CONST. MANAGEMENT ♦



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MUNSELLE
 CIVIL ENGINEERING

PRELIMINARY VINEYARD EXPANSION PLAN

APN 131-090-018
 5403 HWY 128
 HEALDSBURG, CA

DATE:
 MAR 16, 2023

JOB NO.
 42-22

SHEET 1 OF 1







Cru Land Company is a boutique Real Estate brokerage and advisory firm whose primary focus is the sale of investment-grade agricultural land. We provide landowners, investors and wineproducers with local expertise and a path to growth within the complex field of agricultural investment.

At Cru Land Company we have a fluency in the vineyard and ag space born from experience that goes far beyond transactional Real Estate. Collectively the team at Cru Land Company has firsthand wine industry experience in the vineyards and in wine-production, with sales and marketing, and finance and accounting. With all that said, we are a Real Estate brokerage and advisory firm at our core, and to that end our team has successfully closed over \$150,000,000 in Real Estate assets, including more the \$60,000,000 in premium vineyards, wineries and plantable land since 2020.

We are selective about the properties and projects we choose to take on. We only take on properties of the highest caliber and projects where we can add value by leveraging our network and experience not only in Agricultural Real Estate but also in the wine industry. This selective approach allows us to focus more attention on fewer projects, and the results have been the sale and acquisition of an incredibly compelling portfolio of premium vineyards and agricultural properties on behalf of our clients.



David J. 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

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 \$120,000,000 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.

Disclaimers

Seller, Landlord or Lessee Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

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: David Carciere at 707.479.2199.

