

INFORMATION MEMORANDUM

# East Road Chardonnay Vineyard

\$1,275,000

10060 East Road, Redwood Valley



Presented By:

David J. Carciere | Founder & Broker  
707.479.2199 | CalDRE# 01769140  
david@cruland.com

Bonnie Burnett | Licensed Agent  
707.529.8409 | CalDRE# 02015218  
bonnie@cruland.com



# Key Investment Considerations



The East Road Vineyard offers a grower, winery or investor the opportunity to acquire highly productive Chardonnay vineyard in the heart of the Redwood Valley in Mendocino County. This newer vineyard is set-up to be highly productive and exceptionally efficient to farm. Further, Redwood Valley is known to be cooler than the surrounding growing area's leading to a more gradual ripening producing more complex, high-quality wines. Despite the recent turns in the wine industry this vineyard is an ideal portfolio piece for a wine company or investor looking for future growth opportunities.



## **Planted Exclusively to Chardonnay**

Chardonnay remains the best-selling wine in the U.S. and this vineyard is planted exclusively to the varietal. The majority of the vineyard (32.53 out of 41.45 acres) is planted since 2015 providing a stable source of fruit going forward.



## **Multiple Sources of Water**

The vineyard includes a large (25 ac. ft.) reservoir onsite for storage as well as Russian River and Redwood Valley water rights for delivery of agricultural water.



## **Efficient Farming Operation**

The vineyard's size and layout lend to an efficient farming operation – a prerequisite in today's farming landscape.



## **3 Separate Legal Parcels**

This ranch includes 3 separate legal parcels and favorable AG (Agricultural District) providing a myriad of uses and opportunities for a new buyer.





# Property Specifications

ADDRESSES	10060, 10100 & 10514 East Road Redwood Valley, CA
APN'S	161-040-02, 161-070-03, 161-070-15
PARCEL SIZE	61.34 acres
PLANTED ACRES	41.45 acres
ONSITE WATER	25+/- ac.ft. Pond, Residential Water Supply Licensed Russian River Riparian Rights Redwood Valley Water District for Ag & Domestic Water Supply
ONSITE POWER	PG & E
ACCESS	Direct from East Road
ZONING	AG (Agricultural District) APN 161-040-02 is in the Williamson Act

## Site Characteristics

SLOPES & ASPECT	Neutral aspect and mostly level.
SOILS	NRCS has the site mapped to primarily Russian loam, 0 to 2 percent slopes and Pinnobie loam, 0 to 2 percent slopes.
ELEVATION	Elevation ranges from 775/-ft to 795+/-ft
APPELLATION	The vineyard is located within the Redwood Valley AVA.



# Vineyard Details

VINEYARD	The vineyard is planted to 41.45 acres of Chardonnay.
VINEYARD LAYOUT	VSP
IRRIGATION	Drip
FROST PROTECTION	Overhead Irrigation
ROW ORIENTATION	N to S
GRAPE CONTRACTS	Contact for details
NEIGHBORING VINEYARDS	<ul style="list-style-type: none"> <li>• Frey Vineyards</li> <li>• Barra Family Vineyards</li> <li>• Fetzer</li> <li>• Redwood Valley Cellars</li> <li>• Lolonis Family Vineyards</li> </ul>

## Block Details

BLOCK	VARIETY	ACRES	YEAR PLANTED	ROOTSTOCK	CLONE	SPACING
01	Chardonnay	11.58	1994	110R	Wente	10 X 6
02	Chardonnay	8.92	2021	1103P	CL04	9 X 6
03	Chardonnay	20.95	2015	1103P	CL04	9 X 6
<b>Total</b>		<b>41.45</b>				

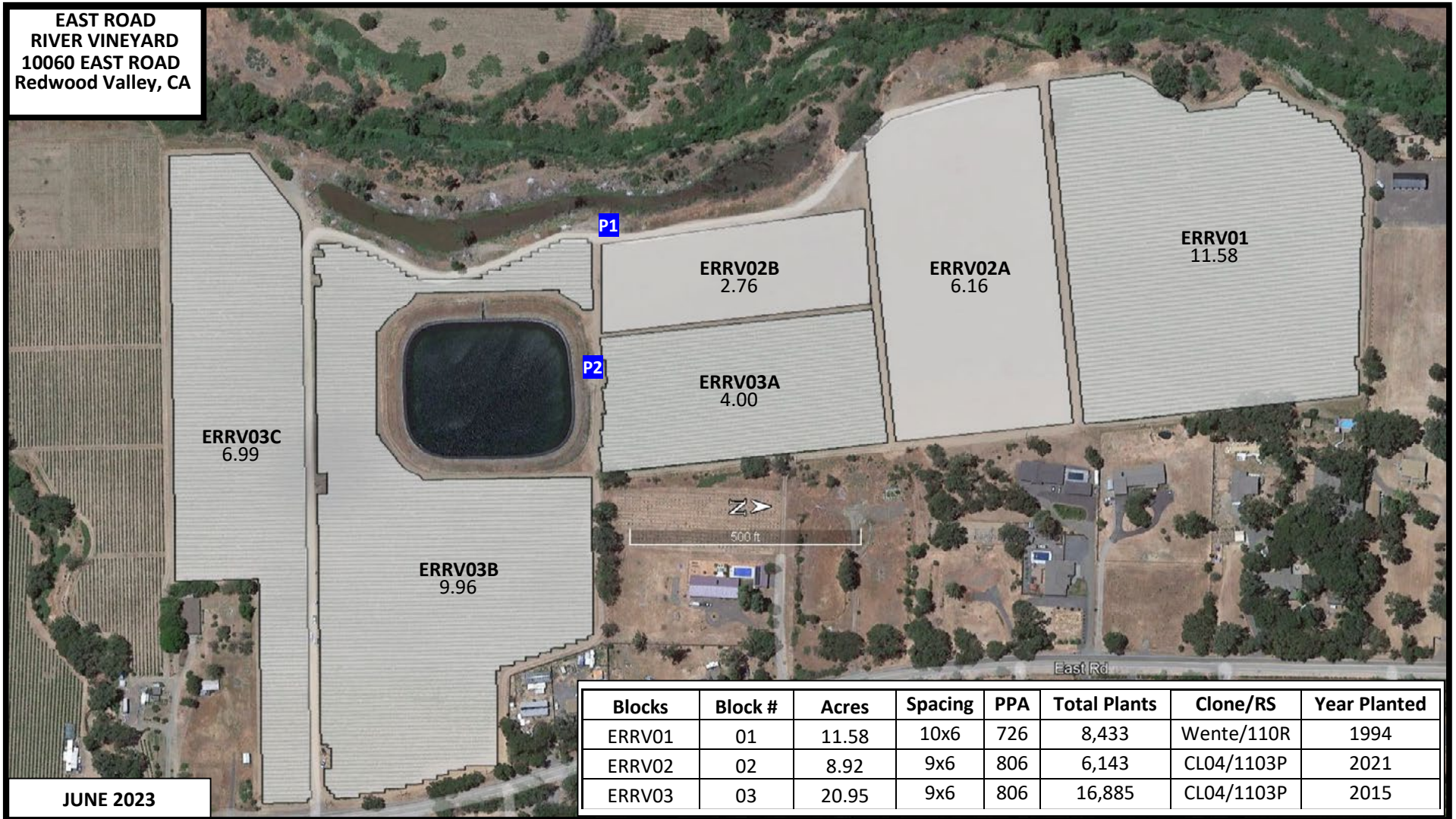
ACRES	2020	2021	2022	2023	2024	AVE	AVE TPA
32.53	150.00	110.00	198.82	144.00	200.00	160.56	4.94

\* Ave Yield and Ave TPA based on 32.53 acres of productive vineyard. Block 2 pltd in 2021.





# Block Map



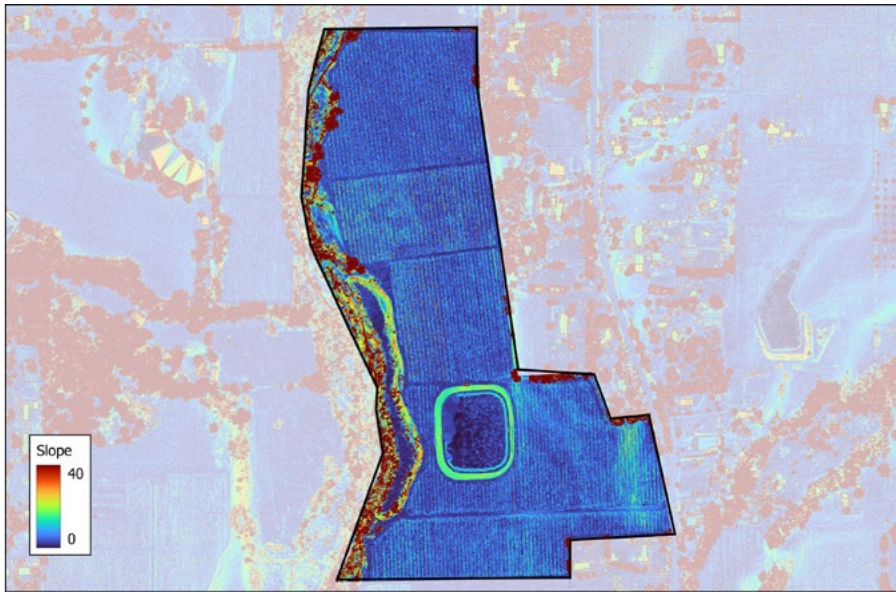


# Aerial Map

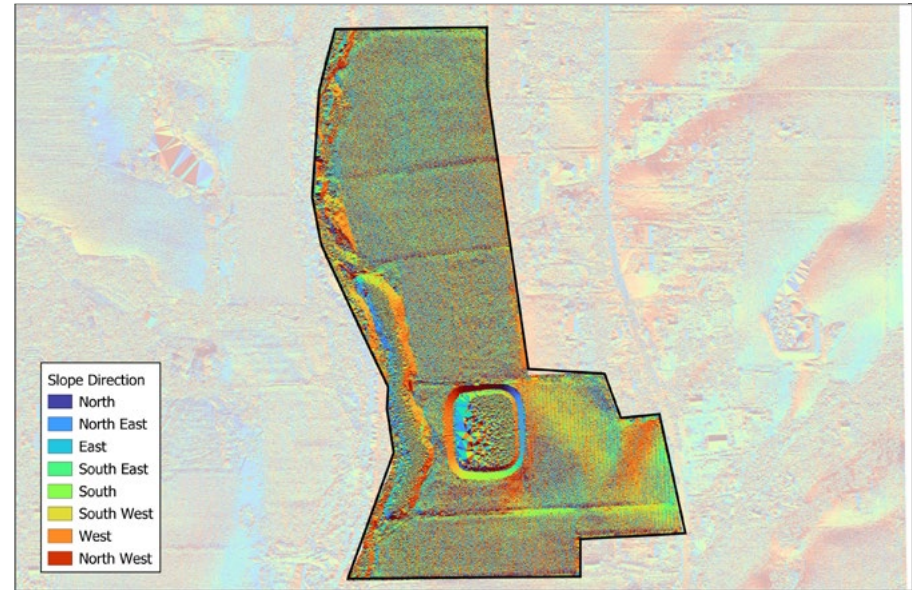




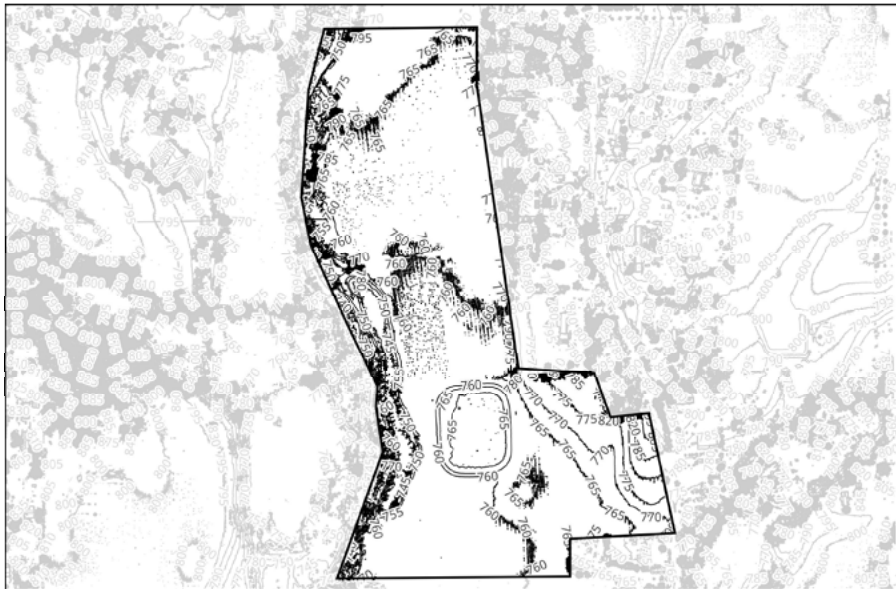
# Elevation Map



# Aspect Map



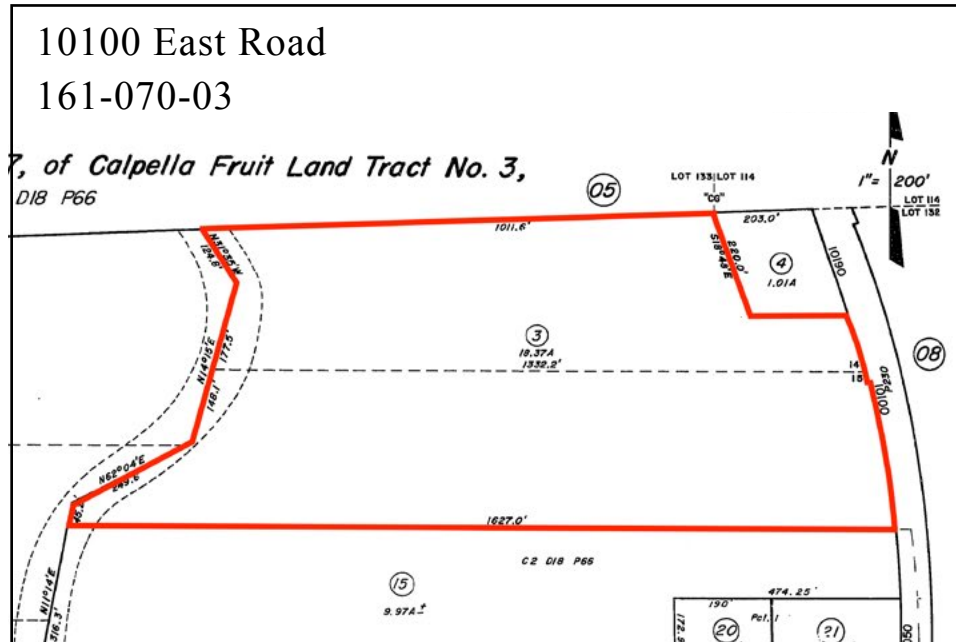
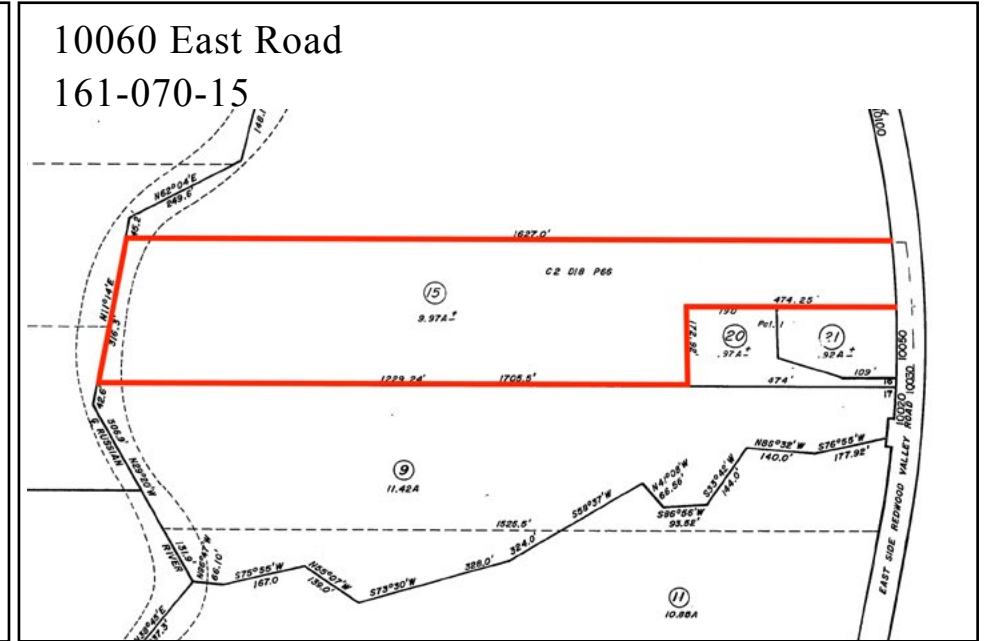
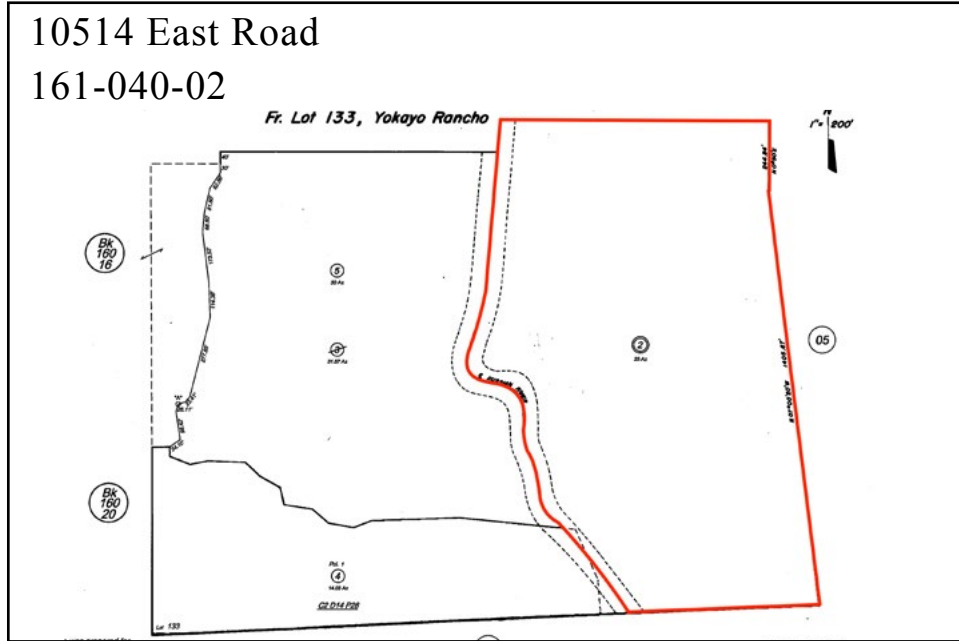
# Topo Map



# Soil Map



# Parcel Maps











# CRU LAND COMPANY

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 \$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.



# 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.

