

# PRICE RANCH VINEYARD

- 649.74 +/- Gross Assessed Acres | Madera County
- 600 +/- Potential Net Farmable Acres | 575.97 +/- Net Planted Acres
- Varietals Include White Zinfandel, Rubired, & Syrah
- Irrigation Water Provided via 5 Agricultural Wells
- Madera Irrigation District – Class I Water
- 81% Class I & II Soils

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MEMORANDUM \("CIM"\)](#)



OVERVIEW ©



## OVERVIEW

- ◆ 649.74 +/- gross assessed acres located in Madera County, comprised of 600 +/- potential net farmable acres. Property is currently planted to 575.97 +/- net vineyard acres with 73.77 +/- acres of supporting and ancillary land which includes well sites, filter and booster stations, a Headquarters (with a Residence, Shop, and Yard), and dirt roads/avenues.
- ◆ Varietals planted include White Zinfandel (290.45 acres), Rubired (225.36 acres), and Syrah (60.16 acres), at 50%, 40%, and 10% of net planted acreage, respectively.
- ◆ 1997 to 2001 plantings, with a 5-year weighted average yield (2018 to 2022) of approximately 11.10 tons per acre.
- ◆ Property contains approximately 81% NRCS Irrigated Capability Class I & II Soils (primarily the Visalia Fine Sandy Loam soil series).
- ◆ Irrigation water is currently supplied to the vineyard blocks via 5 operating agricultural wells, pumping at a combined rate of approximately 2,730 +/- gallons per minute ("GPM"), which is distributed throughout the Property via PVC underground main and lateral pipelines to driplines with emitters. Flood valves are also located every third vineyard row.
- ◆ Property is located in the Madera Irrigation District ("MID") with Class I water entitlement.
- ◆ The Wine Group (\*2nd largest U.S. winery by case sales) is currently leasing the Price Ranch Vineyard via a triple-net lease which terminates in December 2023. (\*Per a Wine Business Monthly Article - February 2023)
- ◆ Vineyard is located in the Madera American Viticultural Area ("AVA") and California Grape Pricing District 13.
- ◆ Structural improvements include a 1,966 +/- square-foot Residence and 3,000 +/- square-foot Shop located at the Property Headquarters.
- ◆ **Purchase Price:** \$19,000,000 (\$29,242 +/- per gross acre) all cash at the close of escrow.
- ◆ For further information, please contact:

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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 *Price Institutional Vineyard Investors I, LLC, Price Institutional Vineyard Investors II, LLC, and Price Institutional Vineyard Investors III, LLC* ("Seller") for the offering and sale of the *Price Ranch* located in Madera 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**.

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