

# YOLO 18 RANCH

- 162.08 +/- Gross Assessed Acres | Yolo County
- Winegrape Vineyard | Dunnigan Hills AVA
- 143.54 +/- Net Planted Acres | 2013 Plantings
- Varietals Include Petite Sirah & Petit Verdot
- Multiple-Source Irrigation Water
- Property is Currently Leased through October 31<sup>st</sup>, 2028

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CONFIDENTIAL INFORMATION  
MEMORANDUM ("CIM")



CONFIDENTIAL OVERVIEW ©



PETITE SIRAH



## OVERVIEW

- ◆ 162.08 +/- gross assessed acres located in Yolo County, comprised of 143.54 +/- planted acres of winegrape vineyards and 18.54 +/- acres of supporting and ancillary land which primarily includes dirt roads/avenues.
- ◆ Planted winegrape varieties include Petite Sirah (100.26 +/- acres) and Petit Verdot (43.28 +/- acres) at 70% and 30% of net planted acreage, respectively.
- ◆ 2013 plantings, with a 5-year (2016-2020) weighted-average yield of approximately 9.84 tons per acre.
- ◆ Multiple-source irrigation water is currently supplied to the vineyard blocks through the Dunnigan Hills Ranch Mutual Water Company (“DHRMWC”), a privately owned and operated water company that utilizes surface water from the Yolo County Flood Control and Water Conservation District (“YCFWCWD”) via an outlet within the Clover Canal, with supplemental water provided via six shared agricultural deep wells located throughout the DHRMWC boundaries, including a shared 50-acre-foot reservoir (located on an adjacent non-owned parcel). Irrigation water is distributed throughout the DHRMWC via the canal pump, deep wells, booster pumps, filter stations, and main and submain pipelines. The Property is irrigated via a dual line drip system.
- ◆ The Property is currently leased (triple-net) through October 31<sup>st</sup>, 2028.
- ◆ The Property is located within the boundaries of the Yolo County Flood Control and Water Conservation District.
- ◆ The Property is enrolled in a Williamson Act Contract (Agricultural Preserve Program).
- ◆ **Purchase Price:** \$4,650,000 (\$32,395 per net planted 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 the *Seller* ("Seller") for the offering and sale of the *Yolo 18 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.**

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