

# 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



## YOLO 18 RANCH

### 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 7-year (2016-2022) weighted-average yield of approximately 9.38 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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## YOLO 18 RANCH

## SELLER'S RIGHTS &amp; DISCLAIMERS

**Seller's Rights:** Seller reserves the right in its sole discretion to accept or reject any bid or 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 ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

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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.**

**California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer:** The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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