

# CLAUSSEN RANCH VINEYARD

- San Joaquin County Vineyard Opportunity
- 191.10 +/- Net Planted Acres of Merlot | **2022 Plantings**
- 195.12 +/- Open Block Acres
- **Multiple Water Sources** via Pre-1914 Rights, Riparian Rights, & Agricultural Wells | 7,413 +/- GPM
- ***Seller May Consider Offering Multi-Year Grape Contract with a New Buyer***
- 422.14 +/- Gross Assessed Acres | **Enrolled in Williamson Act**

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Claussen Ranch OVERVIEW dated May 5, 2025



**CONFIDENTIAL OVERVIEW ©**



This map of Northern California provides a comprehensive overview of the region, highlighting major urban centers, transportation networks, and administrative boundaries. Key features include:

- Cities and Towns:** Sacramento, Elk Grove, Galt, Lodi, Stockton, Manteca, Modesto, Livermore, Oakland, and San Francisco are prominently labeled.
- Highways:** Major interstate highways (I-5, I-80, I-880, I-580, I-505) and state routes (SR-99, SR-160, SR-4, SR-205, SR-33, SR-26, SR-101) are clearly marked with their respective shields.
- Counties:** County names such as Yolo, Solano, Contra Costa, Alameda, San Francisco, Sacramento, and Stanislaus are displayed in red text.
- Geographical Features:** The map shows the Sacramento-San Joaquin River Delta, the San Francisco Bay Area, and the Central Valley.
- Subject Property:** A white arrow points to a specific location in the Central Valley, labeled "SUBJECT PROPERTY", situated near Manteca and Stockton.
- Scale and Orientation:** A scale bar in the bottom left corner indicates distances from 0 to 10 miles, and a compass rose shows the cardinal directions.

## PROPERTY OVERVIEW

- 422.14 +/- gross assessed acres located in San Joaquin County and California Grape Pricing District 12. **Property is enrolled in the Williamson Act.**
  - 191.10 +/- planted vineyard acres to Merlot | 195.12 +/- acres of open blocks | 35.92 +/- acres of supporting and ancillary land.
- 2022 plantings, with a 2024 weighted average yield of 6.40 tons per acre.
- **Seller may consider offering multi-year grape contract with a new Buyer.**
- **Multiple-source irrigation water** is currently supplied to the farming blocks via **Pre-1914 and Riparian Rights** from the Old River (located along the Property's southern border) and **3 operating agricultural wells**, providing a combined flow rate of **7,413 gallons per minute ("GPM")** per 2022 pump tests (17.56 GPM per net farmable acre). *Note, the Pre-1914/Riparian Rights service 330 +/- gross acres (78%) of the Property.* The Property is irrigated via a drip system with 2 emitters per vine at a flow rate of 0.50 gallons per hour per emitter.
- **Surrounding land uses include almond and olive orchards, winegrape vineyards, and irrigated row crops.**
- The Property contains +/- **91% NRCS Class II irrigated land capability soil types.**
- The Property is located within the boundaries of the **South Delta Water Agency.**
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.15", *San Joaquin Valley Basin, Tracy Subbasin*, which is currently a **Medium-Priority, Non-Critically Overdrafted** Subbasin. The Property's portion of the Subbasin is currently managed by the *County of San Joaquin Groundwater Sustainability Agency - Tracy.*
- Major structural improvements include a 1,353 +/- square foot residence, two shops (4,800 +/- and 1,200 +/- square feet), and a 5,400 +/- square foot pole barn.
- **Purchase Price:** Please contact The Mendrin Group regarding pricing and terms acceptable to Seller.
- **For further information, please contact:**

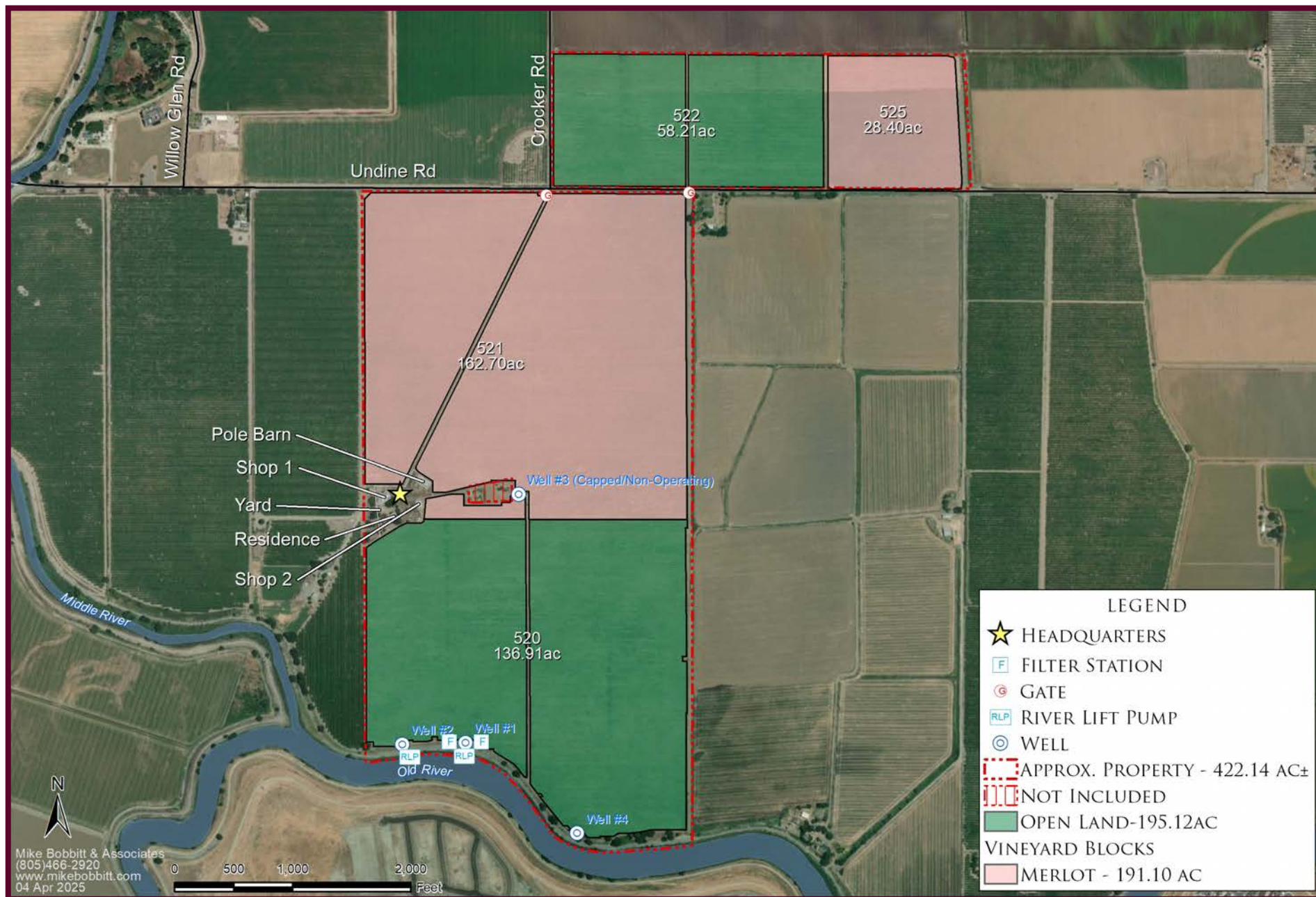
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2025 BLOCK MAP



AERIAL APN MAP



## 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 *Gallo Vineyards, Inc.* ("Seller") for the offering and sale of the *Claussen Ranch Vineyard* located in San Joaquin 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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