

LIVINGSTON-KIM RANCH VINEYARD

Livingston-Kim Ranch OVERVIEW dated May 5, 2025

- Merced County Vineyard Opportunity
- 137.43 +/- Net Planted Acres to Chardonnay | **2012 Plantings**
- 136.70 +/- Open Block Acres
- 7-Year Average Yield of **13.60 Tons Per Acre**
- Irrigation Water Provided via 2 Agricultural Wells | **1,739 +/- GPM**
- ***Seller May Consider Offering Multi-Year Grape Contract with a New Buyer***
- 284.80 +/- Gross Assessed Acres

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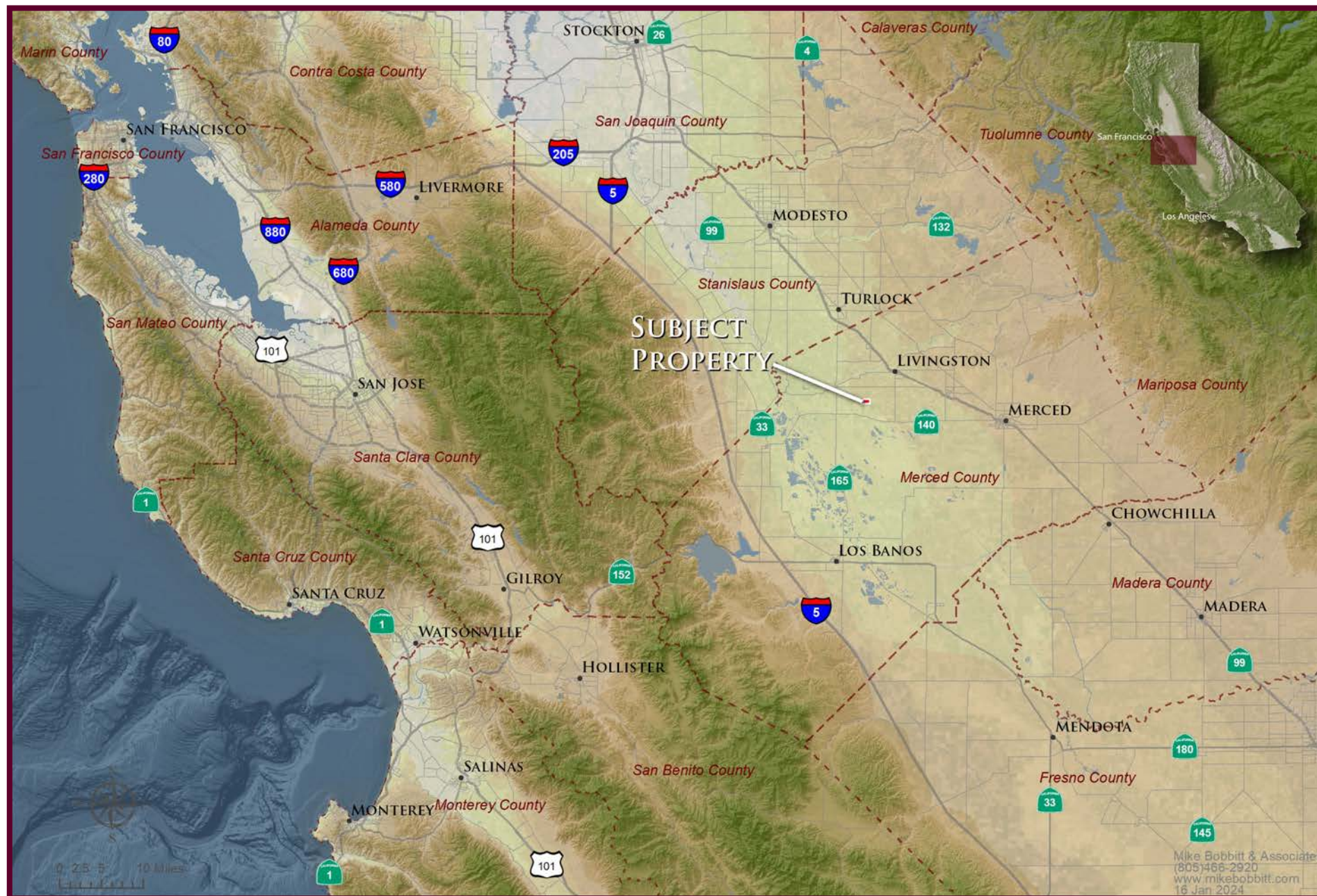
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CONFIDENTIAL OVERVIEW ©



REGIONAL MAP



PROPERTY OVERVIEW

- 284.80 +/- gross assessed acres located in Merced County and California Grape Pricing District 12.
 - 137.43 +/- planted vineyard acres to Chardonnay | 136.70 +/- net acres of open blocks | 10.67 +/- acres of supporting and ancillary land
- 2012 **plantings**, with a 7-year average yield of **13.60 tons per acre**.
- ***Seller may consider offering multi-year grape contract with a new Buyer.***
- **Irrigation water** is currently supplied to the vineyard blocks via **2 operating agricultural wells** providing a combined flow rate of **1,739 gallons per minute ("GPM")** per 2022 pump tests (6.34 GPM per net farmable acre). The Property is irrigated via a drip system with 2 emitters per vine at a flow rate of 0.42 gallons per hour per emitter.
- ***Surrounding land uses include almond orchards, winegrape vineyards, and irrigated row crops.***
- A small portion of the Property (APN 049-040-018, 8 +/- gross acres) is located within the boundaries of the Merced Irrigation District. Per Seller, no Merced ID infrastructure is known to currently exist for any surface water deliveries to the Property.
- The Property contains +/- **99% NRCS Class II-III** irrigated land capability soil types.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.04", *San Joaquin Valley Basin, Merced Subbasin*. The Property's portion of the Subbasin is currently managed by the *Merced Subbasin Groundwater Sustainability Agency ("GSA")* and the *Merced Irrigation-Urban GSA*.
- Major structural improvements include a 10,000 +/- square foot shop.
- **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 & DISCLAIMERS

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Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and professional representatives in determining the suitability of the Property for their intended uses.

Seller's Disclaimers: This Copyrighted Confidential Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's 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 (including all provided contents within the Virtual Due Diligence Data Room) 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 Property information. It is Buyer's/Recipient'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 Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced and Virtual Due Diligence Data Room data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. 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 ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

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 *Livingston-Kim Ranch Vineyard* located in Merced 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 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 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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