

BLOSSOM VIEW VINEYARD

- 9.2 +/- gross assessed acres
- 7.85 +/- total net acres of winegrape vineyards
- Planted in 2021 to Cabernet Sauvignon
- 1 agricultural well, located within South San Joaquin Irrigation District (SSJID)
- Prime parcel for homesite development near city of Ripon

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE
AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

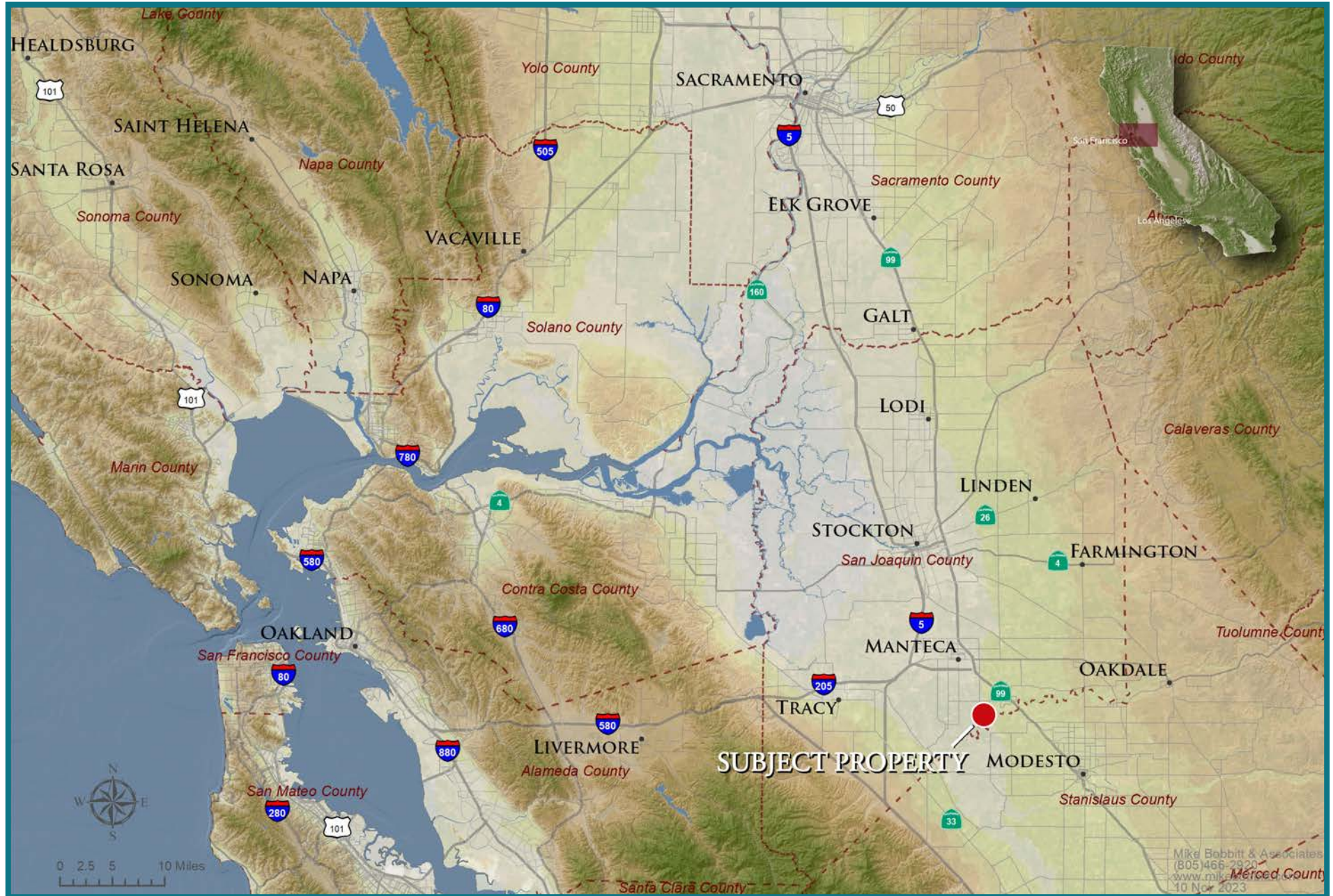
- 9.2 +/- gross assessed acres
- Prime parcel for homesite development near city of Ripon
- 7.85 +/- net acres of winegrape vineyards planted in 2021 to Cabernet Sauvignon.
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains one 7.5 H.P. agricultural well yielding an approximate 90 gallons per minute. Property is also located within the South San Joaquin Irrigation District (SSJID).
- Property is located within the San Joaquin Valley – Eastern San Joaquin Basin (5-022.01), and managed by the County of San Joaquin GSA.
- Soils are primarily Trinnin Loamy Coarse Sand NRCS soil series
- 2025-2026 Property Taxes \$10,375.98. Zoning is AU-20 in San Joaquin County.
- Purchase Price \$800,000 all cash at close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.



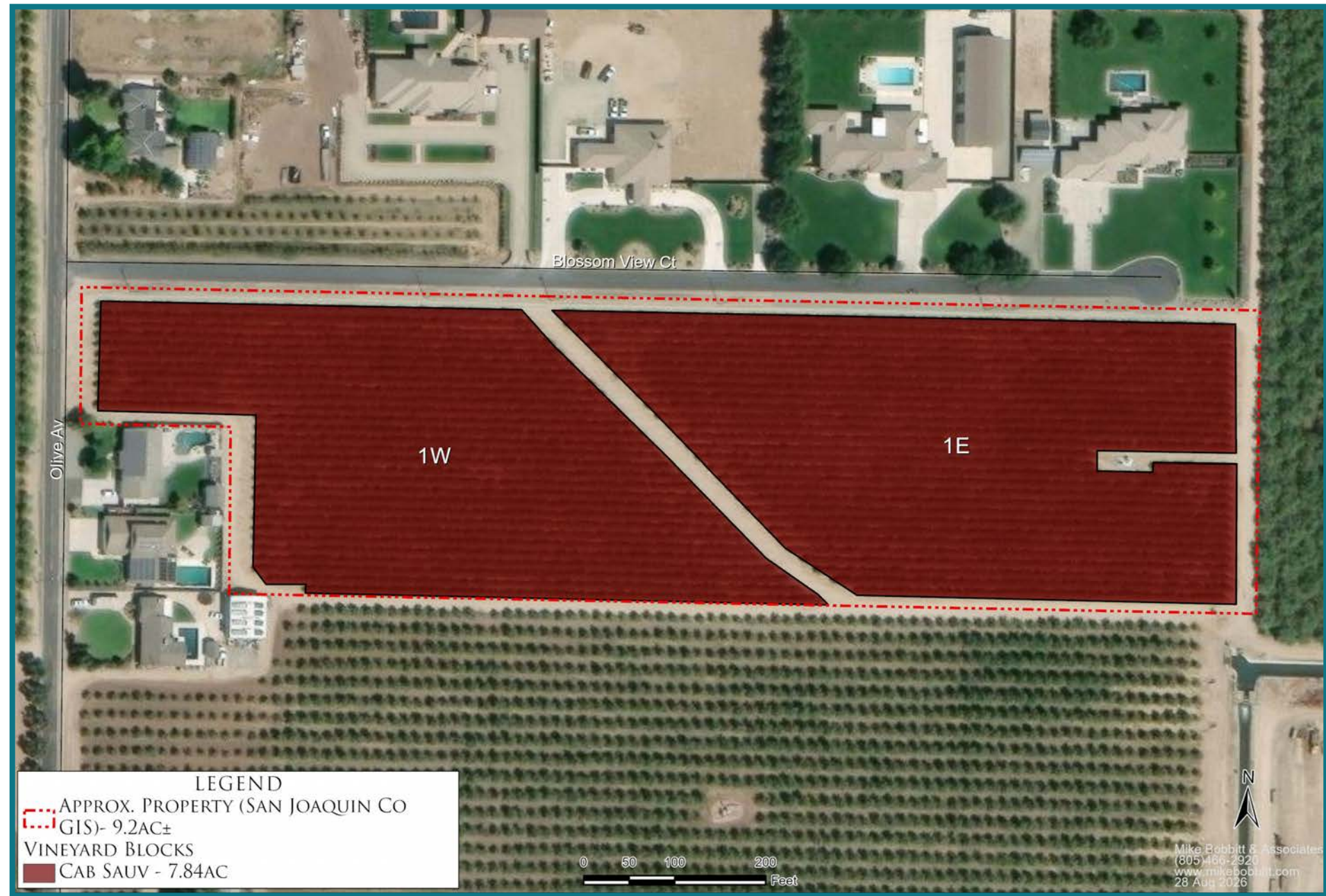
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BLOSSOM VIEW VINEYARD
BLOCK MAP



BLOSSOM VIEW VINEYARD
SOILS MAP



PROPERTY OVERVIEW

■ Block Data Summary:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	Rootstock	Clone	Spacing (Row by Vine)	Vines Per Acre	Pruning	Vine Training	Trellis Type	Harvest Method	Irrigation Method
1	Cabernet Sauvignon	7.85	2021	Freedom	3	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		7.85										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
1	Cabernet Sauvignon	7.85	2021	10.25	9.77	9.26	13.67	8.63	9.55
Total Net Vineyard Acres		7.85							



CDFA Crush District Average Pricing:

Varietal	District 12				
	2021	2022	2023	2024	2025
Cabernet Sauvignon	\$565.88	\$579.06	\$558.13	\$560.71	\$529.59



PROPERTY OVERVIEW

■ Soils:

Soil Type Symbol	Soil Name	Slope Percentage	CA Revised Storie Index Rating Class	Irrigated Land Capability Classification/Subclassification	NRCS Acres (+/-)	Approx. Percentage of Area
255	Trinnin Loamy Coarse Sand	0% - 2%	Grade 2 - Good	Class III	9.2	100%

■ Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	228-150-150	9.20	AU-20	\$10,375.98
Total		9.20		\$10,375.98



BLOSSOM VIEW VINEYARD
PROPERTY PHOTOS



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.

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 Property 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: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *R.J.M. Vineyards, LLC* ("Seller") for the offering and sale of *Blossom View Vineyard* located in San Joaquin County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Overview, 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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