

BROWNSLAKE VINEYARD

- 262.35 +/- gross assessed acres
- 258.5 +/- total net acres of winegrape vineyards
- Majority planted 2015-2017
- Portion of Property in SSJID, 2 wells, large shop and office

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

- 262.35 +/- gross assessed acres.
- 258.5 +/- net acres of producing winegrape vineyards, with 3.85 +/- acres of supporting and ancillary land.
- Vineyards are currently *LODI Rules* sustainably farmed
- Water provided by the South San Joaquin Irrigation District (SSJID), in addition to 2 agricultural wells.
- Property is located within the San Joaquin Valley – Eastern San Joaquin Basin (5-022.01).
- Soils are primarily Class I-II NRCS soil series.
- Property is zoned AG-40 in San Joaquin County, with the exception of Parcel. (-330, consisting of 20.65 acres zoned AU-20)
- 2025-2026 Property Taxes: \$37,721.36
- Purchase Price: \$11,500,000 all cash at close of escrow. (\$43,835 per gross acre)
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

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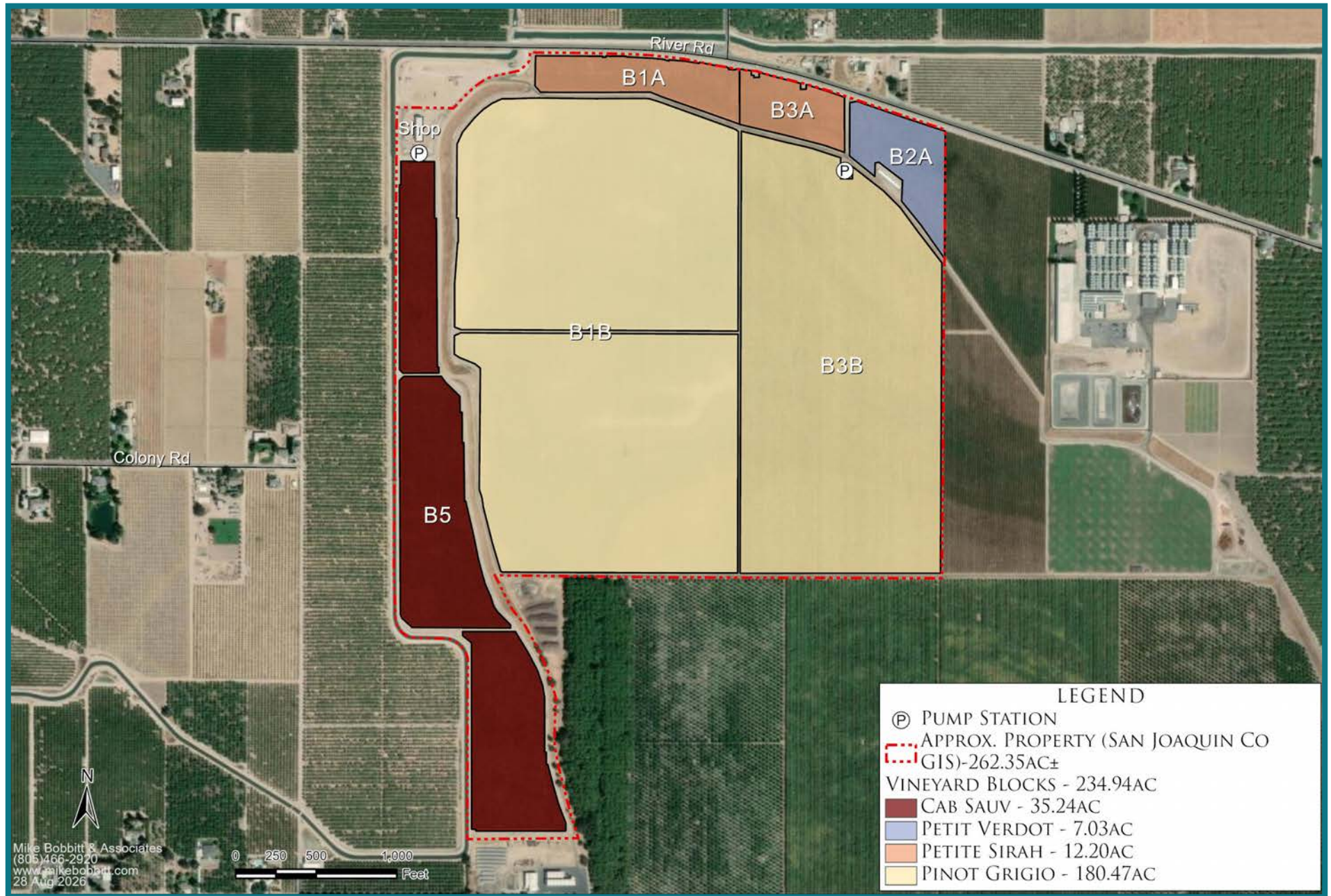
REGIONAL MAP

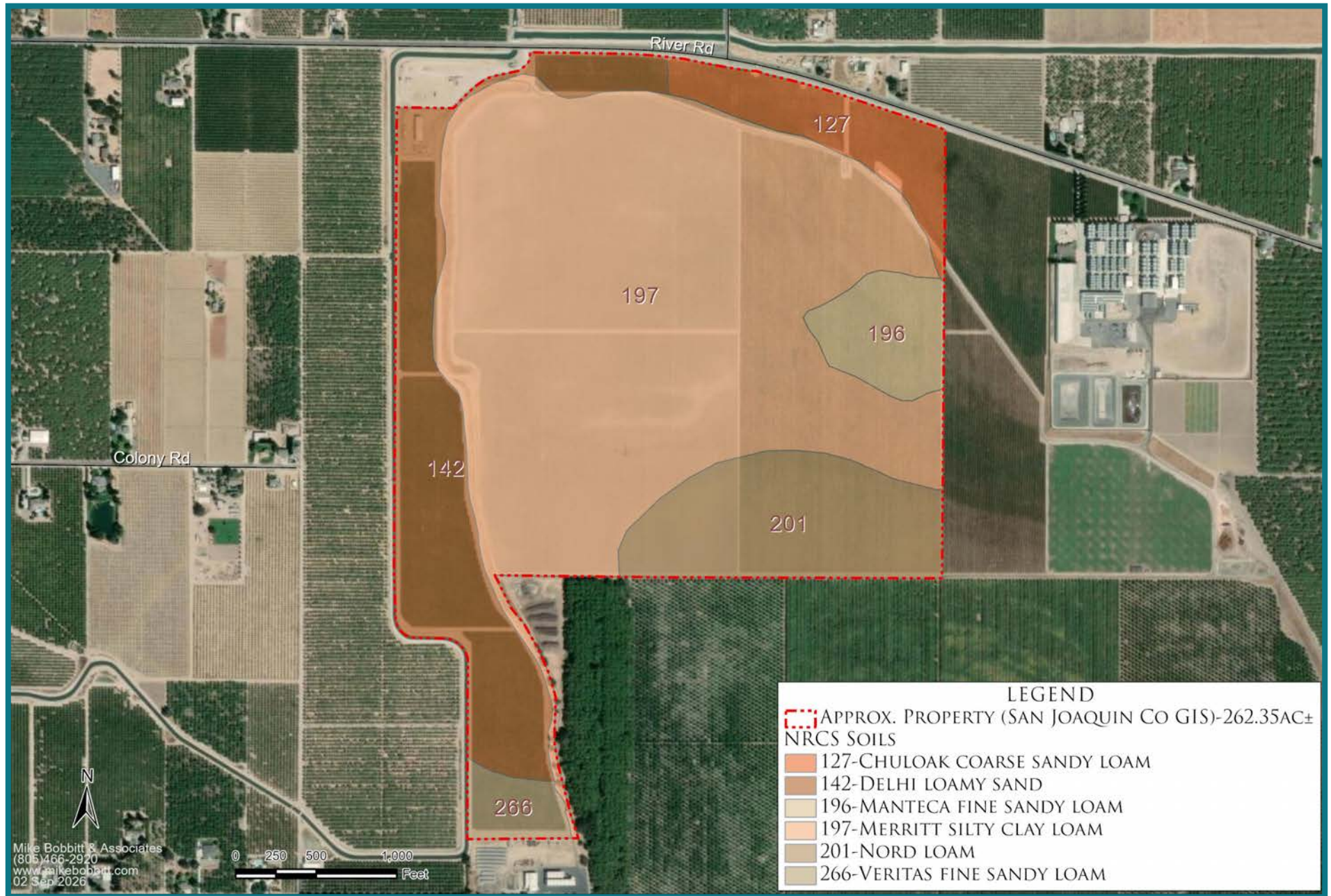


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BROWNSLAKE VINEYARD

BLOCK 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
B1A	Petite Sirah	7.17	2015	Freedom	3	10' x 6'	726	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
B2A	Petite Verdot	23.13	2017	Freedom	400	10' x 6'	726	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
B3A	Petite Sirah	5.03	2017	Freedom	4	10' x 6'	726	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
B1B	Pinot Grigio	109.64	2025	Freedom	146	10' x 5'	871	Cane	Bilateral	VSP	Mechanical	Single-line Drip
B2B	Pinot Grigio	20.86	2016	Freedom	4	10' x 5'	871	Cane	Bilateral	VSP	Mechanical	Single-line Drip
B3B	Pinot Grigio	70.83	2006	Freedom	146	10' x 7'	622	Spur	Bilateral	VSP	Mechanical	Single-line Drip
B5	Cabernet Sauvignon	35.24	2013/2017	Freedom	3	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		271.9										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
B1A	Petite Sirah	7.17	2015	10.67	10.95	13.75	15.25	14.77	21.13
B2A	Petite Verdot	23.13	2017	4.23	12.80	13.55	11.60	12.27	11.78
B3A	Petite Sirah	5.03	2017	4.91	8.85	11.30	12.51	14.11	0
B1B	Pinot Grigio	109.64	2025	10.37	11.08	8.95	12.76	0	0
B2B	Pinot Grigio	20.86	2016	17.18	12.43	14.06	15.78	14.17	13.14
B3B	Pinot Grigio	70.83	2006	8.54	9.43	8.91	11.27	10.02	9.08
B5	Cabernet Sauvignon	35.24	2013/2017	11.38	10.36	12.41	13.25	14.41	9.04
Total		271.90							



PROPERTY OVERVIEW

■ 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
Pinot Grigio	\$521.40	\$532.02	\$519.30	\$484.51	\$496.50
Petite Sirah	\$590.84	\$572.02	\$595.65	\$585.49	\$566.44



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
127	Chuloak coarse Sandy Loam	0 % - 2%	Grade 1 - Excellent	Class I	15.4	5.9%
142	Delhi Loamy Sand	0% - 2%	Grade 2 - Good	Class III	43.5	16.5%
196	Manteca Fine Sandy Loam	0% - 2%	Grade 4 - Poor	Class III	11.8	4.5%
197	Merritt Silty Clay Loam	0% - 2%	Grade 3 - Fair	Class II	157.1	59.7%
201	Nord Loam	0% - 2%	Grade 1 - Excellent	Class I	29.9	11.4%
266	Veritas Fine Sandy Loam	0% - 2%	Grade 1 - Excellent	Class II	5.5	2.0%
W	Water	N/A	N/A	N/A	N/A	N/A
Total					263.2	100.0%

■ Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	245-290-330	20.65	AU-20	\$5,337.70
	245-200-310	25.61	AG-40	\$7,117.58
	245-200-320	53.92	AG-40	\$5,240.36
	245-200-330	42.17	AG-40	\$4,955.32
	245-220-250	40.00	AG-40	\$4,614.68
	245-220-240	40.00	AG-40	\$5,297.48
	245-220-230	40.00	AG-40	\$5,158.24
Total		262.35		\$37,721.36



BROWNSLAKE VINEYARD

PROPERTY PHOTOS



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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 *Brownslake 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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