

LIBERTY VINEYARD

- 240.9 +/- gross assessed acres
- 224.06 +/- total net acres of winegrape vineyards
- Cabernet Sauvignon, planted in 2008-2009
- 2025 yields were 11-12 tons per acre
- 2 agricultural wells
- 3,600 sq.-ft. shop and 2,300 sq.-ft. residence

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

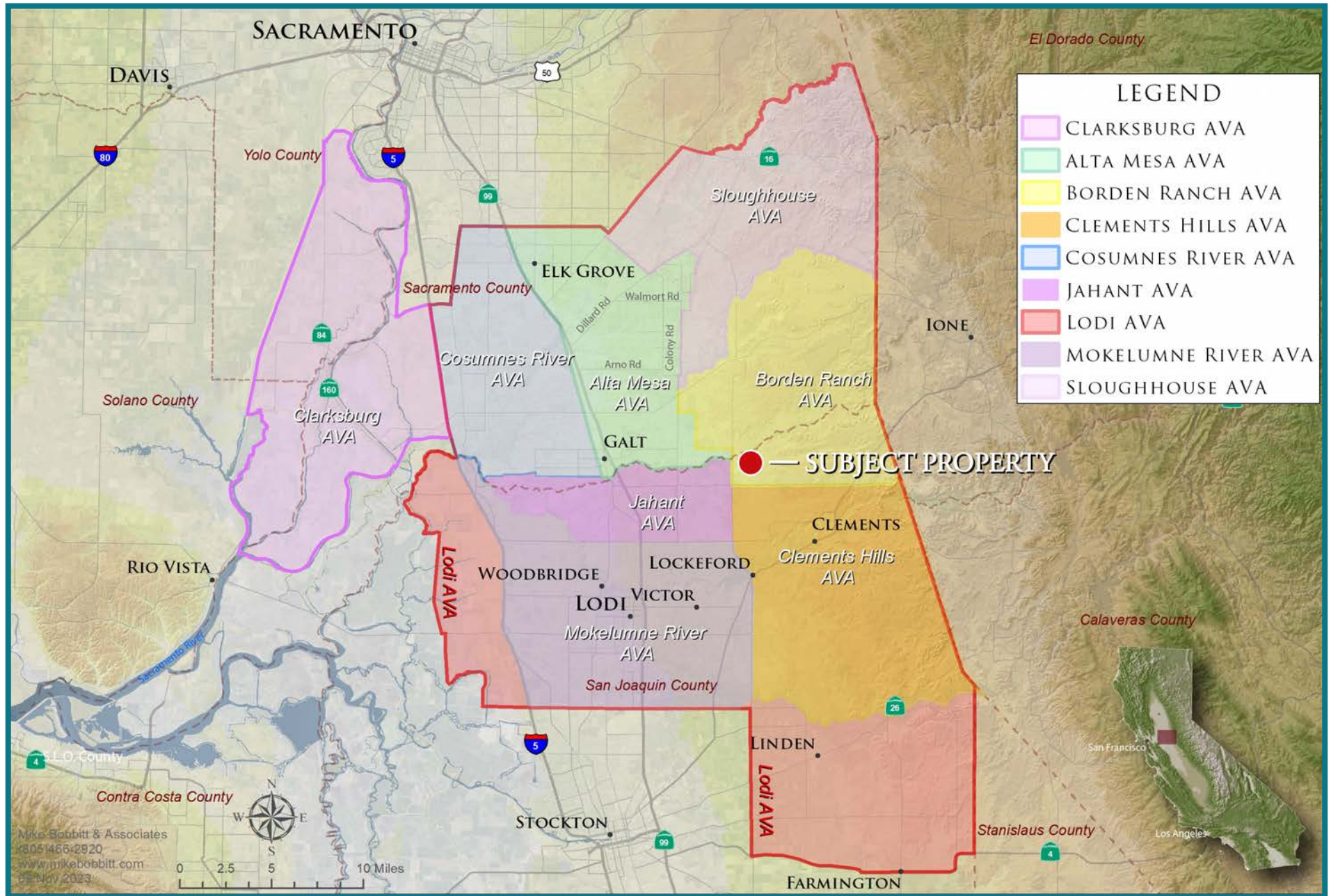
- 240.9 +/- gross assessed acres
- 224.06 +/- net acres of winegrape vineyards planted in 2008-2009 to Cabernet Sauvignon.
- 2025 yields were 11-12 tons per acre.
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains 2 agricultural wells.
- Property is located within the San Joaquin Valley – Eastern San Joaquin Basin (5-022.01), and managed by the North San Joaquin Water Conservation District GSA.
- Soils are primarily Redding Loam & Gravelly Loam NRCS soil series
- Property includes 1 residence (2,300 sq-ft), in addition to a 3,600 +/- sq-ft shop building.
- 2025-2026 Property Taxes \$55,012.46. Zoning is AG-80 in San Joaquin County.
- Purchase Price \$3,250,000 all cash at close of escrow. (\$15,000 per gross acre).
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.



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LIBERTY VINEYARD
BLOCK MAP





LIBERTY VINEYARD

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	35.64	2009	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2	Cabernet Sauvignon	35.28	2009	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3	Cabernet Sauvignon	34.29	2009	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4	Cabernet Sauvignon	39.91	2009	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
5	Cabernet Sauvignon	39.46	2008	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
6	Cabernet Sauvignon	39.48	2008	1103P	337	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		224.06										

■ 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	35.64	2009	9.35	12.13	12.58	12.96	9.52	12.30
2	Cabernet Sauvignon	35.28	2009	9.38	12.47	12.09	13.13	9.78	12.76
3	Cabernet Sauvignon	34.29	2009	8.95	13.02	12.28	13.19	9.05	11.92
4	Cabernet Sauvignon	39.91	2009	8.95	12.12	14.50	14.53	9.93	15.96
5	Cabernet Sauvignon	39.46	2008	9.25	11.15	10.28	12.41	9.71	11.06
6	Cabernet Sauvignon	39.48	2008	9.15	11.14	10.27	12.50	10.47	11.29
Total Net Vineyard Acres		224.06							



PROPERTY OVERVIEW

■ CDFA Crush District Average Pricing:

Varietal	District 11				
	2021	2022	2023	2024	2025
Cabernet Sauvignon	\$680.73	\$694.59	\$685.69	\$673.83	\$633.89

- **Vineyard Appellation:** AVA is one of California's (and the nation's) smallest AVAs. It is located around 25 miles south of Lodi, around the city of Ripon. It is home to one product. The Property is located in "Lodi Wine Country", within the Lodi AVA and the Borden Ranch Sub-AVA, which both lie between the San Francisco Bay and the Sierra Nevada Mountains, and east of the Sacramento River Delta. The Lodi Appellation is known for its classic Mediterranean climate and its distinct soils that provide the perfect environment for the production of world class wines.

The Borden Ranch Sub-AVA is more specifically described as the eastern central portion of the greater Lodi AVA. The Sub-AVA is situated in altitude between 73 feet to 520 feet above sea level. The general geographic borders of the Borden Ranch Sub-AVA are defined by Laguna Creek to the north, Dry Creek to the south, both of which flow from the Sierra Nevada Mountain Range, the Sub-AVA's eastern border.



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
135	Corning-Redding Complex	2% - 8%	Grade 3 - Fair	Class III	2.9	1.20%
219	Redding Loam	0% - 4%	Grade 5 - Very Poor	Class III	23.3	9.70%
220	Redding Gravelly Loam	0% - 8%	Grade 5 - Very Poor	Class VI	213.2	89.10%
Total					239.4	100.00%

■ Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	009-050-170	10.00	AG-80	\$3,566.24
	009-050-180	10.00	AG-80	\$3,181.92
	009-050-190	10.00	AG-80	\$5,522.74
	009-050-200	9.55	AG-80	\$2,336.30
	009-050-210	121.55	AG-80	\$28,351.98
	009-050-220	79.80	AG-80	\$12,053.28
Total		240.90		\$55,012.46



LIBERTY VINEYARD
PROPERTY PHOTOS



SELLER'S RIGHTS & 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: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *R.J.M. Vineyards, LLC* ("Seller") for the offering and sale of *Liberty 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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