

McMANIS WINERY FACILITY & LAND

- 12,000,000+ gallon stainless-steel capacity
- Turn-key immaculate ~71,000+ sq.-ft. winery facility, with all regulatory permits, wastewater treatment
- Desirable northern San Joaquin Valley location
- State-of-the-art bottling line that has 2.5 - 3.0 million annual case production capability
- 121.96 +/- gross assessed acres in San Joaquin County

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

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AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

- Large-scale, fully-integrated wine production, processing, storage, bottling, and warehouse facility
- **~71,000+ sq.-ft.** facility, with all regulatory permits, wastewater treatment
- State-of-the-art bottling line that has **2.5 - 3.0 million annual case production capability**
- Evaporator, refrigerant system, wine press details
- 389 stainless steel tanks offering more than **12,000,000 gallons of capacity** from 1,000 to 74,370 gallons in size.
- Facility has crushed 29,000 to 34,000 tons of grapes annually, with a current capacity to crush up to **50,000 tons**
- Well meeting EPA public drinking standards supplies the winery facility, with a wastewater system and leaching field
- 4-million gallons of process water ponds, in addition to a 4-million gallon stormwater pond
- **10.81 tons of emission reduction credits available** for future tank expansion.
- 3 grape receiving stations, each supported by four 320-hectoliter presses
- 121.96 +/- gross assessed acres in San Joaquin County
- 86.8 +/- net acres of winegrape vineyards and almond orchards
- Vineyards are currently *LODI Rules* sustainably farmed
- Desirable northern San Joaquin Valley location
- Portion of Property within South San Joaquin Irrigation District (SSJID), in addition to 3 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
- 2025-2026 Property Taxes \$37,721.36. Zoning is AG-40 in San Joaquin County. Property is subject to a Williamson Act contract.
- Purchase Price \$22,500,000 all cash at close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

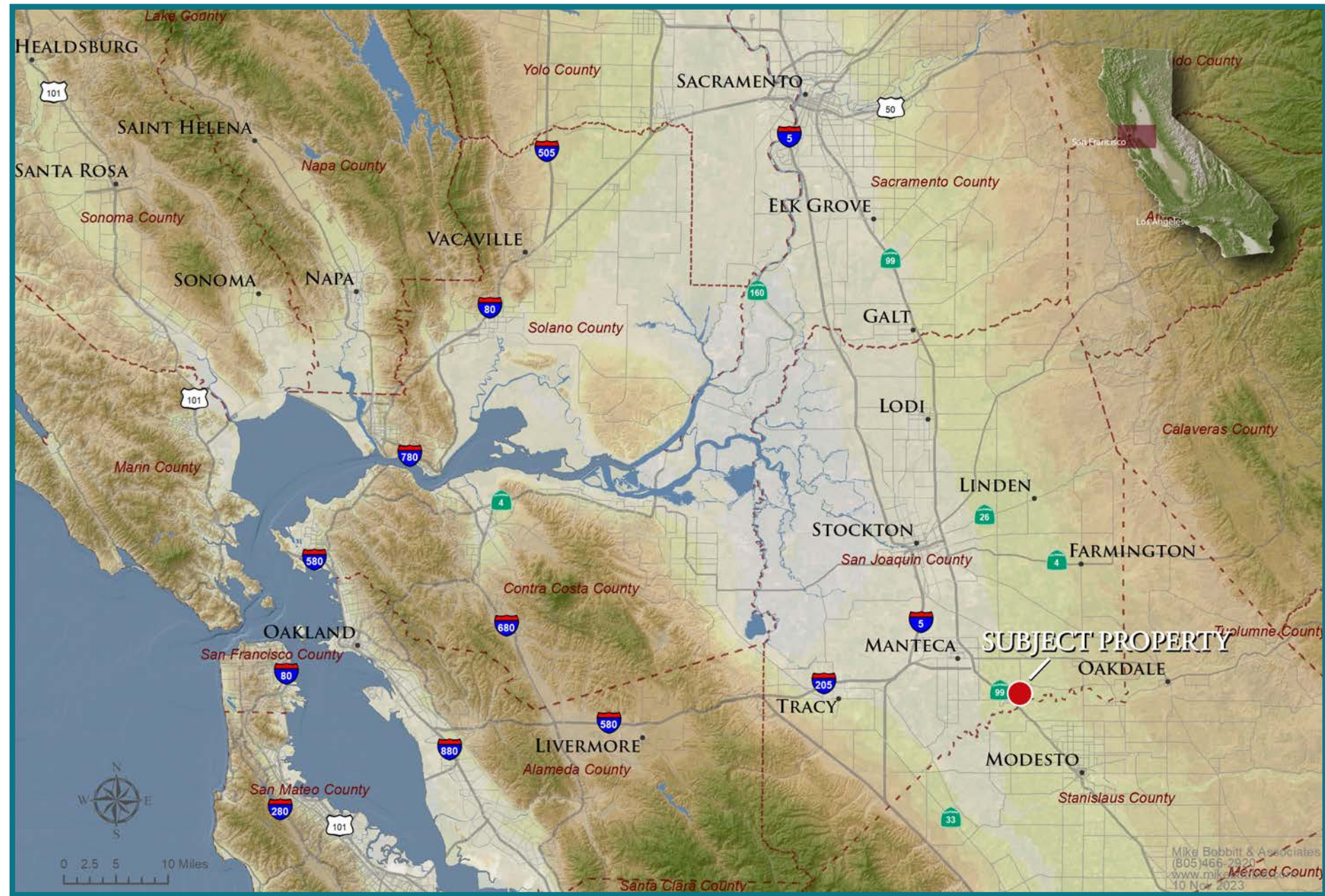


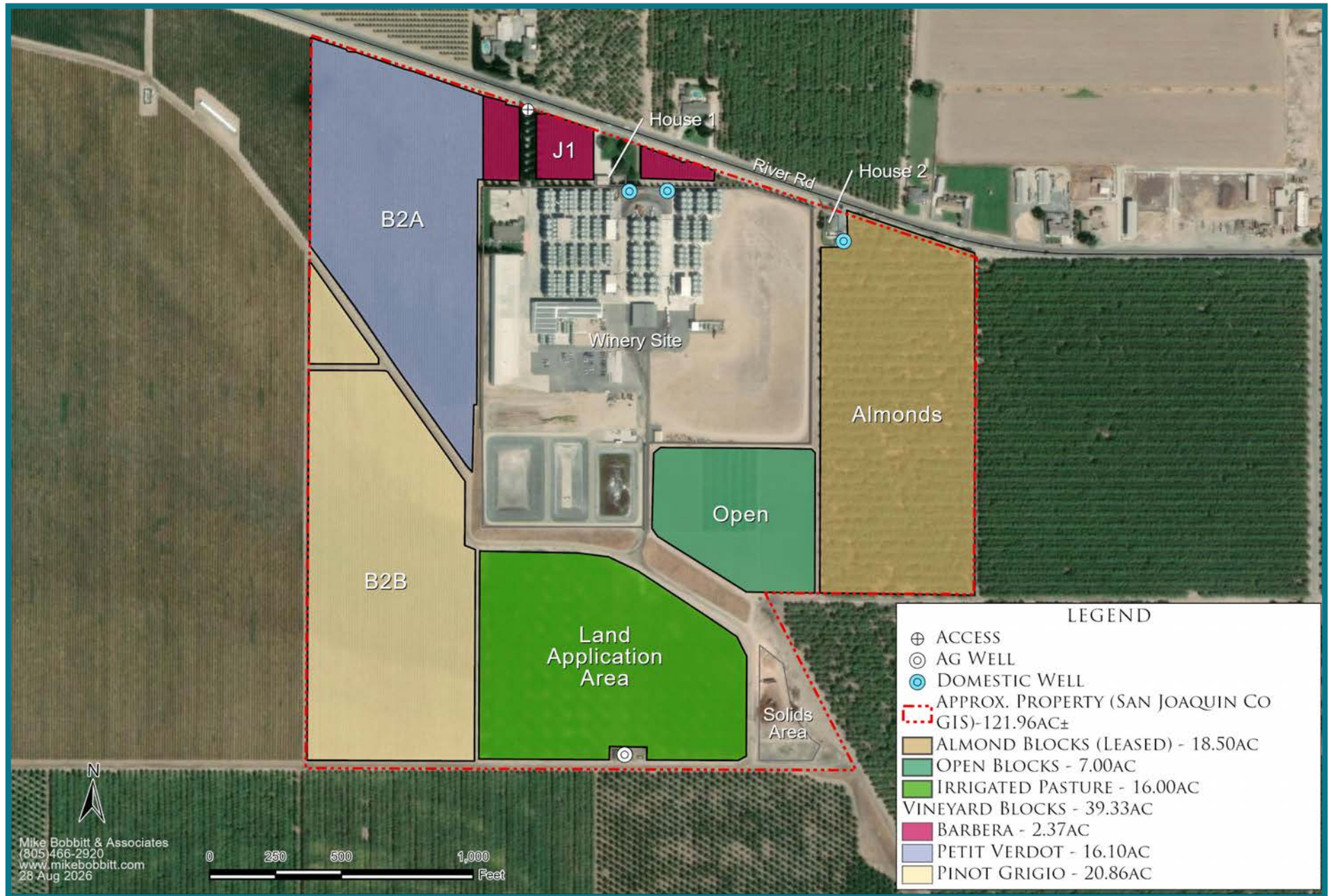
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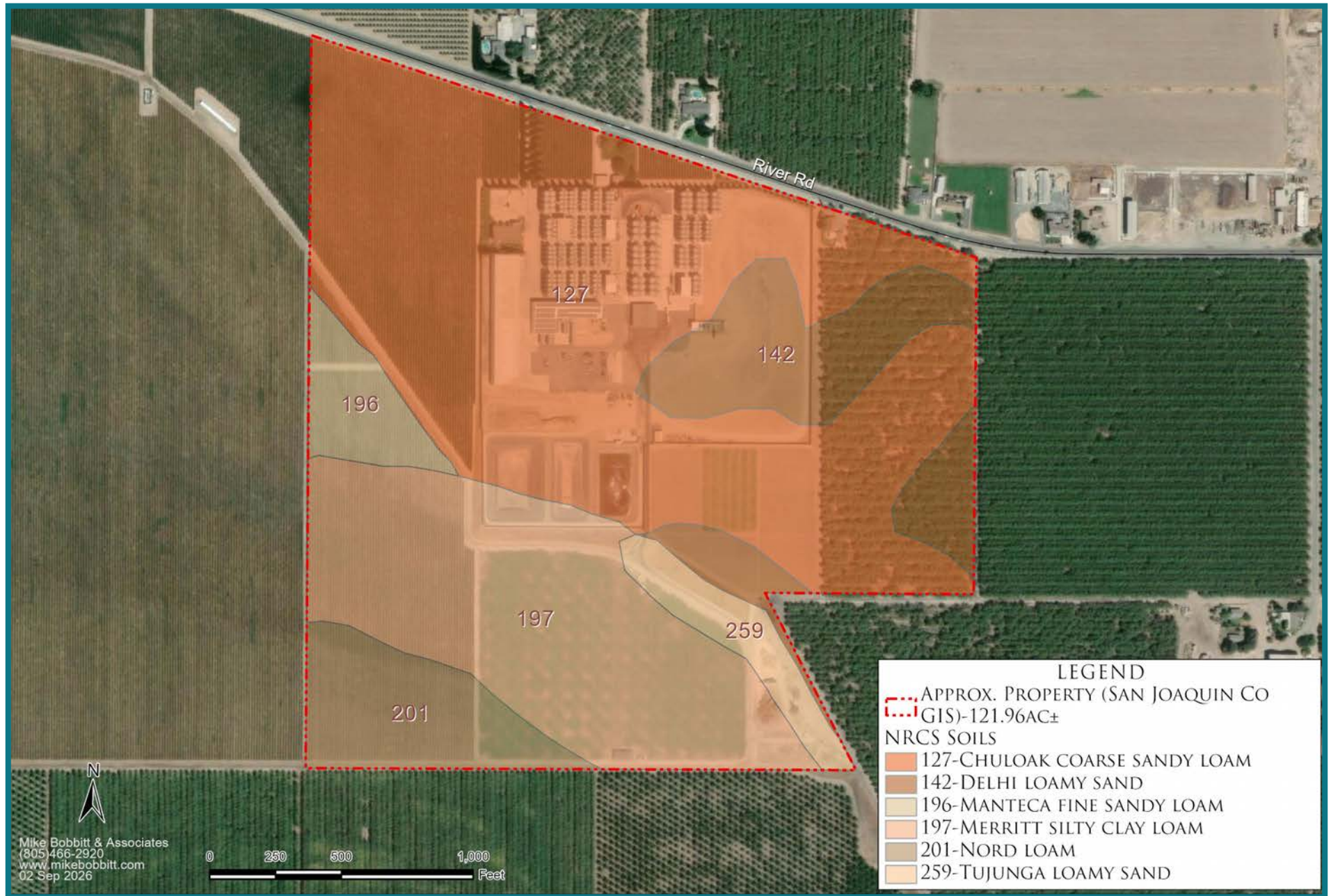


McMANIS WINERY FACILITY & LAND
REGIONAL MAP

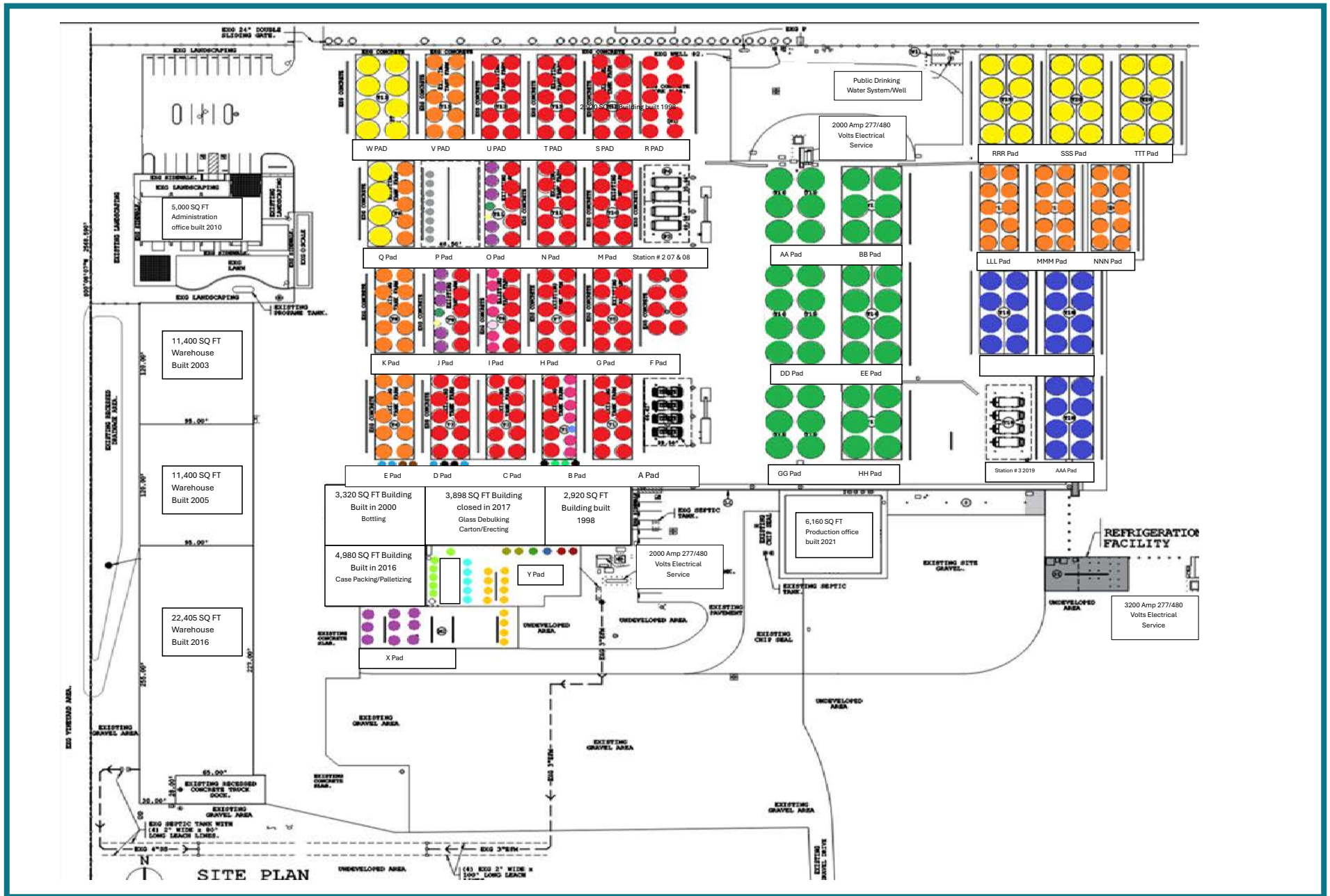




SOIL MAP



WINERY MAP



PROPERTY OVERVIEW

■ Winery Overview:

McManis Winery	Tank Capacity	Tons Crushed	Cases Bottled	Gallons Bottled
3-Year Average	12,000,000 gallons	31,106	554,727	1,331,346

Note: Facility has crushed between 29,000 to 34,000 tons annually, with a current physical ability to crush up to 50,000 tons in a given year.

■ Winery Structures:

Building Name	Square-Foot	Foundation	Frame	Exterior	Roof
Administration	5,000	Concrete	Wood	Stucco, Stone	Comp. Shingles
Warehouse	45,205	Concrete	Steel	Insulated Panels	Metal
Bottling	15,118	Concrete	Steel	Insulated Panels	Metal
Production Offices	6,160	Concrete	Wood	Stucco, Stone	Metal
Canopy 1	780	Concrete	Steel	Open	Metal
Canopy 2	2,450	Concrete	Steel	Open	Metal
Canopy 3	2,470	Concrete	Steel	Open	Metal
Canopy 4	2,695	Concrete	Steel	Open	Metal
Canopy 5	2,730	Concrete	Steel	Open	Metal
Additional Structures					
Residence 1	1,800	Pier	Wood	Wood	Comp. Shingles
Detached Garage/Storage	1,250	Concrete	Metal	Metal	Metal
Residence 2	1,540	Pier	Stucco	Wood	Comp. Shingles
Detached Garage/Storage	550	Concrete	Wood	Wood	Comp. Shingles

■ Stainless Steel Cooperage

Size	Quantity	Total Capacity
1,000	4	4,000
1,745	4	6,980
2,178	2	4,356
2,400	2	4,800
2,411	2	4,822
2,521	1	2,521
2,939	2	5,878
2,943	1	2,943
3,085	2	6,170
3,333	5	16,665
4,106	1	4,106
5,922	8	47,376

Size	Quantity	Total Capacity
5,995	12	71,940
6,100	2	12,200
6,779	1	6,779
8,877	12	106,524
9,100	6	54,600
12,000	19	228,000
18,220	138	2,514,360
36,600	24	878,400
36,644	65	2,381,860
74,104	40	2,964,160
74,370	36	2,677,320
Total		12,006,760

■ Bottling Line Equipment Summary:

- **Glass Debunker:** Emmeti – up to 500 bottles/minute
- **Carton Erector:** DS Smith – up to 40 cases/minute
- **Partition Inserter:** Wayne Automation – up to 48 inserts/minute
- **Filler/Closure System:** MBF Superblok
- **Screwcap Speed:** Up to 120 bottles/minute
- **Cork Speed:** Up to 125 bottles/minute
- **Empty Bottle Inspection:** FT System
- **Quality Controls:** Fill-height, closure, full-bottle, case-weight, and case-label inspection
- **Case Packer:** Delkor – up to 18 cases/minute
- **Case Sealer:** Combi glue-sealing system
- **Palletizer:** Columbia – up to 20 cases/minute
- **Pallet Wrapping:** Phoenix shrink-wrapping system

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
J1	Barbera	2.37	1998/2005	Freedom	5	10' x 7'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
B2B	Pinot Grigio	20.86	2016	Freedom	4	10' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
B2A	Petit Verdot	16.1	2017	Freedom	400	10' x 6'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Almonds	(Leased)	18.5	2003									
Open Land	Open Land	7										
LAA	Irrigated Pasture	16										
Total Net Vineyard Acres		80.83										
Winery Site Acres		33										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
J1	Barbera	2.37	1998/2005	11.62	10.58	10.41	11.97	11.3	10.59
B2B	Pinot Grigio	20.86	2016	17.18	12.43	14.06	15.78	14.17	13.14
B2A	Petit Verdot	16.1	2017	4.23	12.80	13.55	11.60	12.27	11.78
Almonds	(Leased)	18.50	2003						
Open Land	Open Land	7							
LAA	Irrigated Pasture	16							
Total Net Vineyard Acres		80.83							



PROPERTY OVERVIEW

■ CDFA Crush District Average Pricing:

Varietal	District 12				
	2021	2022	2023	2024	2025
Pinot Grigio	\$521.40	\$532.02	\$519.30	\$484.51	\$496.50
Petite Verdot	\$592.53	\$535.99	\$571.02	\$621.41	\$385.91

■ Soils:

Soil Type Symbol	Soil Name	Slope Percentage	CA Revised Storie Index Rating Class	Irrigated Land Capability Classification/Subclassification
127	Chuloak Coarse Sandy Loam	0% - 2%	Grade 1 - Excellent	Class I
196	Manteca Fine Sandy Loam	0% - 2%	Grade 4 - Poor	Class III
197	Merritt Silty Clay Loam	0% - 2%	Grade 3 - Fair	Class II
201	Nord Loam	0% - 2%	Grade 1 - Excellent	Class I

■ Partial Legal Data & Property Taxes:

A.P.N.	Acres	Zoning	2025-2026 Property Taxes
245-220-220	40.00	AG-40	\$5,384.92
245-220-028	39.61	AG-40	\$835,981.74
245-220-029	2.74	AG-40	\$497.20
245-220-030	39.61	AG-40	\$9,352.88
Total	121.96		\$851,216.74



McMANIS WINERY FACILITY & LAND
PROPERTY PHOTOS



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Exclusive Representation Rights & Agency: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *McManis Family Vineyards, Inc.* ("Seller") for the offering and sale of *McManis Winery Facility & Land* 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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