

NORTH RIDGE VINEYARD (LEASEHOLD)

- 639.31 +/- gross assessed acres
- 395 +/- total net acres of winegrape vineyards
- Planted in 2019-2022 to Chardonnay, Sauvignon Blanc, Chenin Blanc
- Clarksburg AVA
- Riparian Water

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE
AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

- 639.31 +/- gross assessed acres
- 395 +/- total net acres of winegrape vineyards
- Vineyards are currently *LODI Rules* sustainably farmed.
- Planted in 2019-2022 to Chardonnay, Sauvignon Blanc, Chenin Blanc
- 160.19 +/- net acres of open land
- Leased-fee interest term is through 2042 on the following terms:
 - Beginning in 2018 at \$515 per gross acre (580 +/- adjusted gross acres), 3% annual increases in base rent
 - Base rent or 12% crop share, whichever is higher
- Property contains 2 lift pumps from the Sacramento River yielding a combined 3,200 +/- GPM, and a lift pump that also produces 2,500 +/- GPM.
- Property is located within the Sacramento Valley – South American Basin (5-021.65), and managed by the Reclamation District 551 GSA
- Soils are primarily Class II-III NRCS soil series
- 2025-2026 Property Taxes \$105,135.64. Zoning is AG-40 in San Joaquin County.
- Purchase Price \$4,200,000 all cash at close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.



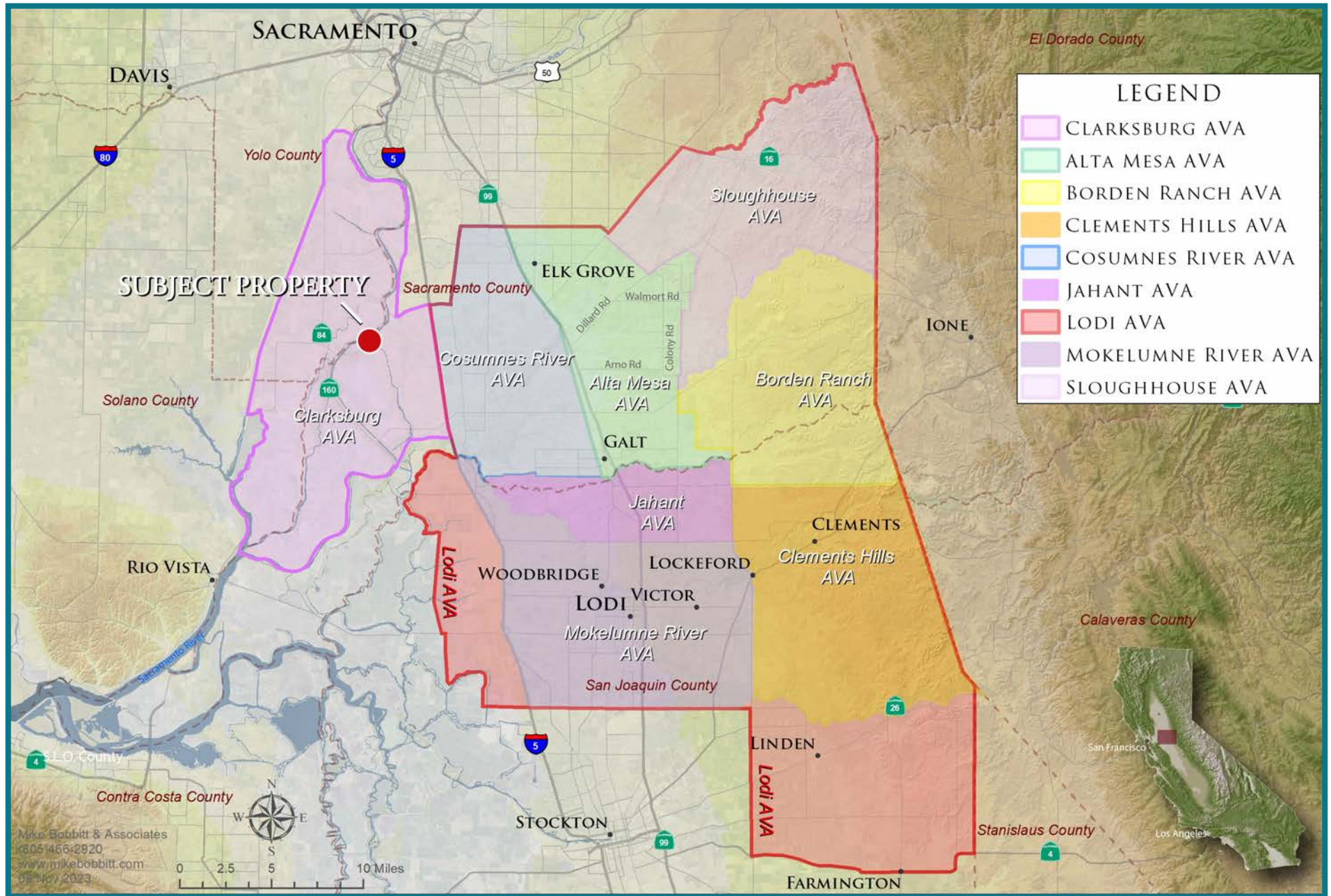
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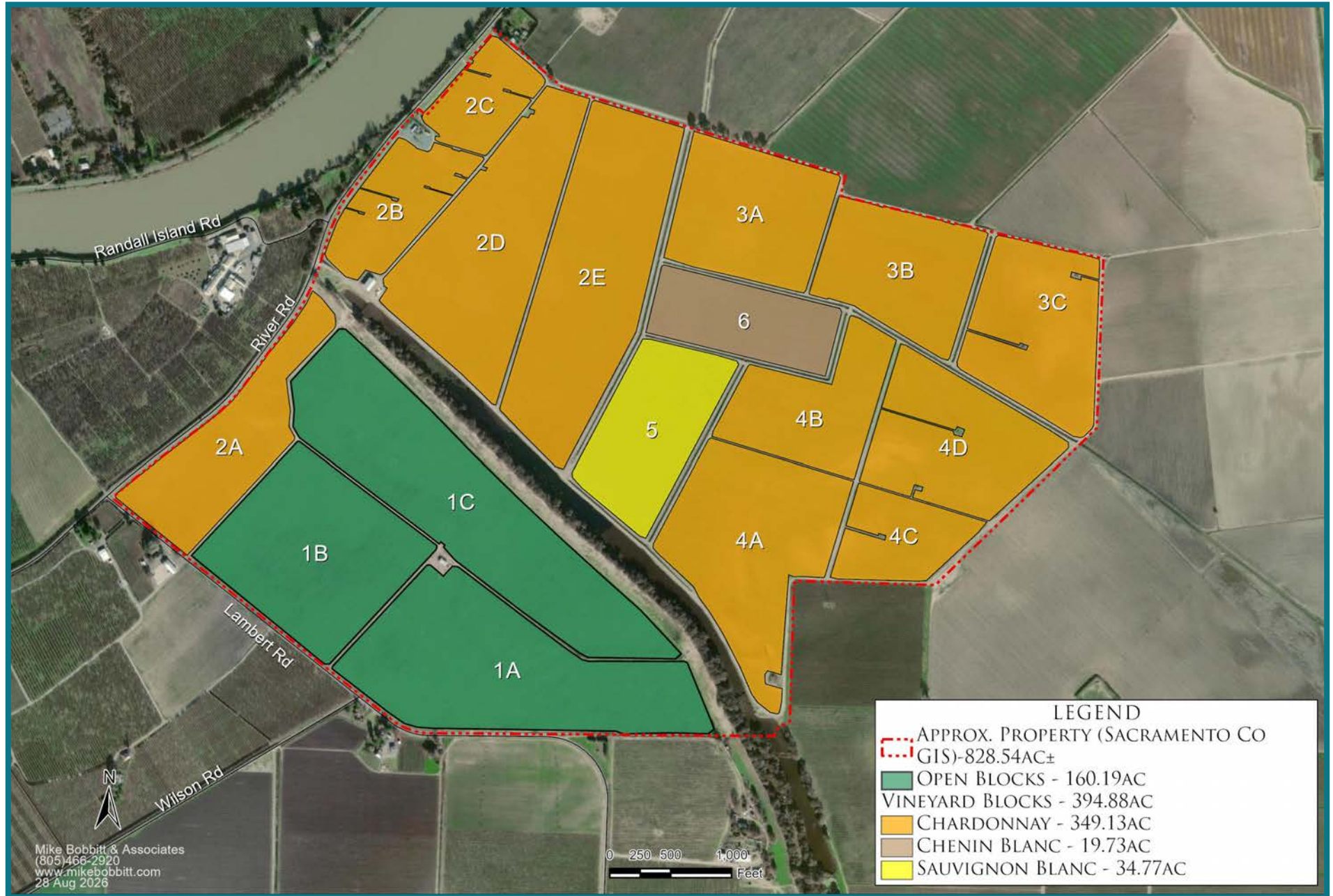
NORTH RIDGE VINEYARD (LEASEHOLD)

REGIONAL MAP



NORTH RIDGE VINEYARD (LEASEHOLD)

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
2A	Chardonnay	26.94	2019	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2B	Chardonnay	16.67	2019	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2C	Chardonnay	11.84	2019	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2D	Chardonnay	44.78	2019	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2E	Chardonnay	52.19	2019	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3A	Chardonnay	28.84	2020	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3B	Chardonnay	26.73	2020	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
3C	Chardonnay	30.18	2020	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4A	Chardonnay	41.89	2021	SO4	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4B	Chardonnay	23.09	2021	16/16	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4C	Chardonnay	14.71	2020	SO4	Unknown	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
4D	Chardonnay	31.27	2020	16/16	Unknown	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
5	Sauvignon Blanc	26.02	2022	16/16	1	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
6	Chenin Blanc	19.73	2022	16/16	Dosio D-1	11' x 5'	792	Cane	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		394.88										
Total Open Land Acres 1A, 1B, 1C		160.19										
Total Net Farmable Acre		555.07										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
2A	Chardonnay	26.94	2019	0	2.66	9.47	18.79	13.54	18.93
2B	Chardonnay	16.67	2019	0	1.37	10.56	13.05	14.10	20.83
2C	Chardonnay	11.84	2019	0	1.56	8.47	14.25	12.89	16.91
2D	Chardonnay	44.78	2019	0	0.07	10.80	13.95	14.14	16.24
2E	Chardonnay	52.19	2019	0	0.06	10.61	13.73	14.03	16.40
3A	Chardonnay	28.84	2020	0	0	4.12	10.87	13.80	15.35
3B	Chardonnay	26.73	2020	0	0	3.54	10.82	13.91	16.52
3C	Chardonnay	30.18	2020	0	0	4.92	10.15	13.62	14.65
4A	Chardonnay	41.89	2021	0	0	0	9.70	14.35	12.81
4B	Chardonnay	23.09	2021	0	0	0	9.48	14.04	21.42
4C	Chardonnay	14.71	2020	0	0	0	9.32	12.79	34.75
4D	Chardonnay	31.27	2020	0	0	0	9.19	14.02	16.36
5	Sauvignon Blanc	26.02	2022	0	0	0	0	13.10	18.96
6	Chenin Blanc	19.73	2022	0	0	0	0	19.61	20.93
Total Net Vineyard Acres		394.88							
Total Open Land Acres 1A, 1B, 1C		160.19							

PROPERTY OVERVIEW

■ CDFA Crush District Average Pricing:

Varietal	District 11				
	2021	2022	2023	2024	2025
Chardonnay	\$598.32	\$626.83	\$583.08	\$549.32	\$562.07
Sauvignon Blanc	\$587.90	\$601.12	\$590.63	\$529.50	\$528.06
Chenin Blanc	\$468.13	\$495.44	\$445.12	\$437.62	\$408.31



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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
134	Dierssen Sandy Clay Loam	0% - 2%	Grade 5 - Very Poor	Class III	14.2	2.2%
141	Egbert Clay	0% - 2%	Grade 5 - Very Poor	Class II	222.6	33.9%
222	Scribner Clay Loam	0% - 2%	Grade 3 - Fair	Class II	202.1	30.7%
230	Valpac Loam	0% - 2%	Grade 2 - Good	Class II	190.4	29%
247	Water	N/A	Not Rated	N/A	283.0	4.3%
Total					912.3	100%

Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	2025-2026 Property Taxes
San Joaquin	132-0210-032	240.11	\$22,113.10
	132-0210-040	3.33	\$158.02
	132-0210-054	399.20	\$82,864.52
Total		642.64	\$105,135.64



NORTH RIDGE VINEYARD (LEASEHOLD)

PROPERTY PHOTOS



SELLER'S RIGHTS & DISCLAIMERS

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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 *North Ridge Vineyard (Leasehold)* 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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