

RIDGE CREST VINEYARD

- 216.64 +/- gross assessed acres
- 186.3 +/- total net acres of winegrape vineyards
- Planted in 2018 & 2022 to Pinot Noir
- Irrigation water via lift pump off Snodgrass Slough
- 2 residences

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)



OVERVIEW ©



EXECUTIVE SUMMARY

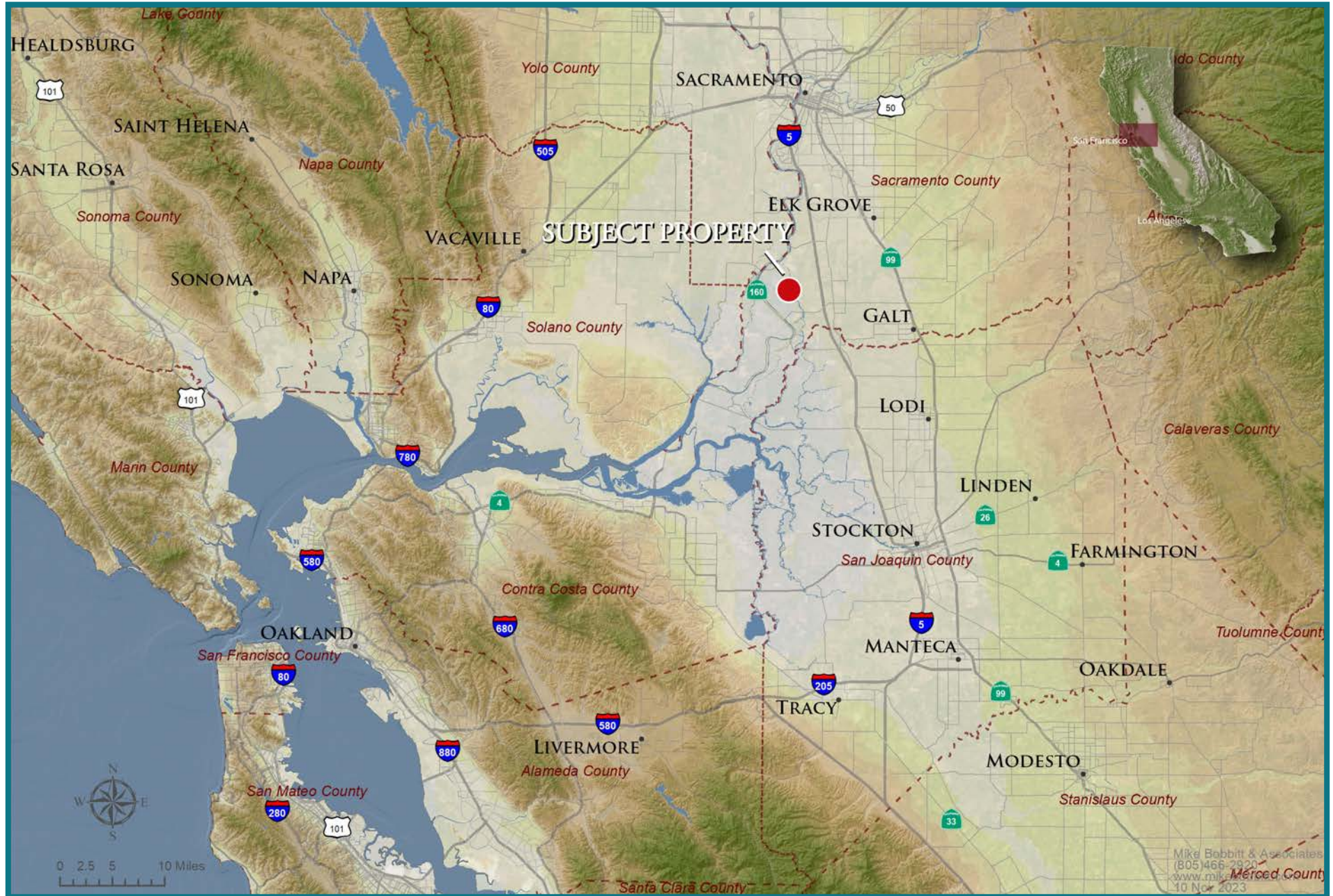
- 216.64 +/- gross assessed acres
- 186.3 +/- net acres of winegrape vineyards planted in 2018 & 2022 to Pinot Noir.
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains 1 lift pump on Snodgrass Slough, in addition to 2 domestic wells.
- Property is located within the Sacramento Valley – South American Basin (5-021.65), and managed by the Reclamation District 551 GSA
- Soils are primarily Class II-III NRCS soil series
- Property includes 2 residences, in addition to a 7,700 +/- sq-ft shop building.
- 2025-2026 Property Taxes \$40,694.28. Zoning is AG-80 in San Joaquin County.
- Purchase Price \$3,150,000 all cash at close of escrow. (\$17,000 per gross acre).
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.



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RIDGE CREST VINEYARD
BLOCK MAP



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RIDGE CREST VINEYARD
SOILS MAP



RIDGE CREST 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
1A	Pinot Noir	49.25	2019	SO4	123	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
1B	Pinot Noir	13.95	2019	SO4	23	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
1C	Pinot Noir	61.12	2019	SO4	123	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
2	Chenin Blanc	26.08	2022	SO4	123.1	11' x 5'	792	Cane	Quadrilateral	Quad	Mechanical	Single-line Drip
3	Sauvignon Blanc	34.77	2022	SO4	123.1	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		185.17										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
1A	Pinot Noir	49.25	2019	0	4.40	7.87	13.05	14.50	18.76
1B	Pinot Noir	13.95	2019	0	5.06	13.85	14.92	14.25	21.00
1C	Pinot Noir	61.12	2019	0	5.12	6.82	13.09	14.76	16.41
2	Chenin Blanc	26.08	2022	0	0	0	0	0	0
3	Sauvignon Blanc	34.77	2022	0	0	0	0	0	0
Total Net Vineyard Acres		185.17							



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
Chenin Blanc	\$468.13	\$495.44	\$445.12	\$437.62	\$408.31
Pinot Noir	\$650.26	\$658.68	\$634.91	\$629.67	\$596.59



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
141	Egbert Clay	0% - 2%	Grade 5 - Very Poor	Class II	111.4	50.80%
155	Gazwell Mucky Clay	0% - 2%	Grade 5 - Very Poor	Class III	69.6	31.70%
222	Scribner Clay Loam	0% - 2%	Grade 3 - Fair	Class II	37.9	17.30%
247	Water	N/A	Not Rated	N/A	0.3	0.10%
Total					219.2	100%

Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	146-0030-037	82.19	AG-80	\$15,510.26
	146-0030-027	134.45	AG-80	\$25,184.02
Total		216.64		\$40,694.28



RIDGE CREST 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 *Ridge Crest 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.

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