

RIVER JUNCTION VINEYARD

- 758.29 +/- gross assessed acres
- 628.23 +/- total net farmable acres of winegrape vineyards and open land
- Pre-1914 riparian rights, 2 wells
- San Joaquin River frontage

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

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OVERVIEW ©



EXECUTIVE SUMMARY

- 758.29 +/- gross assessed acres
- 628.23 net farmable acres
- 490.23 +/- net acres of winegrape vineyards, 138 +/- acres of open land
- Vineyards are currently *LODI Rules* sustainability farmed.
- Pre-1914 riparian rights, wells, San Joaquin River frontage.
- 130.06 +/- acres of supporting-ancillary land, including riparian corridor along the San Joaquin River.
- Property is located within the Eastern San Joaquin Basin (5-022.01), and within the boundaries of the South Delta Water Agency and Reclamation District No. 206.
- Ample agricultural water from pre-1914 riparian water via the San Joaquin River, and 2 on-site wells yielding an approximate and combined 2,843 gallons per minute.
- Soils are primarily Class II-III NRCS soil series.
- Property is currently enrolled in a Williamson Act program.
- Structures include a 7,200 +/- sq.-ft. shop and one modular residence.
- 2025-2026 Property Taxes \$140,929.95. Zoning is AG-40 in San Joaquin County.
- Purchase Price: \$14,000,000 all cash at close of escrow. (\$22,285 per farmable acre, \$18,464 per gross acre)
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

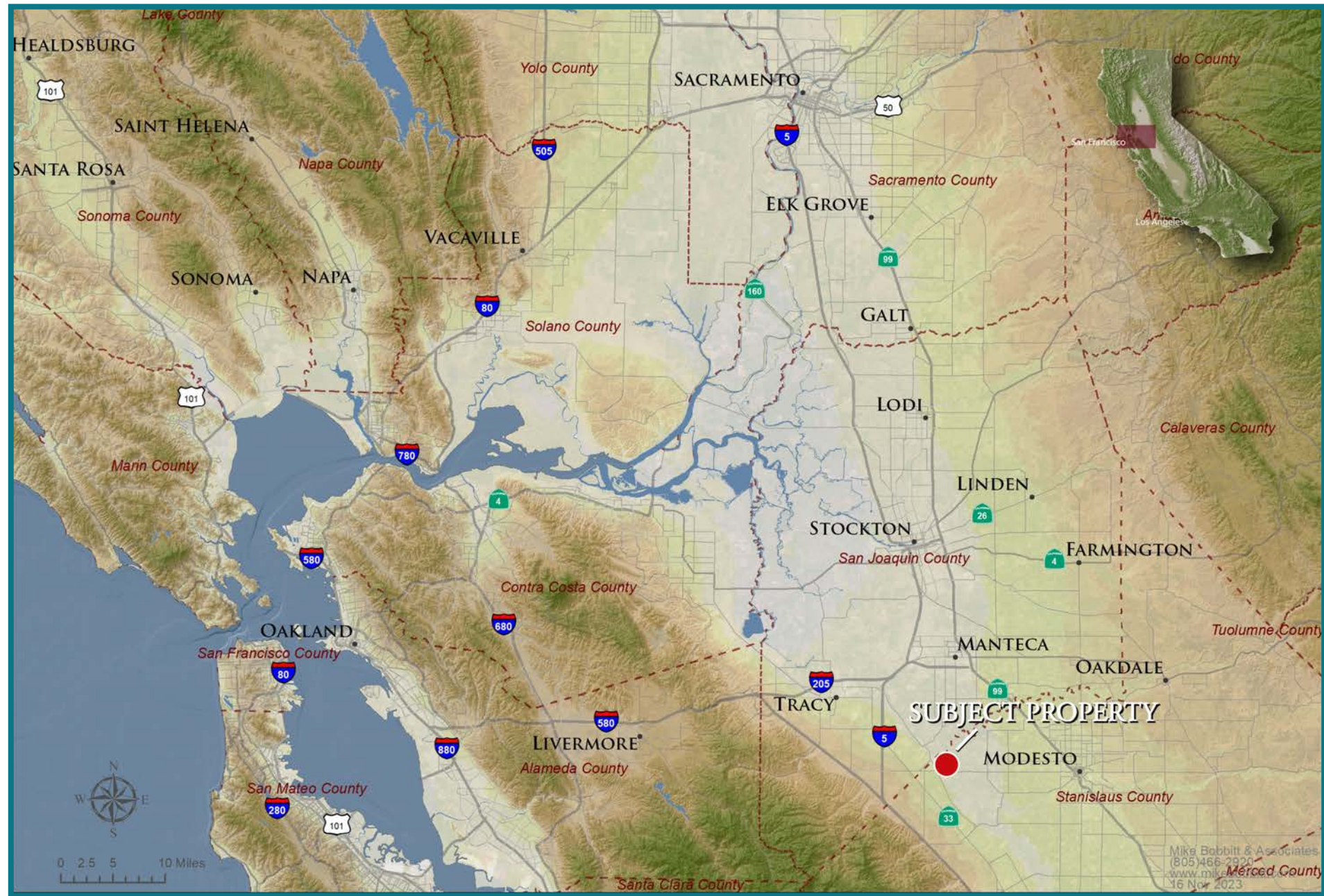


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RIVER JUNCTION VINEYARD
REGIONAL MAP

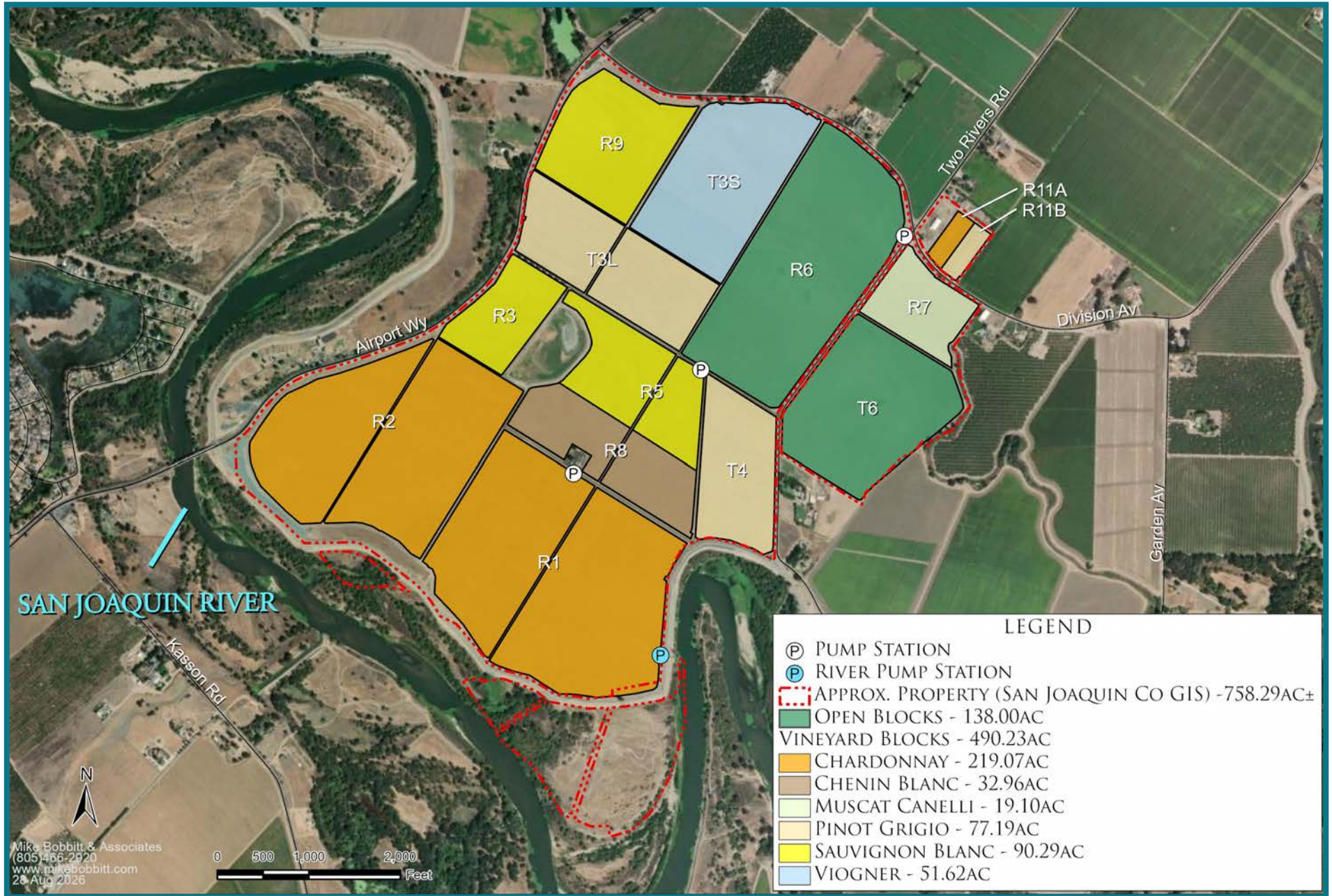


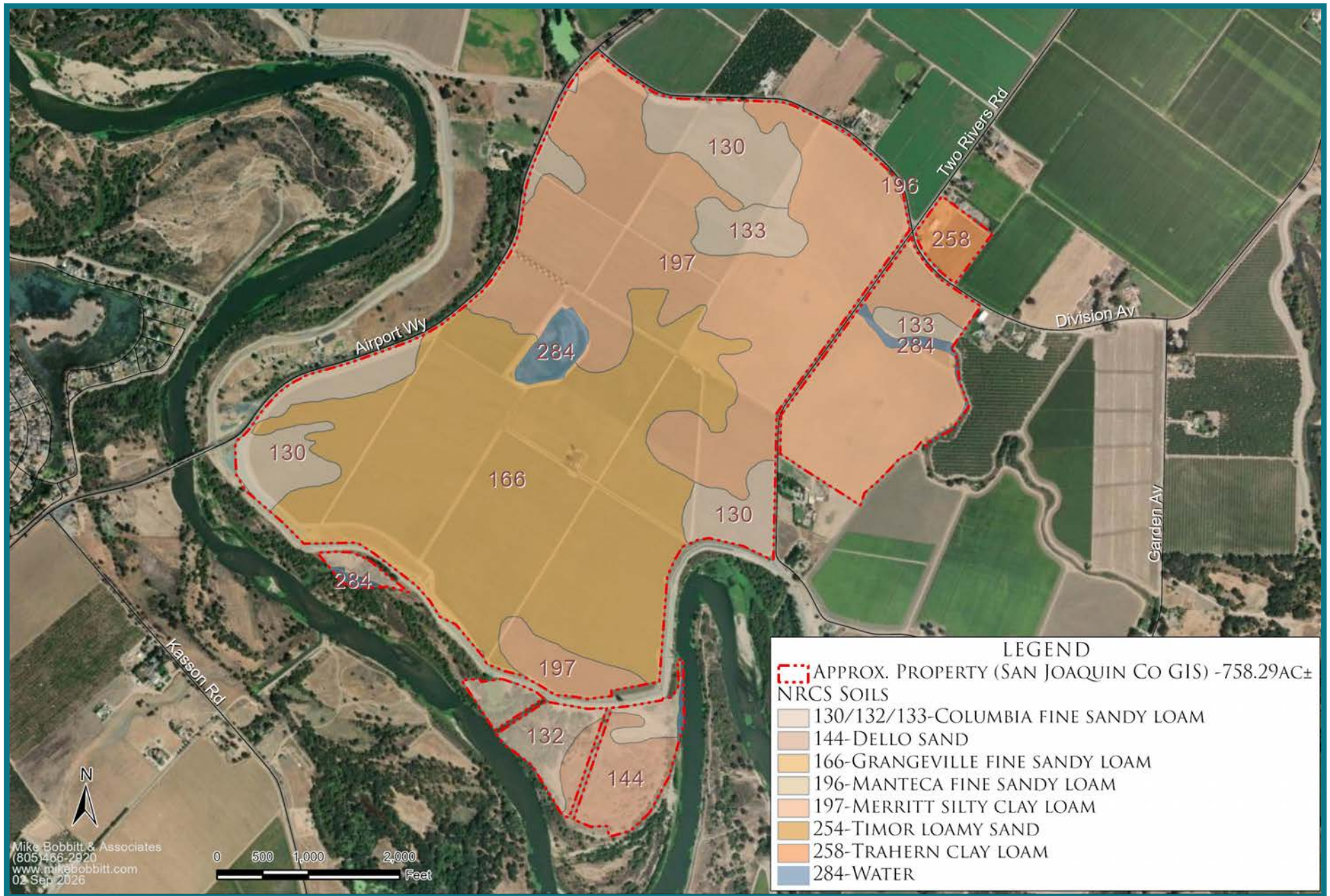
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RIVER JUNCTION VINEYARD

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
R-1	Chardonnay	119.36	2020	1103P	4	10' x 6'	726	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-2	Chardonnay	96.64	2018	1103P	4	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-3	Sauvignon Blanc	19.96	2018	1103P	1	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-5	Sauvignon Blanc	32.4	2018	1103P	1	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-7	Muscat Canelli	19.1	2021	1103P	453 Entav.	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-6, T-2A, T-2B	Open Land	85										
R-8	Chenin Blanc	32.96	2018	1103P	Dosio	11' x 5'	792	Cane	Quadrilateral	Quad	Mechanical	Single-line Drip
R-9	Sauvignon Blanc	37.93	2021	1103P	1	10' x 6'	726	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
R-11a	Chardonnay	3.07	2012	Freedom, 1103P	4	10' x 6'	726	Cane	Bilateral	Quad	Mechanical	Single-line Drip
R-11b	Pinot Grigio	3.17	2012	Freedom, Harmony	146	10' x 5'	871	Cane	Bilateral	VSP	Mechanical	Single-line Drip
T-3L	Pinot Grigio	43.76	2016	RS9	4	11' x 5'	792	Cane	Bilateral	VSP	Mechanical	Single-line Drip
T-3S	Viogner	51.62	2021	1103P	453 Entav.	11' x 5'	792	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
T-4	Pinot Grigio	30.26	2016	1103P	4	10' x 5'	871	Spur	Quadrilateral	VSP	Mechanical	Single-line Drip
T-1, T-6	Open Land	53										
Total Net Vineyard Acres		490.23										
Total Open Land Acres		138										
Total Net Farmable Acres		628.23										

■ Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
R-1	Chardonnay	119.36	2020	9.68	0	2.14	5.13	8.74	10.62
R-2	Chardonnay	96.64	2018	0	5.59	10.75	0	13.53	10.79
R-3	Sauvignon Blanc	19.96	2018	0	10.24	13.75	13.87	9.53	11.48
R-5	Sauvignon Blanc	32.4	2018	0	8.94	12.90	17.70	8.35	9.20
R-7	Muscat Canelli	19.1	2021	13.22	0	0	3.12	10.67	18.51
R-6, T-2A, T-2B	Open Land	85		12.02	12.73	13.65	9.67	0	0
R-8	Chenin Blanc	32.96	2018	0	15.10	20.46	18.05	13.80	13.56
R-9	Sauvignon Blanc	37.93	2021	11.65	0	0	8.18	6.51	12.33
R-11a	Chardonnay	3.07	2012	12.24	8.65	10.70	11.80	11.30	9.46
R-11b	Pinot Grigio	3.17	2012	12.58	8.29	12.82	12.01	10.86	7.64
T-3L	Pinot Grigio	43.76	2016	9.13	7.43	10.59	12.61	7.28	8.86
T-3S	Viogner	51.62	2021	12.59	0	0	5.35	6.31	11.77
T-4	Pinot Grigio	30.26	2016	9.28	6.40	14.48	12.77	9.90	10.85
T-1, T-6	Open Land	53		12.63	12.10	13.46	14.97	10.49	0

PROPERTY OVERVIEW

■ CDFA Crush District Average Pricing:

Varietal	District 12				
	2021	2022	2023	2024	2025
Chardonnay	\$522.17	\$533.15	\$509.07	\$497.33	\$477.47
Chenin Blanc	\$390.00	\$393.75	\$386.03	\$390.00	\$350.00
Pinot Grigio	\$521.40	\$532.02	\$519.30	\$484.51	\$496.50
Sauvignon Blanc	\$512.64	\$539.74	\$541.83	\$509.53	\$482.25
Viogner	\$547.89	\$492.15	\$451.80	\$442.38	\$433.43

- **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 producer, McManis Family Vineyards, a large-scale grower with vineyards in four subregions of Lodi. McManis petitioned the government to formally recognize the area as an AVA.

Located at the junction of the Stanislaus and San Joaquin rivers (the former flows into the latter), and just a few miles downstream from the confluence of the Tuolumne and the San Joaquin, the AVA is well named. The Stanislaus is one of the largest tributaries of the San Joaquin, which, along with the Sacramento, is arguably California's most important river.

Because of the topography bordering the rivers, and the presence of the waters themselves, the climate at River Junction is reliably 2 to 5°F cooler and more moderate than that of the surrounding area. This contributes to the quality of the grapes and was influential in the AVA decision.

River Junction is distinctive for its free draining, sandy loam soils, the result of its position at the meeting point of several river systems. Alluvial soils such as these are ideal for viticulture as they mitigate the risk of vines getting 'wet feet' and root rot. It also forces them to dig deep, strong root systems in search of water and nutrients.



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
130	Columbia Fine Sandy Loam	0% - 2%	Grade 2 - Good	Class II	87.5	12%
132	Columbia Fine Sandy Loam	0% - 2%	Grade 3 - Fair	Class IV	2.6	0%
133	Columbia Fine Sandy Loam	0% - 2%	Grade 2 - Good	Class II	19.8	3%
166	Grangeville Fine Sandy Loam	0% - 2%	Grade 2 - Good	Class II	284.9	39%
196	Manteca Fine Sandy Loam	0% - 2%	Grade 4 - Poor	Class III	1.5	0%
197	Merritt Silty Clay Loam	0% - 2%	Grade 3 - Fair	Class II	308.9	42%
254	Timor Loamy Sand	0% - 2%	Grade 2 - Good	Class III	0.0	0%
258	Trahern Clay Loam	0% - 2%	Grade 4 - Poor	Class III	10.6	1%
W	Water	N/A	N/A	N/A	12.8	2%
Total					728.70	100.0%

■ Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	257-070-010	82.01	AG-40	\$15,961.42
	257-070-020	42.22	AG-40	\$4,228.06
	257-070-030	62.50	AG-40	\$11,538.80
	257-070-100	20.00	AG-40	\$3,124.52
	257-070-140	38.71	AG-40	\$5,982.38
	257-070-150	45.13	AG-40	\$12,883.82
	257-070-190	116.06	AG-40	\$17,603.50
	257-070-200	281.44	AG-40	\$55,686.13
	257-090-170	39.28	AG-40	\$4,966.02
	257-090-210	19.42	AG-40	\$2,111.60
	257-100-060	11.45	AG-40	\$6,843.70
Total		758.29		\$140,929.95



RIVER JUNCTION VINEYARD
PROPERTY PHOTOS



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