

# SIERRA LOMA VINEYARD

- 765.04 +/- gross assessed acres
- 615.4 +/- net acres of winegrape vineyards
- Majority planted in 2011-2012, 10-12 tons per acre average yield
- 3 agricultural wells yielding a combined 5,850 +/- GPM
- Lodi AVA & Borden Ranch Sub-AVA

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)





## EXECUTIVE SUMMARY

- 758.29 +/- gross assessed acres
- 615.4 +/- net acres of winegrape vineyards farmed sustainable via *LODI Rules* program
- 149.64 +/- acres of supporting-ancillary land, including riparian corridor along Dry Creek.
- Lodi AVA & Borden Ranch Sub-AVA
- Property is located within the San Joaquin Valley – Cosumnes Basin (5-022.16), and within the boundaries of the Sloughhouse Resource Conservation District.
- Ample agricultural well yield from three on-site wells yielding a combined 5,850 +/- GPM.
- Soils are primarily Class II-III NRCS soil series
- Property is partially enrolled in a Williamson Act program (*Parcel -014 – 515.04 acres*).
- 2025-2026 Property Taxes \$122,185.28. Zoning is AG-80 in Sacramento County.
- Purchase Price: \$12,000,000 all cash at close of escrow. (\$20,319 per farmable acre, \$16,485 per gross acre)
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.



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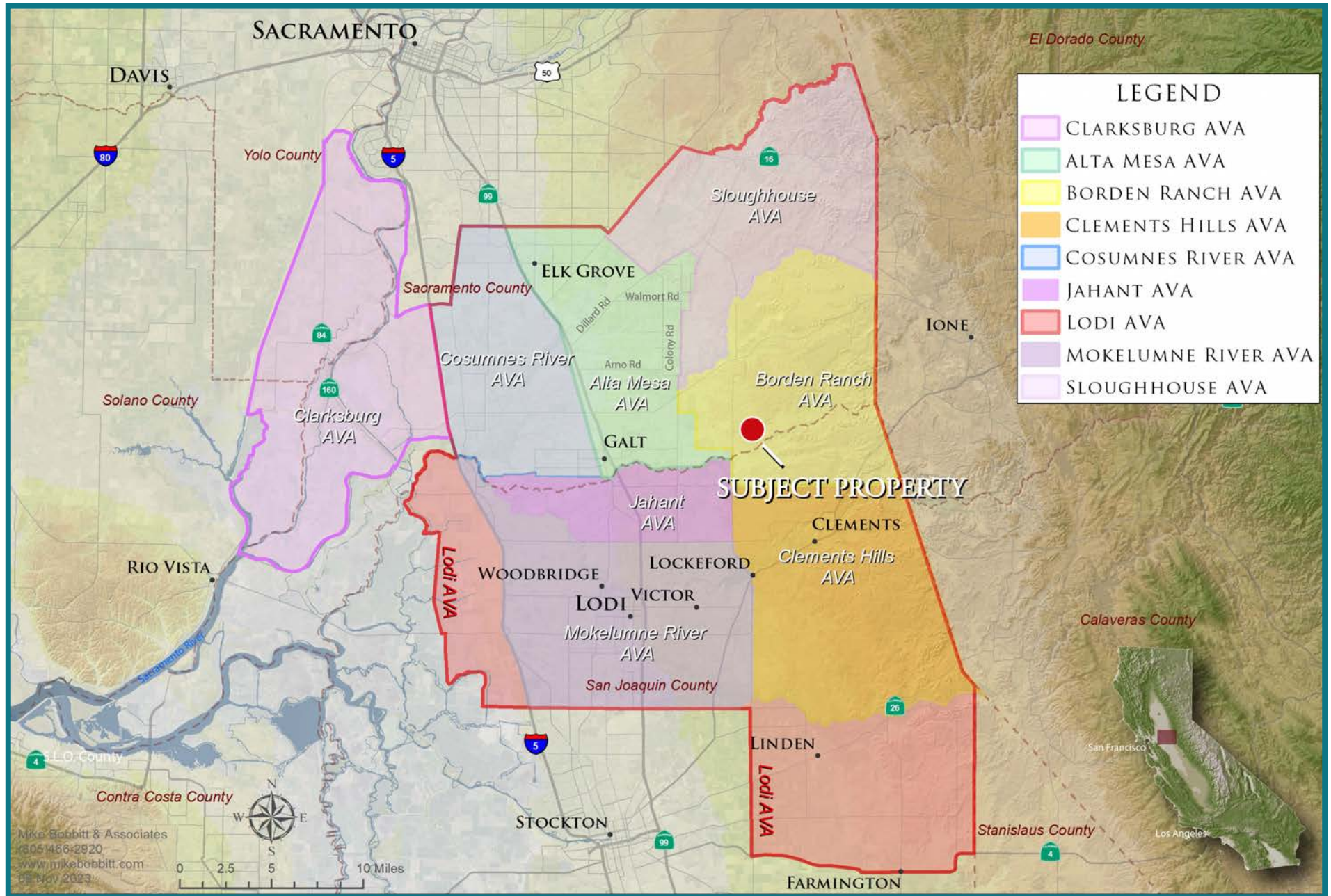
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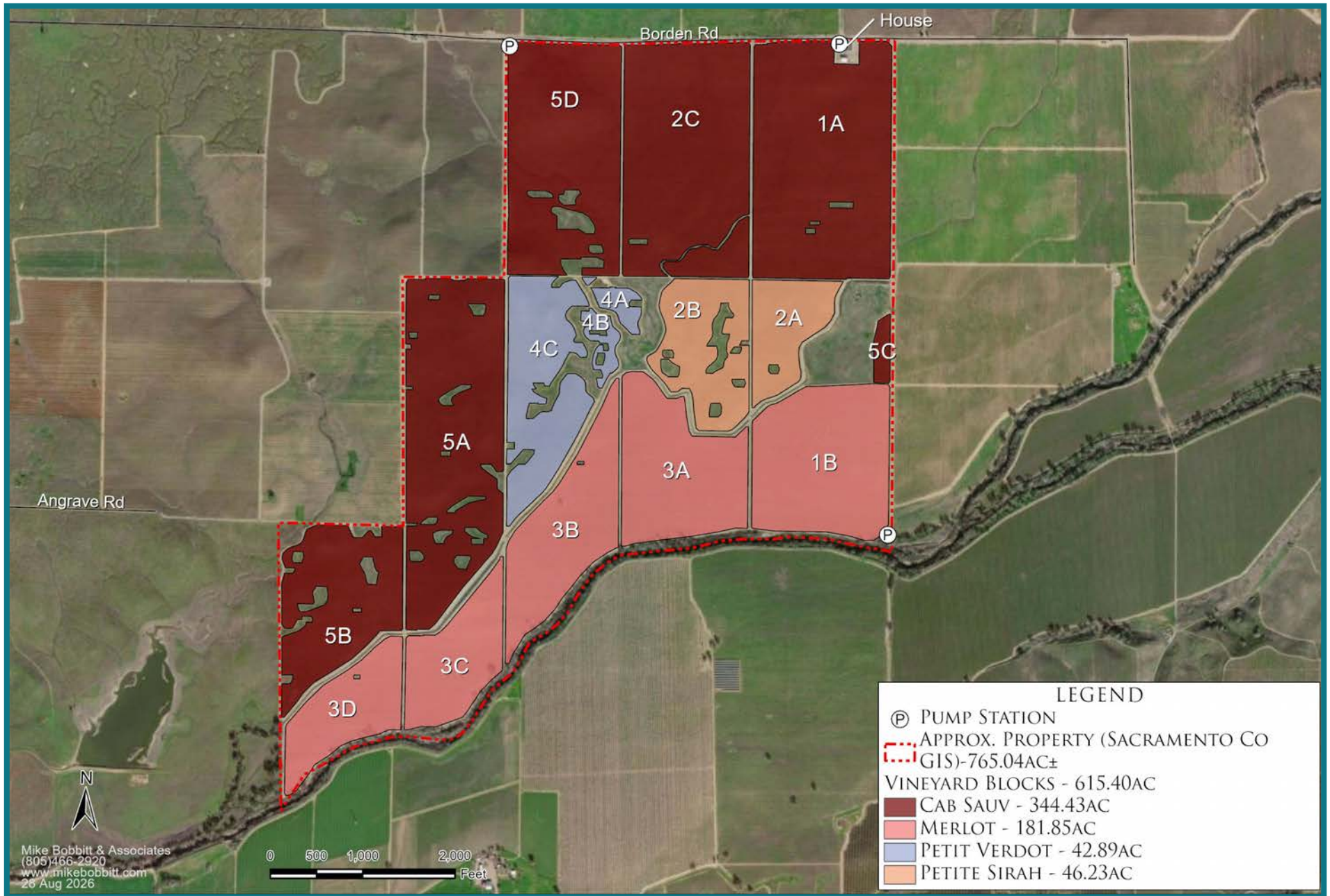
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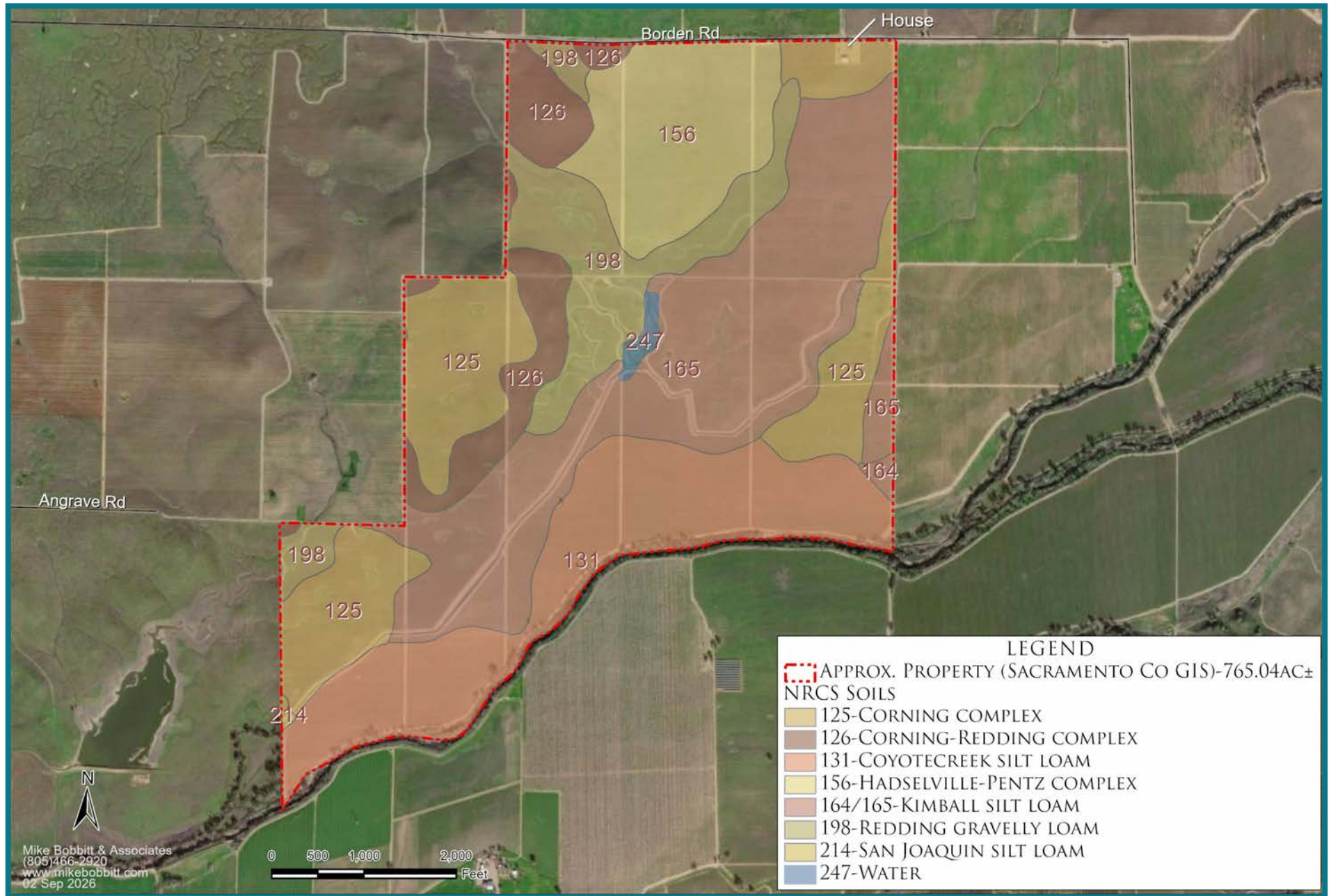












## PROPERTY OVERVIEW

## ■ Block Data Summary:

| Block                    | Varietal           | Net Acres (+/-) | Year Planted/<br>Grafted | Rootstock | Clone | Spacing<br>(Row by Vine) | Vines<br>Per Acre | Pruning | Vine<br>Training | Trellis<br>Type | Harvest<br>Method | Irrigation<br>Method |
|--------------------------|--------------------|-----------------|--------------------------|-----------|-------|--------------------------|-------------------|---------|------------------|-----------------|-------------------|----------------------|
| 1A                       | Cabernet Sauvignon | 85.15           | 2009/2020                | Freedom   | 15    | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 1B                       | Merlot             | 51.65           | 2011/2020                | Freedom   | 3     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 2A                       | Petite Sirah       | 19.35           | 2012                     | 1103P     | 3     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 2B                       | Petite Sirah       | 26.88           | 2012                     | 1103P     | 3     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 2C                       | Cabernet Sauvignon | 77.47           | 2012/2021                | Freedom   | 8     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 3A                       | Merlot             | 42.43           | 2011                     | 1103P     | 15    | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 3B                       | Merlot             | 37.68           | 2011                     | 1103P     | 15    | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 3C                       | Merlot             | 25.91           | 2011                     | 1103P     | 3     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 3D                       | Merlot             | 24.18           | 2011                     | 1103P     | 3     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 4A                       | Petit Verdot       | 3.47            | 2012                     | SO4       | 400   | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 4B                       | Petit Verdot       | 3.07            | 2012                     | SO4       | 400   | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 4C                       | Petit Verdot       | 36.35           | 2012                     | SO4       | 400   | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 5A                       | Cabernet Sauvignon | 76.69           | 2012                     | 1103P     | 8     | 11' x 5'                 | 792               | Cane    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 5B                       | Cabernet Sauvignon | 38.85           | 2012                     | 5BB       | 8     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| 5C                       | Cabernet Sauvignon | 2.63            | 2012                     | Freedom   | 8     | 10' x 8'                 | 545               | Spur    | Quadrilateral    | High Wire       | Mechanical        | Single-line Drip     |
| 5D                       | Cabernet Sauvignon | 63.64           | 2012                     | 5BB       | 4     | 11' x 5'                 | 792               | Spur    | Quadrilateral    | Quad            | Mechanical        | Single-line Drip     |
| Total Net Vineyard Acres |                    | 615.40          |                          |           |       |                          |                   |         |                  |                 |                   |                      |

## ■ Vineyard Production History:

| Block                    | Varietal           | Net Acres (+/-) | Year Planted/<br>Grafted | 2020<br>TPA | 2021<br>TPA | 2022<br>TPA | 2023<br>TPA | 2024<br>TPA | 2025<br>TPA |
|--------------------------|--------------------|-----------------|--------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 1A                       | Cabernet Sauvignon | 85.15           | 2009/2020                | 10.04       | 4.16        | 13.54       | 13.04       | 13.42       | 14.87       |
| 1B                       | Merlot             | 51.65           | 2011/2020                | 12.67       | 5.29        | 13.37       | 9.69        | 9.72        | 11.01       |
| 2A                       | Petite Sirah       | 19.35           | 2012                     | 15.50       | 8.64        | 13.36       | 11.65       | 16.20       | 10.47       |
| 2B                       | Petite Sirah       | 26.88           | 2012                     | 11.63       | 8.35        | 13.97       | 8.23        | 11.05       | 9.00        |
| 2C                       | Cabernet Sauvignon | 77.47           | 2012/2021                | 10.29       | 0.00        | 6.63        | 15.00       | 11.26       | 13.14       |
| 3A                       | Merlot             | 42.43           | 2011                     | 14.21       | 10.33       | 16.81       | 11.27       | 10.66       | 7.87        |
| 3B                       | Merlot             | 37.68           | 2011                     | 14.47       | 10.24       | 10.01       | 11.16       | 10.37       | 8.90        |
| 3C                       | Merlot             | 25.91           | 2011                     | 14.39       | 10.29       | 13.43       | 11.34       | 9.98        | 10.05       |
| 3D                       | Merlot             | 24.18           | 2011                     | 10.62       | 10.31       | 15.46       | 11.05       | 10.72       | 9.56        |
| 4A                       | Petit Verdot       | 3.47            | 2012                     | 13.08       | 10.56       | 8.46        | 9.41        | 9.82        | 24.49       |
| 4B                       | Petit Verdot       | 3.07            | 2012                     | 11.87       | 12.11       | 9.49        | 10.18       | 10.88       | 24.44       |
| 4C                       | Petit Verdot       | 36.35           | 2012                     | 12.82       | 11.61       | 12.13       | 11.24       | 7.66        | 10.40       |
| 5A                       | Cabernet Sauvignon | 76.69           | 2012                     | 8.75        | 8.40        | 7.27        | 8.35        | 8.19        | 7.63        |
| 5B                       | Cabernet Sauvignon | 38.85           | 2012                     | 8.85        | 11.22       | 10.65       | 12.71       | 9.86        | 11.04       |
| 5C                       | Cabernet Sauvignon | 2.63            | 2012                     | 9.83        | 11.19       | 13.34       | 5.67        | 11.36       | 9.74        |
| 5D                       | Cabernet Sauvignon | 63.64           | 2012                     | 8.71        | 9.13        | 9.31        | 10.36       | 8.01        | 9.17        |
| Total Net Vineyard Acres |                    | 615.40          |                          |             |             |             |             |             |             |



## 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 |
| Merlot             | \$605.58    | \$608.50 | \$592.12 | \$591.01 | \$580.60 |
| Petite Sirah       | \$712.18    | \$721.11 | \$707.12 | \$683.92 | \$638.90 |
| Petite Verdot      | \$666.55    | \$674.73 | \$668.55 | \$714.19 | \$631.75 |

- **Vineyard Appellation:** 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 |
|------------------|---------------------------|------------------|--------------------------------------|------------------------------------------------------------|------------------|----------------------------|
| 125              | Corning Complex           | 0% - 8%          | Grade 2 - Good                       | Class II                                                   | 139.4            | 19%                        |
| 126              | Corning-Redding Complex   | 8% - 30%         | Grade 3 - Fair                       | Not Rated                                                  | 59.0             | 8%                         |
| 131              | Coyotecreek Silt Loam     | 0% - 2%          | Grade 1 - Excellent                  | Class II                                                   | 145.4            | 19%                        |
| 156              | Hadselville-Pentz Complex | 2% - 30%         | Grade 5 - Very Poor                  | Not Rated                                                  | 87.9             | 12%                        |
| 164              | Kimball Silt Loam         | 0% - 2%          | Grade 2 - Good                       | Class III                                                  | 2.0              | <1%                        |
| 165              | Kimball Silt Loam         | 2% - 8%          | Grade 2 - Good                       | Class III                                                  | 221.9            | 30%                        |
| 198              | Redding Gravelly Loam     | 0% - 8%          | Grade 5 - Very Poor                  | Class IV                                                   | 84.9             | 11%                        |
| 214              | San Joaquin Silt Loam     | 0% - 3%          | Grade 4 - Poor                       | Class III                                                  | 1.0              | <1%                        |
| 247              | Water                     | N/A              | N/A                                  | N/A                                                        | 4.1              | <1%                        |
| 140              | Coyotecreek Silt Loam     | 0% - 2%          | Grade 1 - Excellent                  | Class II                                                   | 1.1              | <1%                        |
| <b>Total</b>     |                           |                  |                                      |                                                            | <b>746.7</b>     | <b>100.0%</b>              |

## ■ Partial Legal Data &amp; Property Taxes:

| County       | A.P.N.       | Gross Acres   | Zoning | 2025-2026 Property Taxes |
|--------------|--------------|---------------|--------|--------------------------|
| San Joaquin  | 154-0100-024 | 250.00        | AG-80  | \$60,559.84              |
|              | 154-0100-014 | 515.04        | AG-80  | \$61,625.44              |
| <b>Total</b> |              | <b>765.04</b> |        | <b>\$122,185.28</b>      |





SIERRA LOMA VINEYARD  
PROPERTY PHOTOS





## SELLER'S RIGHTS &amp; 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 *Sierra Loma Vineyard* located in Sacramento 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 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 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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