WISHEK VINEYARD

- 68.26 +/- gross assessed acres
- 59.32 +/- total net acres of winegrape vineyards
- Planted in 2016 to Cabernet Sauvignon
- Mokelumne River views, long-term development potential
- 1 agricultural well

LINK TO PROPERTY LOCATION

LINK FOR NON-DISCLOSURE AGREEMENT

OVERVIEW ©

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Agricultural Brokerage, Consulting & Advisory Firm

EXECUTIVE SUMMARY

- 68.26 +/- gross assessed acres
- 6 total parcels, with 3 non-conforming (0.5 +/- acre each) in size to zoning.
- Mokelumne River views, long-term development potential
- 59.32 +/- net acres of winegrape vineyards planted in 2016 to Cabernet Sauvignon.
- Vineyards are currently *LODI Rules* sustainably farmed.
- Property contains one 150 H.P. agricultural well yielding an approximate 1,500 gallons per minute.
- Property is located within the San Joaquin Valley – Eastern San Joaquin Basin (5-022.01), and managed by the North San Joaquin Water Conservation District GSA.
- Soils are primarily Tokay Fine Sandy Loam (Class I NRCS) soil series
- 2025-2026 Property Taxes $18,198.50. Zoning is AG-20 in San Joaquin County. Property is subject to a Williamson Act contract.
- Purchase Price $2,500,000 all cash at close of escrow.
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group.

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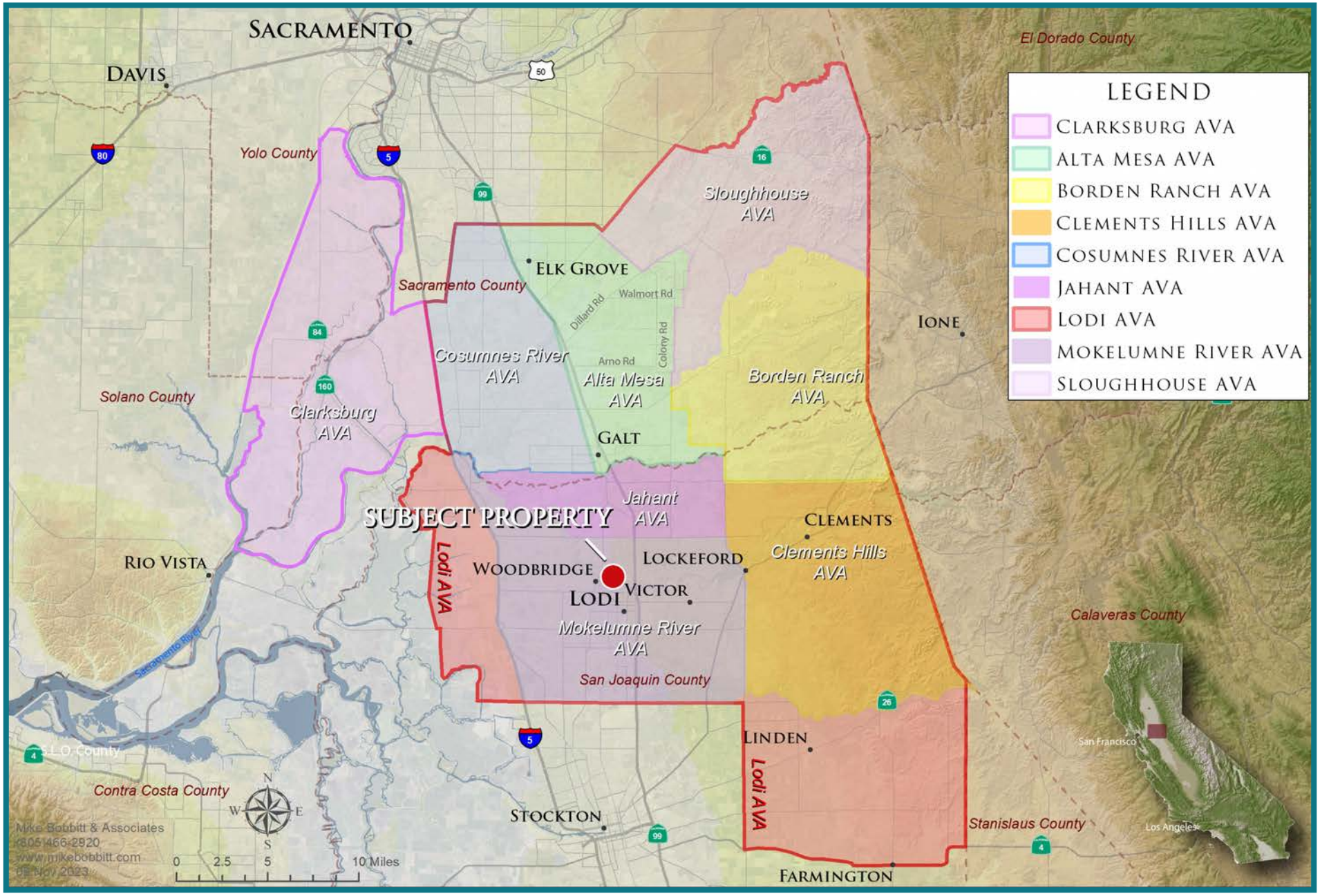
REGIONAL MAP



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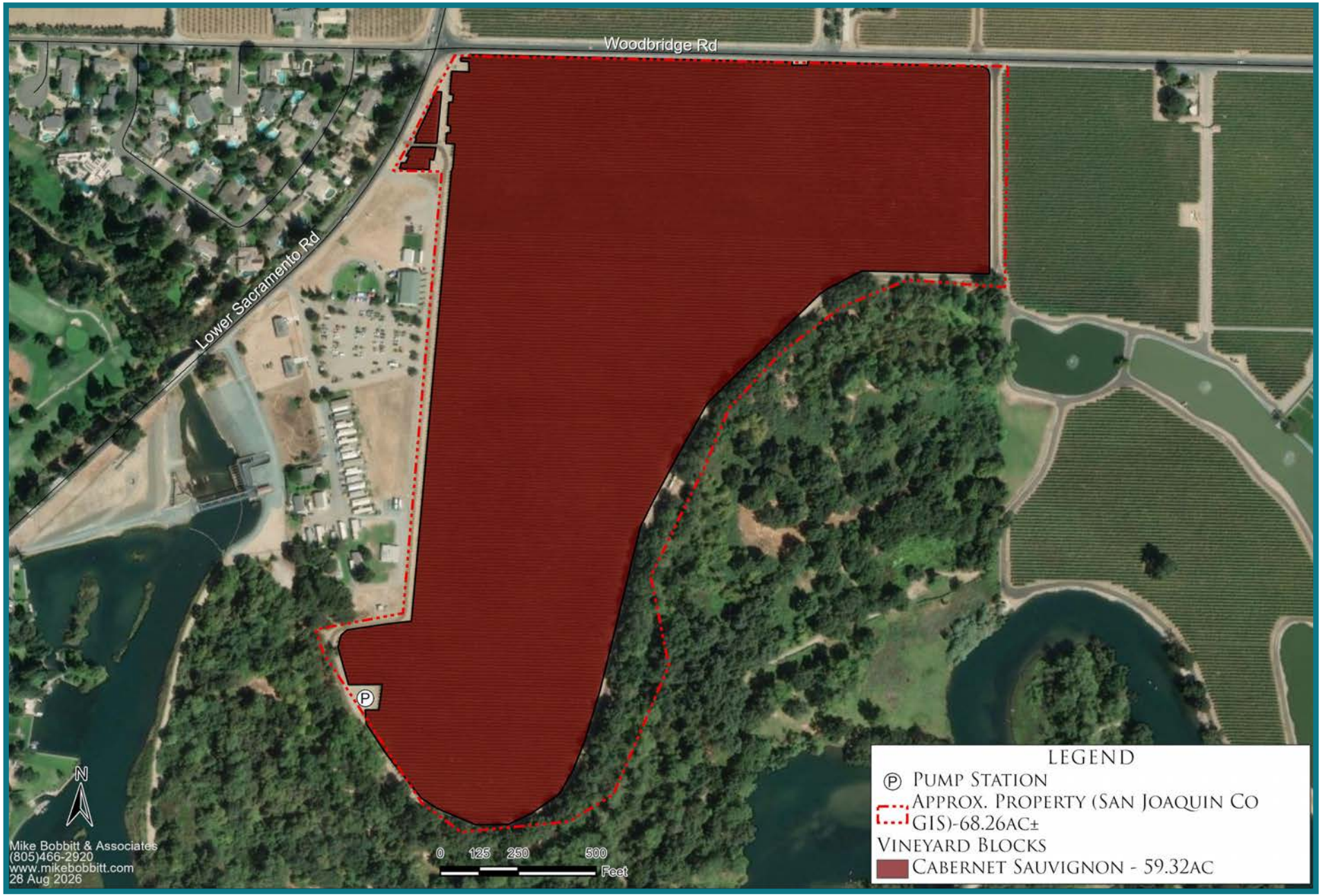
BLOCK MAP



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SOILS MAP

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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
1	Cabernet Sauvignon	59.32	2016	Freedom	8	11' x 6'	660	Spur	Quadrilateral	Quad	Mechanical	Single-line Drip
Total Net Vineyard Acres		**59.32**										

Vineyard Production History:

Block	Varietal	Net Acres (+/-)	Year Planted/ Grafted	2020 TPA	2021 TPA	2022 TPA	2023 TPA	2024 TPA	2025 TPA
1	Cabernet Sauvignon	59.32	2016	10.25	9.77	9.26	13.67	8.63	9.55
Total Net Vineyard Acres		**59.32**							

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CDFA Crush District Average Pricing:

District 11					
Varietal	2021	2022	2023	2024	2025
Cabernet Sauvignon	$680.73	$694.59	$685.69	$673.83	$633.89

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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
132	Columbia Fine Sandy Loam	0% - 2%	Grade 3 - Fair	Class IIII	3.2	4.7%
256	Tokay Fine Sandy Loam	0% - 2%	Grade 1 - Excellent	Class I	63.4	93.3%
W	Water	N/A	Not Rated	N/A	1.4	2%
Total					**68.0**	**100%**

Partial Legal Data & Property Taxes:

County	A.P.N.	Gross Acres	Zoning	2025-2026 Property Taxes
San Joaquin	013-230-390	20.37	AG-20	$5,388.02
	013-230-250	0.56	AG-20	$464.76
	013-230-260	0.60	AG-20	$407.52
	013-230-370	26.26	AG-20	$6,853.66
	013-230-380	20.47	AG-20	$5,084.54
Total		**68.26**		**$18,198.50**

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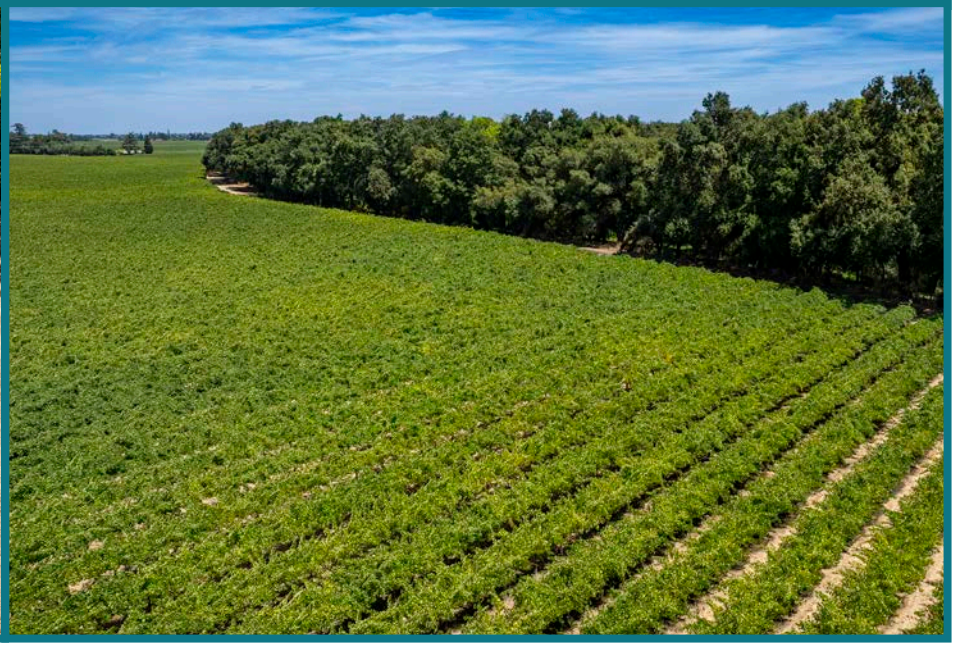
PROPERTY PHOTOS



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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 *Wishek 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 <u>with 48 hours prior notice</u>.

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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WISHEK VINEYARD

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