

# FOR SALE | J-K VINEYARDS

12955 County Road 89, Esparto, CA 95627



## PROPERTY HIGHLIGHTS

- Wine Grape Vineyards – Dunnigan Hills AVA
- Partially Covered w/ Grape Contract
- District Surface Water Connected into Irrigation System
- Developed Groundwater Wells for Back-Up
- Established Building Site
- Excellent Drainage – No Flood Plain Issues
- Under Williamson Act Contract
- Good Redevelopment Angles on Portions

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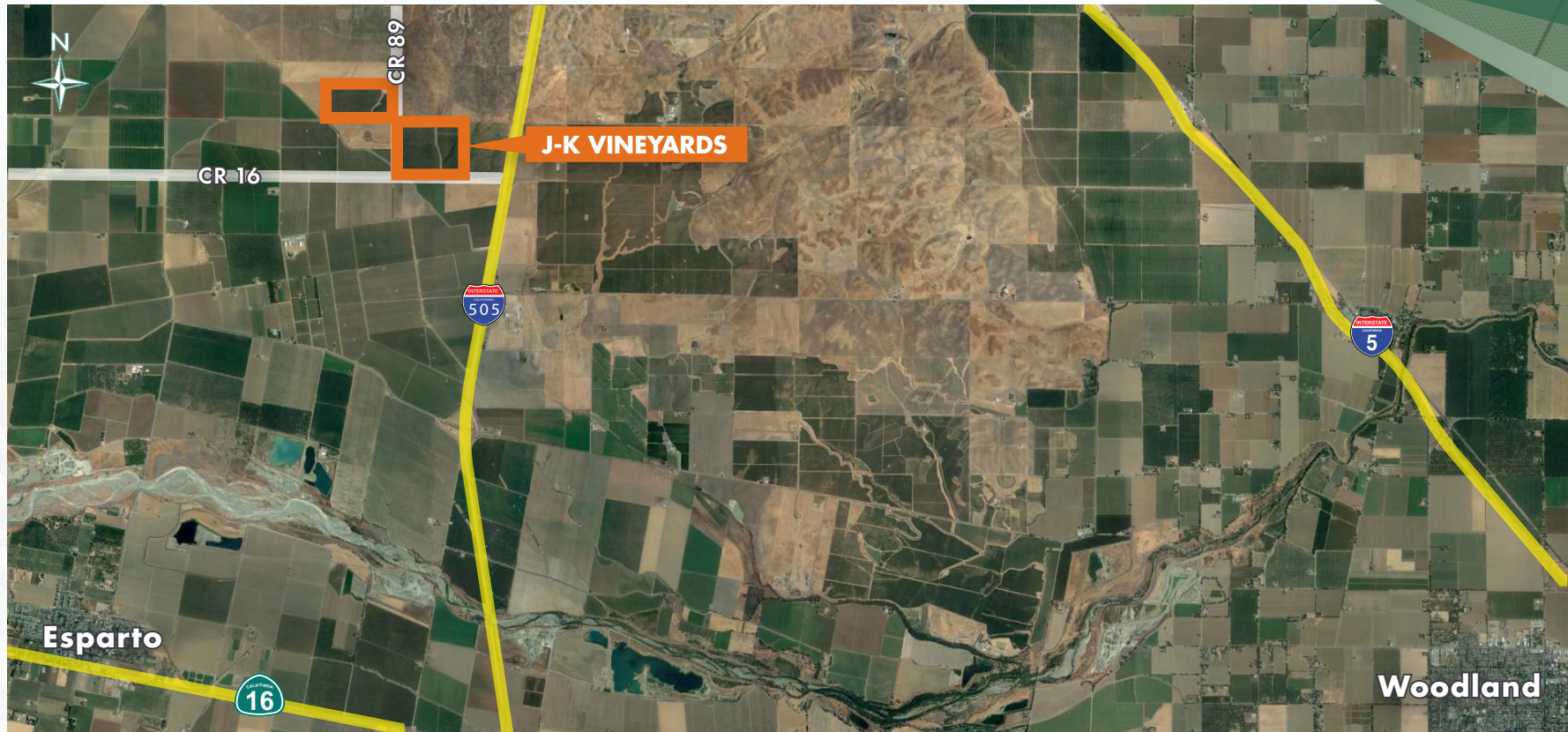




# J-K VINEYARDS YOLO COUNTY

## LOCATION DETAILS

12955 County Road 89  
Esparto, CA 95627



**DESCRIPTION:** The property consists of two adjacent legal parcels that are planted out to varietal wine-grape vineyards including a modest farmstead with a single-family residence. Consisting predominately of mature Chardonnay wine-grapes in full production and laid-out into three vineyard blocks.

**LOCATION:** Set in the pastoral Dunnigan Hills of western Yolo County, California, at the intersection of CR 16 and CR 89. The site is 6 miles northeast of the small community of Esparto, California and about 10 miles from the City of Woodland.

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# J-K VINEYARDS YOLO COUNTY

**LAND SUMMARY**  
12955 County Road 89  
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**ACREAGE:** 322.28 Gross Acres  
284.22 Planted Acres

ASSESMENTS:	Blocks	APN's	Acreage	Prop. Taxes
	JK 1A & 1B	054-220-013	197.10	\$57,489*
	JK 2A & 2B	054-220-016	125.18	\$11,200
	<b>Total</b>		<b>322.28</b>	<b>\$46,000**</b>

\*Includes about \$2,000,000 in value for personal property not included in offering

\*\*Estimated taxes - adjusted downward about \$22,000 (removing personal property)

**WILLIAMSON ACT:** Enrolled. Each APN has its own active WA contract.

**ZONING:** According to Yolo Co. Planning Dept., the property is zoned A-N or Agricultural Intensive which recognizes it's intense productive history.

**TOPOGRAPHY:** Each of the blocks have gentle, rolling-hill terrain and excellent natural drainage and perched along a finger of the Dunnigan Hills chain of low foothills above Hungry Hollow. Elevations are around 200 ft. above mean sea level and neighboring uses consist of open grazing lands and plantations of almonds and vineyards. Small seasonal swales (wetlands) within both blocks are intentionally undeveloped and these drain into Goodnow Slough drainage.

**SOILS:** The two principle soil types are Corning gravelly loam and Sehorn clay. Roughly 80% of the soil is Corning with the remainder Sehorn. The Corning soil series is desirable for its low water holding capacity, allowing for early season vine stress. The land was purchased and planted in this location because of the soil type.

**MINERAL RIGHTS:** Intact and convey with property. Not developed or under lease.

**IRRIGATION WATER:**

Featuring both developed wells and district surface water resources, the vineyards rely heavily upon the district water for irrigation. Both parcels are within the boundaries of Yolo County Flood Control & Water Conservation District. The District services the farms in the area via the Hungry Hollow Canal, an unlined gravity-flow canal that diverts water from Capay Dam along Cache Creek and skirts both parcels. A pumping station has been improved along the canal near the farmstead on JK-1. This lift-station is equipped with two 20 HP low-lift pumps with filtration and fertigation systems that feed buried distribution pipelines to both parcels. District water rates for 2020 are set at \$26/acre foot and has only had a few years in the last 50 yrs. that have had reduced deliveries, as the district has good water rights from Clear Lake and their own lake in Indian Valley Reservoir (not a part of the State Water Project).

The groundwater ag wells supplement the district water. Ag Well #1 along CR 89 on JK-1 has a 125 HP electric motor and deep turbine provides 750 GPM. Pumping depth? JK-2 has a well too and it can generate about 450 GPM but is unequipped.

**IRRIGATION SYSTEM:**

Utilizing dual-drip system with one subsurface line and then another line on the wire trellising.

**SGMA RATING:**

Sacramento Valley – Yolo Sub-basin GSA. This GSA is not in a critically over-drafted basin but has high prioritization rating and a Groundwater Sustainability Plan (GSP) is being processed to file w/State.

**CONTACT:**

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**VINEYARD SPECS:** All spacings are 6' x 8' or 908 vines/acre. J-K 1 was originally planted in 2002 and J-K 2 in 2003. All Chardonnay was re-trained in 2019 and 2020 in JK-1A & 1B. In 2019, rows of Syrah were planted to Malbec and Petit Verdot

Vineyard Block	Rows	Variety	Rootstock	Acres
JK-1A	1-30	Chard Clone 76	140R	5.80
	31-62	Chard Clone 95	140R	6.17
	63-96	Chard Clone 124	140R	6.56
	97-193	Chard Clone 4	1103P	20.30
	194-241	Tempranillo	110R	11.45
	242-272	Petit Verdot Clone 2	110R	7.44
	273-286	Tempranillo	101-14	3.38
	287-323	Malbec Clone 598	101-14	8.81
JK-1B	1-280	Chard Clone 4	1103-140R	109.44
JK-2A	1-147	Chard Roberty	1103P	21.53
JK-2B	1-180	Chard Clone 4	1103P	73.58
	181-208	Chard Clone 809	1103P	9.75

**GRAPE CONTRACTS:** Matchbook Winery is contracting 120 acres of grapes from JK-1A & 1B for next 5 yrs. and maybe more from JK-1. The grapes from JK-2 all went to Constellation but that contract expired in 2018 and they are presently uncovered. JK-2 is a candidate for redevelopment to another crop.

**PRODUCTION:** (Represents Total Tons)

	2017	2018	2019
JK1 - Chardonnay	1214.81	1,773.46	321.55*
JK1 - Tempranillo	143.58	156.08	156.08
JK1 - Syrah	63.15	132.84	0**
JK2 - Chardonnay	760.31	1254.35	355.38

\* 63 acres within JK1 were retrained, resulting in lower yield  
\*\*Syrah blocks were replanted to Petit Verdot and Malbec

**WATER DISCLOSURE:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

**BUILDINGS:** The home on the property can go with the purchase or without. Currently, a JK Vineyards farm manger lives in the home. The home was purchased in 2006. It is 28' x 60' or 1,680 sf in average condition.

**ASKING PRICE:** \$6,250,000 or \$20,000 /acre

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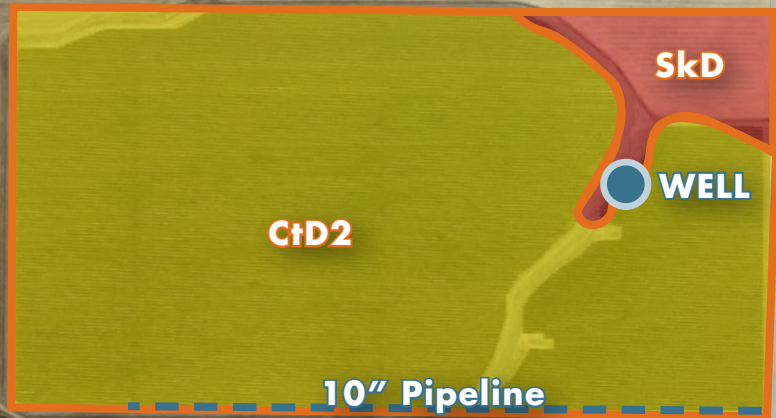
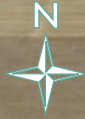




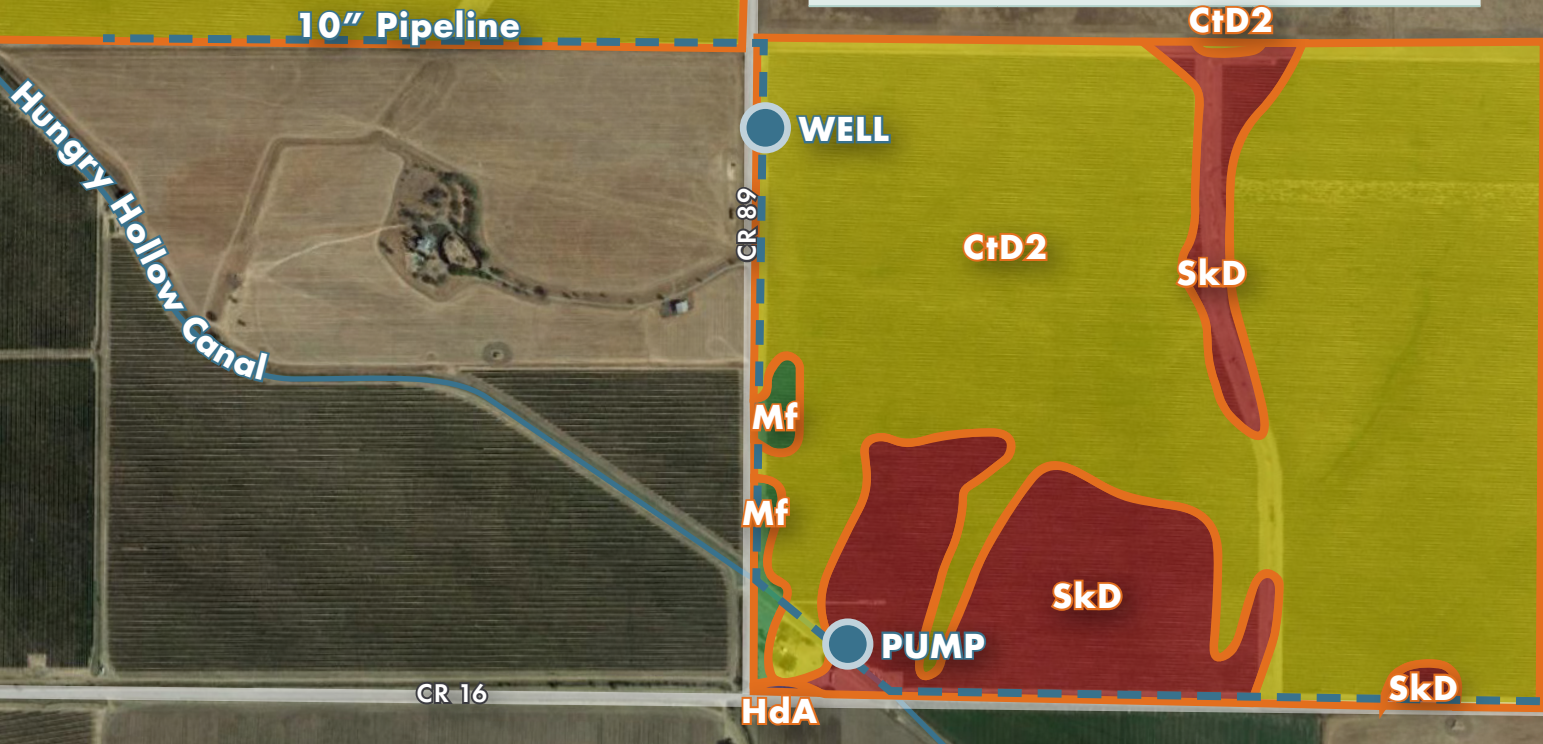


# J-K VINEYARDS YOLO COUNTY

**SOIL MAP**  
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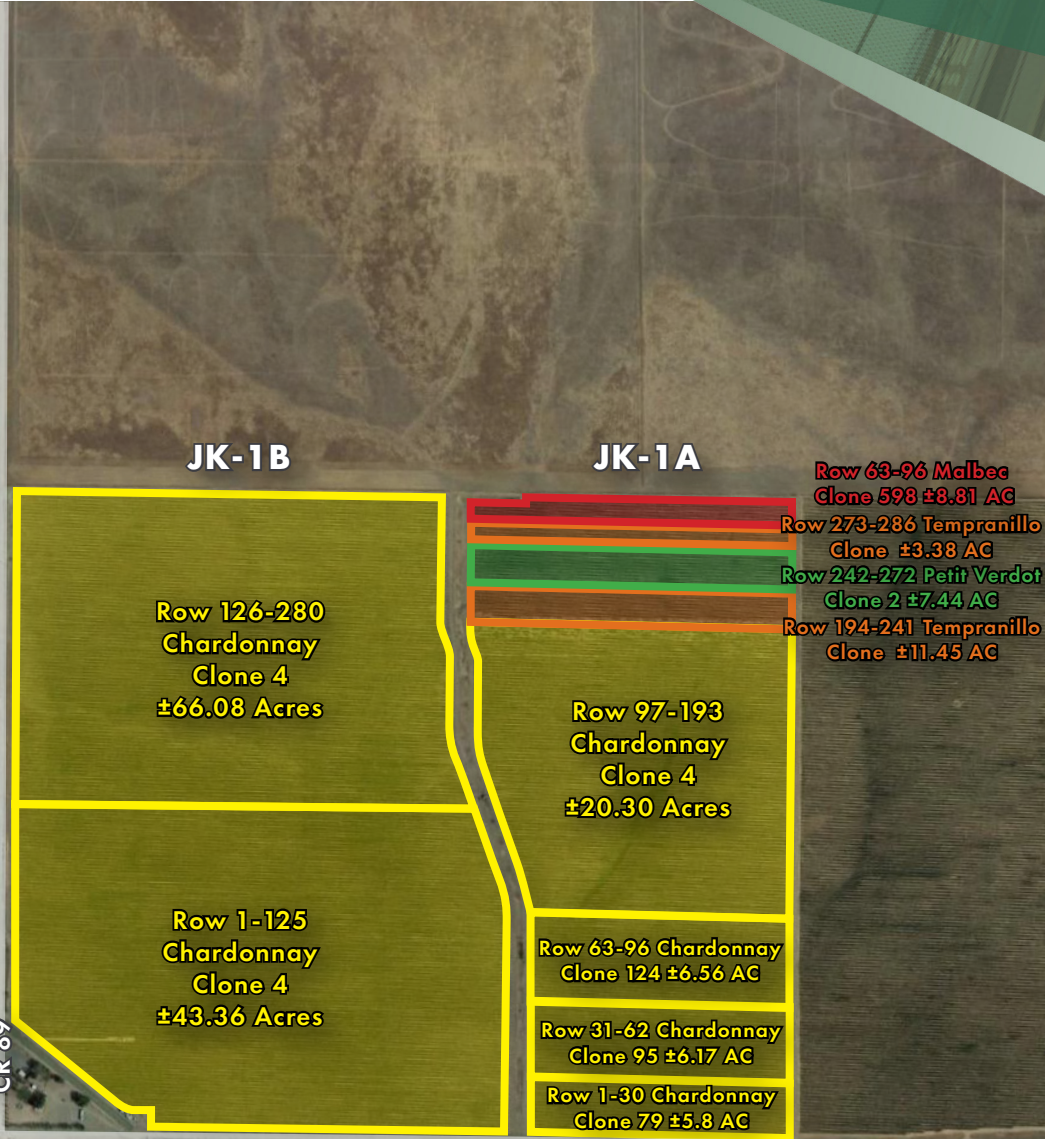
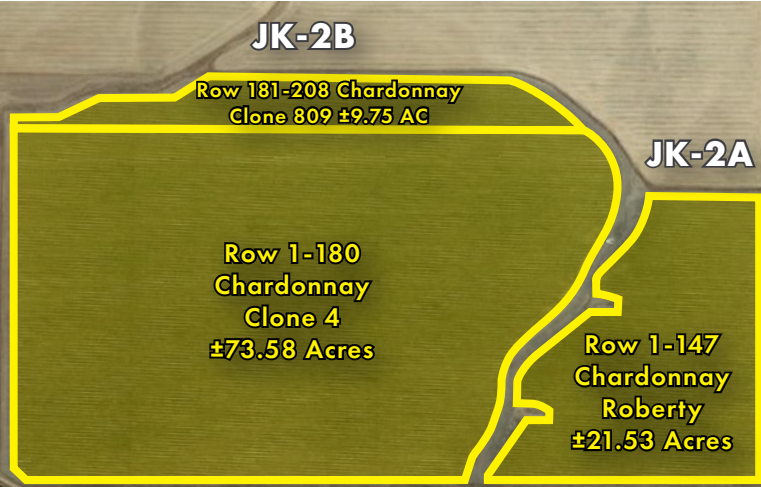
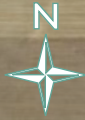
MAP SYMBOL	DESCRIPTION	ACRES	STORIE %
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	266.4	83.0%
HdA	Hillgate loam, moderately deep, 0 to 2 percent slopes	0.2	0.1%
Mf	Marvin silty clay loam	3.4	1.0%
SkD	Sehorn clay, 2 to 15 percent slopes	51.0	15.9%
<b>Totals for Area of Interest</b>		<b>321.0</b>	<b>100%</b>





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**BLOCK MAP - 284.22 PLANTED AC**  
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CR 16

CR 89



# J-K VINEYARDS YOLO COUNTY

**PROPERTY PHOTOS**  
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