



Manchester Ridge Vineyard

Cypress Properties & Ponderosa and Sun
Realty

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**Manchester Ridge Vineyard
39000 Crispin Road, Manchester CA**

Price: \$3,700,000

APN# 132-260-03

County: Mendocino

Address: 39000 Crispin Road, access via 31700 Mountain View Road

Parcel Size: 259 +/- Acres

Location: 4 miles from the pacific ocean, 30 +/- minutes from Boonville to ranch entrance.

Zoning: Range Land (RL)

AVA: Mendocino Ridge

Features: Manchester Ridge Vineyard sits at 2,000 feet elevation due west of Anderson Valley and approximately 4 miles from the Pacific Ocean. Warm days and cool evenings bring an excellent growing environment to the 19 +/- acres of Pinot Noir and 11 +/- Acres of Chardonnay. The site is mostly level with an additional 78 + acres of developable vineyard ground. This vineyard has a devoted following of high end boutique labels with stable fruit prices.

Utilities: None. A diesel generator is responsible for irrigation duties with an annual fuel consumption of about 100 gallons a year according to the vineyard manager.

Water Source: A reservoir, well and cistern are the primary water sources. The 15 ac ft pond is fed by rainwater and a spring. There is a 220 foot deep well that yields 25 +/- GPM after a 4 hour draw down. The second well has a depth of 17 feet and 37 +/- GPM after a 3 hour draw down. Both tests were limited by pump capacity. Neither the cistern or drilled well is currently used for farming. Rainfall totals in 2021 was 46 inches according to the vineyard manager.

| VAR-BLK | Variety | SCION | RS | ACRES | Spacing |
|---------|------------|-------|--------|-------|---------|
| CH-1. | Chardonnay | 809 | 101-14 | 1.07 | 5x8 |
| CH-2A | Chardonnay | Wente | 3309 | 3.26 | 5x8 |
| | | 76 | 101-14 | 6.92 | 5x8 |

11.25

| | | | | | |
|-------|------------|-----|--------|-------|-----|
| PN-1 | Pinot Noir | 115 | 3309 | 4.37 | 5x8 |
| PN-2A | Pinot Noir | 114 | 3309 | 4.52 | 5x8 |
| PN-2B | Pinot Noir | 115 | 3309 | 3.20 | 5x8 |
| PN-3A | Pinot Noir | 115 | 101-14 | 2.09 | 5x8 |
| PN-3B | Pinot Noir | 777 | 101-14 | 3.97 | 5x8 |
| PN-3C | Pinot Noir | 115 | 3309 | 0.84 | 5x8 |
| | | | | 18.99 | |

Farming: Vineyard has been farmed by the same manager for 19 years with input from consultant Martin Mochizuki.

*This Information was gathered from third party sources including seller and public records.
Buyers to investigate all information to their satisfaction.*

Manchester Ridge Vineyard
 Manchester, CA 95459
 APN: 132-260-03-00
 Location Map



Legend

-  Mendocino Ridge AVA
-  Anderson Valley AVA
-  Mendocino AVA
-  North Coast AVA
-  Sonoma Coast AVA
-  Yorkville Highlands AVA
- Approximate Parcel Boundary**
- Source: Mendocino County GIS**
-  132-260-03-00 259.00 ac





Manchester Ridge Vineyard
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 Vineyard Blocks



Legend

Survey Markers
 Survey Marker found & GPSed by property owner

Vineyard Blocks
Total Developed/Developable Acres: 106.06+/-

| | | |
|--|-----------------------|----------|
| | Chardonnay | 11.25 ac |
| | Pinot noir | 18.99 ac |
| | Chestnuts | 16.45 ac |
| | Persimmons | 1.92 ac |
| | Cleared | 24.01 ac |
| | Cleared with end post | 35.44 ac |
| | Pond One | |

Approximate Parcel Boundary
 132-260-03-00 259.00 ac

Source: Mendocino County GIS



