

LOOKOUT MOUNTAIN VINEYARD

- 940.22 +/- Gross Acres | 200.20 +/- Net Planted Vine Acres
- Varietals include Cabernet Sauvignon, Sangiovese, Syrah, Merlot, Petite Sirah, Pinot Gris, Tannat, Malbec, and Cabernet Franc
- Located in the Knights Valley & Alexander Valley AVAs in Sonoma County
- 6 Agricultural Wells | 1 Lined Reservoir
- Picturesque Mountaintop Views

[LINK TO AERIAL VIDEO](#)

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OVERVIEW ©



Agricultural Brokerage,
Consulting & Advisory Firm



LOOKOUT MOUNTAIN VINEYARD

OVERVIEW

- ◆ 940.22 +/- gross acres, comprised of 200.20 +/- net planted vine acres, 1.78 +/- open land/fallowed block acres, and 738.24 +/- acres of ancillary and supporting land which includes a yard site, booster/filter stations, a shop/office, roads, pastureland, and forested areas.
- ◆ Planted winegrape varieties include Cabernet Sauvignon, Sangiovese, Syrah, Merlot, Petite Sirah, Pinot Gris, Tannat, Malbec, and Cabernet Franc.
- ◆ 1991 – 2011 plantings, with a 6-year (2016-2021) historical average yield ranging between approximately 2.05 – 3.69 tons per acre across all varieties.
- ◆ Irrigation water is provided via 6 agricultural wells with a combined pumping rate of approximately 505 GPM, distributed throughout the Property via underground PVC main and lateral pipelines. There is also 1 on-site domestic well.
- ◆ 1 on-site lined reservoir located on the Property with an approximate 23 acre-foot (7.5 million gallon) storage capacity.
- ◆ Located in California Grape Pricing District 3.
- ◆ Approximately 74 +/- acres are located in a Sustainable Groundwater Management Act ("SGMA") Very Low Priority, Non-Critically Overdrafted Basin.
- ◆ Structural improvements include a 600 +/- square-foot shop/office.
- ◆ **Purchase Price:** \$19,000,000 plus cultural expense reimbursement for the 2022 crop.
- ◆ **For further information, please contact:**

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SELLER'S RIGHTS & 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.

Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and representatives.

Seller's Disclaimers: This Copyrighted Confidential Overview has been prepared by The Mendrin Group for Buyer and Buyers Representative's/Recipient's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced data). The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represents *Foley Family Farms, LP* ("Seller") for the offering and sale of the *LookOut Mountain Vineyard* located in Sonoma County, State of California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), 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.

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 to each 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 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 currently due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with water attorneys, hydrologists, geologists, civil engineers, water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater basin(s), surface water rights, and its ability going forward to achieve Buyer/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Broker does 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, 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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