

COURTLAND VINEYARD

N Courtland Rd
Clarksburg, CA 95612

OFFERING
MEMORANDUM




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An aerial photograph of a vast vineyard, showing neat, parallel rows of grapevines stretching across a wide expanse of land. The vines are dark green, and the rows are separated by light-colored paths or furrows. In the foreground, there is a large, flat, light-colored area that appears to be a canal or a large field. The background shows more of the vineyard and some distant structures under a clear sky.

This institutional quality vineyard is planted entirely to Pinot Noir varietal grapes located within the Clarksburg AVA and California Grape Pricing District 17. This region has a reputation for consistent high quality grape production due to the Delta growing season climate of warm days and cool nights. High quality irrigation water is lifted from an adjoining district canal and benefits from some of the most secure riparian rights available in California. The vineyard planted in 2013 (81%) and 2019 (19%) is young with mature production and an established history.

SUMMARY

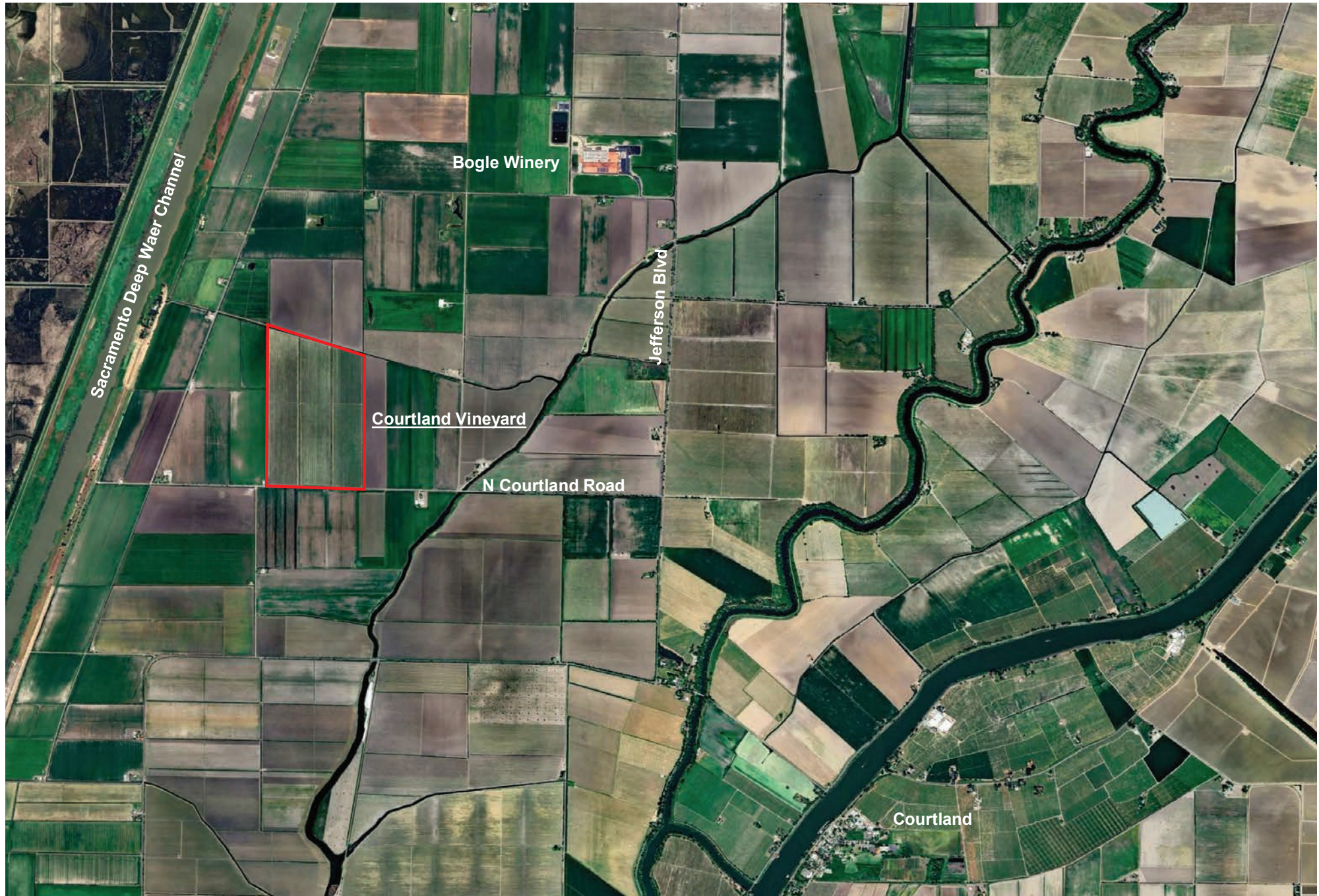
PROPERTY NAME:	Courtland Vineyard
OFFERING PRICE:	\$4,100,000
ACERAGE:	219.89 acres, Yolo County Assessor Records 195.03 acres net farmed vineyard
ZONING:	(Agriculture Intensive) with a 40 acre minimum lot size
FEMA:	Flood Zone A - High Risk Area, Areas with a 1% annual chance of flooding
PLANTINGS:	Mature Pinot Noir divided into 6 blocks 157.45 acres planted in 2013 37.58 acres replanted in 2019 11'x5' spacing, California Sprawl trellis system
APN:	043-130-039
SOILS:	100% Sacramento Clay, 0-2% slopes, Capability unit IIIw

WATER INFORMATION

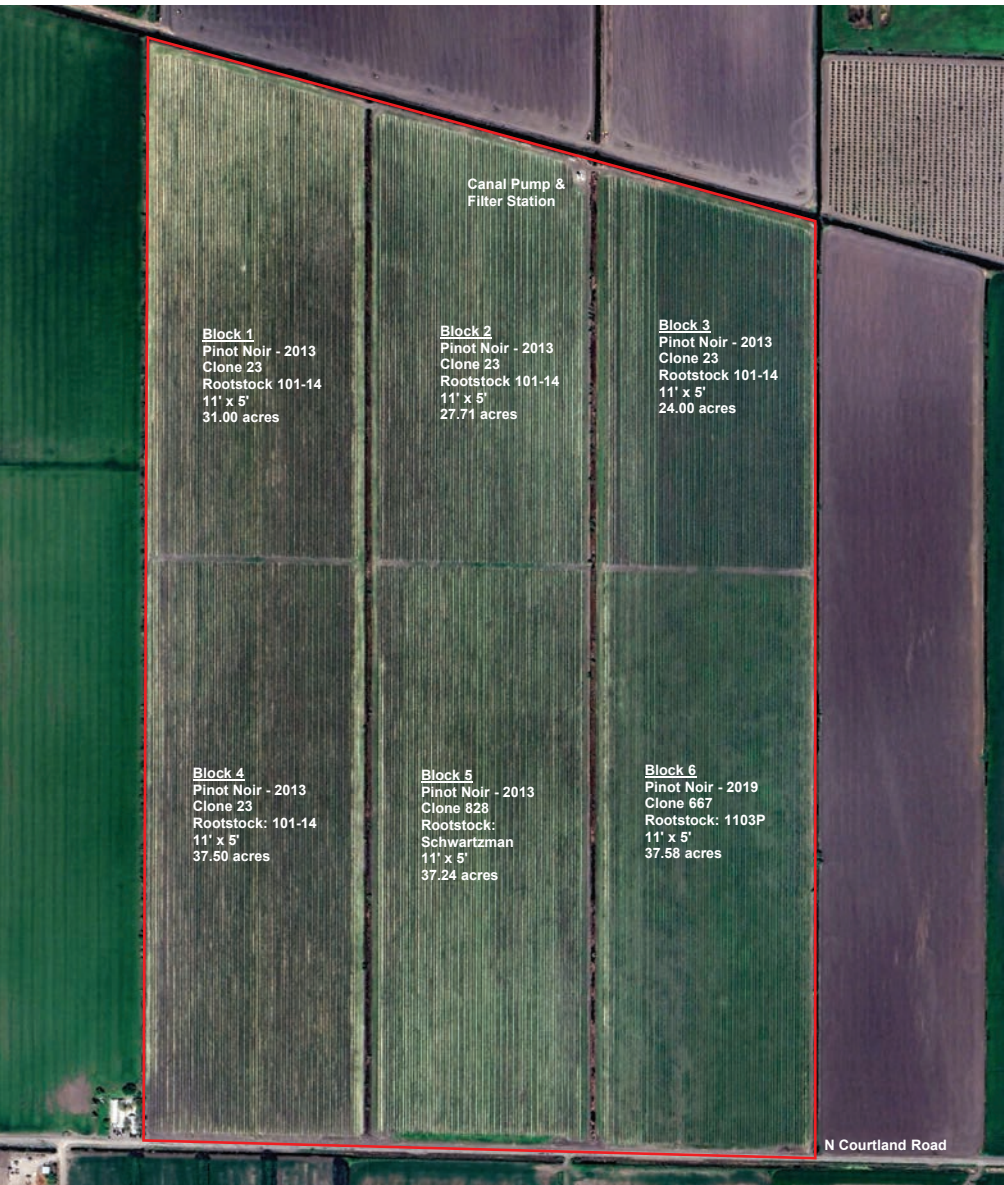
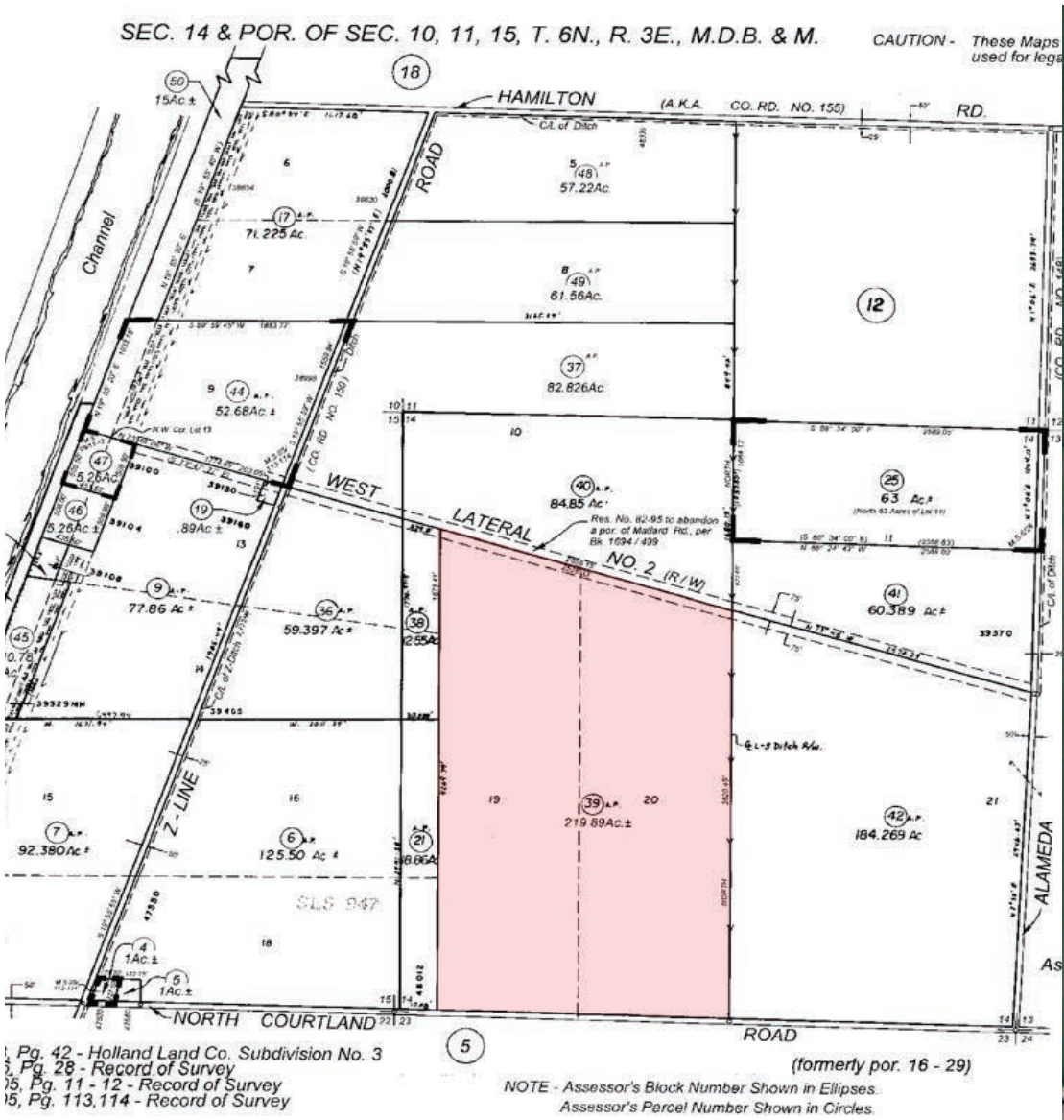
The Clarksburg Vineyard is located within the service area of Reclamation District (RD) 999 and provides both surface water and drainage under contract with the North Delta Water Agency (NDWA). The NDWA water supply is equivalent to a confirmed riparian right, one of the most senior water rights available in California. Surface water is accessed by a 50 hp lift pump from the RD-999 canal running along the north property boundary and is distributed to the vineyard by a drip irrigation system. There are no wells, groundwater is typically not utilized or considered a necessary supplemental water supply within the RD-999 / NDWA service area.



AERIAL



APN & BLOCK MAP



PROPERTY PHOTOS



YOUR MARKET EXPERTS



MICHAEL MING, ARA

Principal - Broker

- 30+ Years of Experience
- Specializes in Ag Land
- Owner of Alliance Ag Services since 2004, a Full-Service Brokerage and Consulting Firm serving San Joaquin Valley, CA to AZ and Mexico Borders.
- Licensed Real Estate Broker and Certified General Real Estate Appraiser
- Joining American Society of Farm Managers and Rural Appraisers in 1997
- Currently accredited with the ARA designation in 2005
- California Chapter of the ASFMRA, President 2008/09
- Government Relations Board, National Level, 2008 to 2010
- Expert Witness United States Tax Court and Bankruptcy Court for the Eastern District of California, and in Municipal and Superior Courts of the County of Kern



STEPHEN KRITSCHER, AFM

Broker-Associate

- 40+ Years experience in Agricultural Real Estate throughout California and the western U.S. Licensed Real Estate Broker in 1990
- California Real Estate broker since 1990
- Member of the American Society of Farm Managers & Rural Appraisers - 1980
- Accredited Farm Manager (AFM) - 2017
- Specializes in Agricultural Real Estate acquisition, sales, finance, consulting & management with institutional and private clients in California and Arizona
- Advisory Member - Solano Land Trust
- Past Director - California Irrigation Institute
- Past Director - Conservation Farms & Ranches
- Member California Ag Leadership Class XXVII

IN EXCESS OF \$1,630,000,000 (\$1.63 BILLION) IN COMPANY AGRICULTURAL REAL ESTATE TRANSACTIONAL VALUE. THESE TRANSACTIONS REPRESENT BUYERS, SELLERS, LESSORS, AND LESSEES OF AGRICULTURAL PROPERTIES.



COMMERCIAL REAL ESTATE SERVICES



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This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

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. Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions. 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

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

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