

# Cole Ranch Appellation

Mendocino County, California

\$3,300,000 | 150.00 Acres

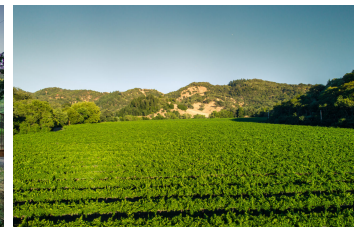
4501 Boonville Road  
Ukiah, California

Own an entire appellation – America’s Smallest Appellation and all under one single ownership. Cole Ranch Appellation produces unique wine from the curious microclimate and high elevation. Great wine is mysterious and unpredictable. One can understand a lot about it, yet it can evolve and become more complex with time. How does wine express a sense of place, subject to minut...



## PROPERTY HIGHLIGHTS

- Once in a lifetime opportunity to purchase an entire appellation
- Fantastic building site on knoll overlooking vineyards
- Vineyard manager home on property
- 55 acres of vineyard planted
  - 10.2 acres of Pinot Noir
  - 7 acres of Merlot
  - 11.5 acres of Riesling
  - 26.5 acres of Cabernet Sauvignon
- Approximately 130 tons of grapes sold to nearby wineries
- Abundance of water
  - Natural spring water
  - 20 GPM well,



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