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OUTDOOR PROPERTIES

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Merritt Island Vineyard

118 +/- Acres | Yolo County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



This Historic Turnkey Vineyard Property is located in Yolo County about 15 minutes south of the city of Sacramento and approximately three miles southwest of the community of Clarksburg on Merritt Island. The property was part of the Swamp Land Act of 1855. County records indicate the property's first deed and survey completed and recorded in 1859. The ranch partly borders Elk Slough, which along with the Sacramento River, form the boundary of Merritt Island.

The property consists of approximately 118 acres of which about 100 acres are farmable. The balance of the acreage includes various buildings, roads, headlands, and levee.

Grape District: 17
County: Yolo
APN: 43-090-22
Planted: Wine grapes 63 acres
Varieties: Pinot Gris
Type Irrigation: Drip & low Head
Drainage: Reclamation District 150
Water: Irrigation- Pre-1914 Riparian/Licensed/RD, Domestic- well
Mineral: Deeded
Taxes: Williamson/RD 150
Ave Rainfall: 17 inches

Highlights

118-acres; 100 farmable acres

Vineyard:

- 63-acres of planted wine grapes; Expandable to 94-acres
- History of providing quality wine grapes for labels such as Cupcake, Glenn Ellen, Biltmore Estates, Turning Leaf & more.
- Pinot Gris clone '09 grafted on 1103P
- Drip irrigation is provided with elevated hose

Water:

- Irrigation water is obtained from two locations on property
- Water from Elk Slough (Pre-1914 Riparian/Licensed) pumped via a 10 HP electric motor driven centrifugal pump, supplies drip and low head irrigation (850 GPM)
- Second location: Adjacent to drainage canal. 15 HP electric motor driven centrifugal pump (220 GPM)
- Reclamation District 150: responsible for maintaining levees, open drainage ditches, and pumping excess water from the island
- Canal water is supplied by an RD 150 siphon during dry season
- Domestic-well

Improvements:

- Single story adobe brick with tile roof home
 - 3 bedrooms, 3 bathrooms, 2 car garage
- Shop and storage, 50 X 60-foot steel frame
- Equipment Storage Shed, 20 x 40-foot wood frame, steel siding
- Storage shed, 15 x 20-foot brick wall, steel roof
- Equipment Storage Shed, 25 x 40-foot, steel frame & siding



Vineyard



The Vineyard, located in both Clarksburg and Merritt Island AVAs, was originally planted in the early 1970's. The vineyard has a history of providing quality wine grapes for labels such as Cupcake, Glenn Ellen, Beringer, Turning Leaf, Corbet Canyon, Biltmore Estates, Bonny Doon, Grand Cru, and Hacienda.

Beginning in 1990 a rootstock replant program was undertaken. A majority of the original acreage was replanted between 1990 and 1996. All but 16.1 acres of the 1990's plantings have been removed.

Recently replanted acreage includes 20.9 acres in 2014 and 26.3 acres in 2015 all to Pinot Gris '09 on Type 1103P root stock. Trellis system is 2-wire vertical with 12 inch 2-wire cross arms on 7-foot vine spacings and 10-foot row widths. Drip irrigation is provided with elevated hose.

The remaining 1990's acreage is planted to Pinot Gris (16.1 acres) grafted on Freedom root stock. Trellis system is 2-wire vertical with 12 inch 2-wire cross arms on 8-foot vine spacings and 12-foot row widths. The block is flood irrigated. Irrigation water is distributed to row ends via a low head PVC pipe system.

New owners have the opportunity to utilize the open acreage to expand existing vineyard; 63-acres of planted wine grapes to 94-acres.





Water & Irrigation

Irrigation Water is obtained from two locations on the property boundaries. Water obtained from Elk Slough (Pre-1914 riparian and licensed) is pumped via a 10 HP electric motor driven centrifugal pump that supplies the drip and low head irrigation systems delivering 850 GPM (max). The drip system includes an additional 10HP booster pump delivering 290 GPM.



The second pumping location is adjacent to a drainage canal on the east side of the property. Water is purveyed by a RD 150 siphon during the dry season. The 15 HP electric motor driven centrifugal pump delivers 220 GPM.

Reclamation District 150 is responsible for maintaining levees, open drainage ditches and pumping excess water from the island. An acreage assessment contributes to District funding.

A subsurface concrete pipeline provides additional drainage for the southwest corners of the property.



Soil

Soils consist of Tyndall, Sycamore, Sacramento, and Merritt Class II & III soils. Test holes have been made to 5 feet without encountering hardpan or standing water.



**For a more in-depth look at the soils, please contact our office*



Map Unit Symbol	Acres in AOI	Classification
Mk	9.5	3w / 4w
Sc1	35.5	3w / 4w
So	12.3	2w / 4w
Ss	23.5	2w / 4w
Su	8.3	2w / 4w
Tb	1.6	2w / 4w
Tf	19.3	2w / 4w

Improvements



Dwelling, single story adobe brick with tile roof, beamed ceilings, propane heat & AC, approximately 2,200 SF, 3 bedrooms, 3 baths with attached 2-car garage. Landscape irrigation water is sourced from vineyard water distribution system.



Improvements Cont'd



Shop & Storage, 50 x 60-foot steel frame & siding/roofing with 13-foot eaves on concrete pad with 200-amp 115/230-volt electrical service.



Equipment Storage Shed, 25 x 40-foot, steel frame & siding/roofing, 12-foot eaves on concrete pad. This building also houses the domestic water pumping plant. The domestic water system consists of a 20 GPM centrifugal pump, sediment filters, 120-gal bladder storage and water driven water softener.



Equipment Storage Shed, 20 x 40-foot wood frame, steel siding/roofing with 8-foot eaves on concrete pad with bathroom and 30-amp 115/230-volt electrical service.

Storage Shed, 15 x 20-foot brick wall, steel roof with 7-foot eaves on concrete pad (original home foundation)

Location



About Clarksburg

Clarksburg is located on the Sacramento River in Yolo County. According to the US Census, in 2010 the population in Clarksburg was 418. The most common industries in Clarksburg is agriculture, forestry, fishing, & hunting.

About Merritt Island

Merritt Island is an American Viticulture Area in Yolo County, part of the larger Clarksburg AVA. The 5,000-acre island is surrounded by the Sacramento River and Elk and Sutter sloughs. The very fertile and rich loam is used to plant high quality grapes that are shipped to wineries to be used in a variety of blends.

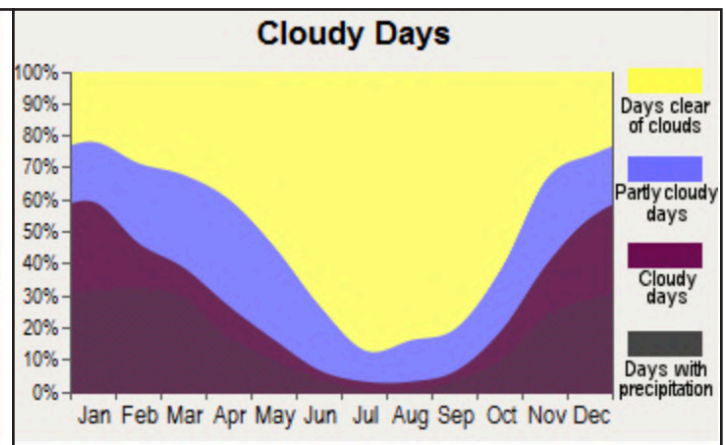
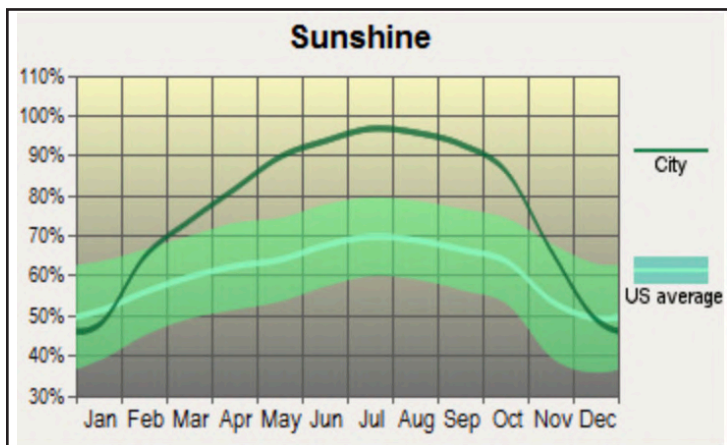
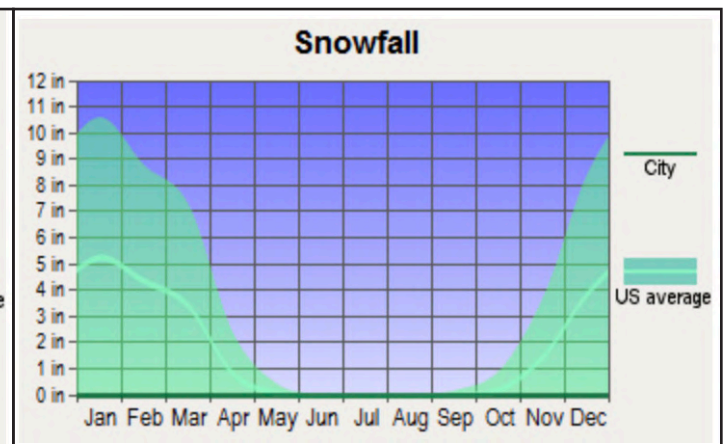
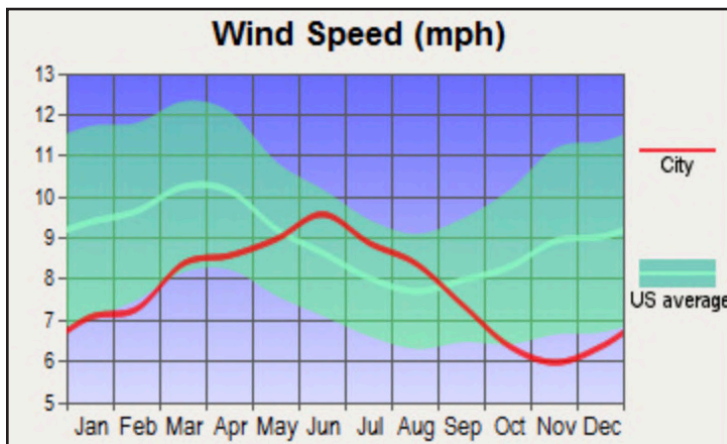
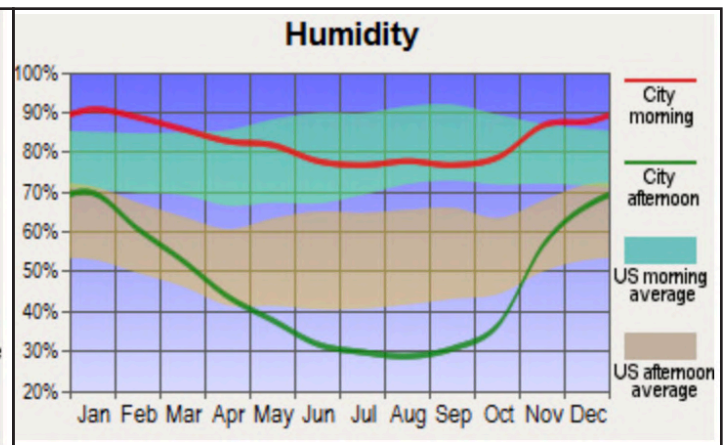
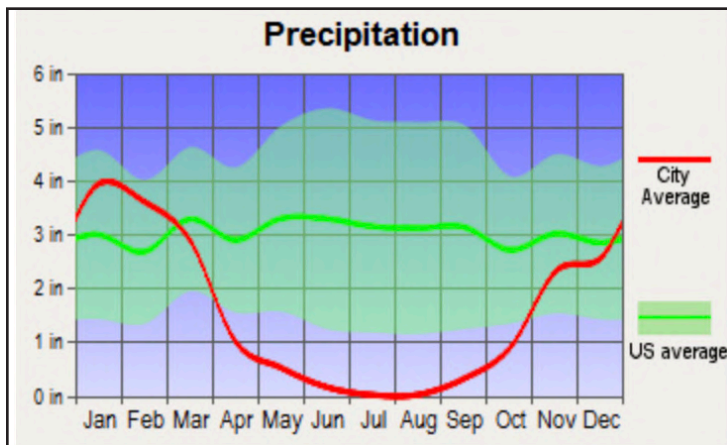
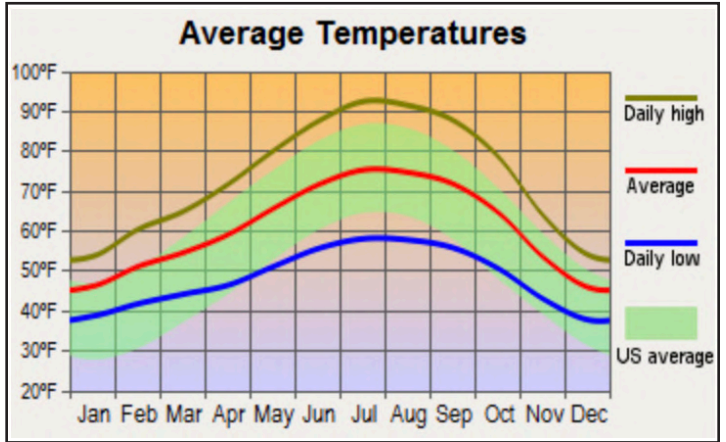
About Yolo County

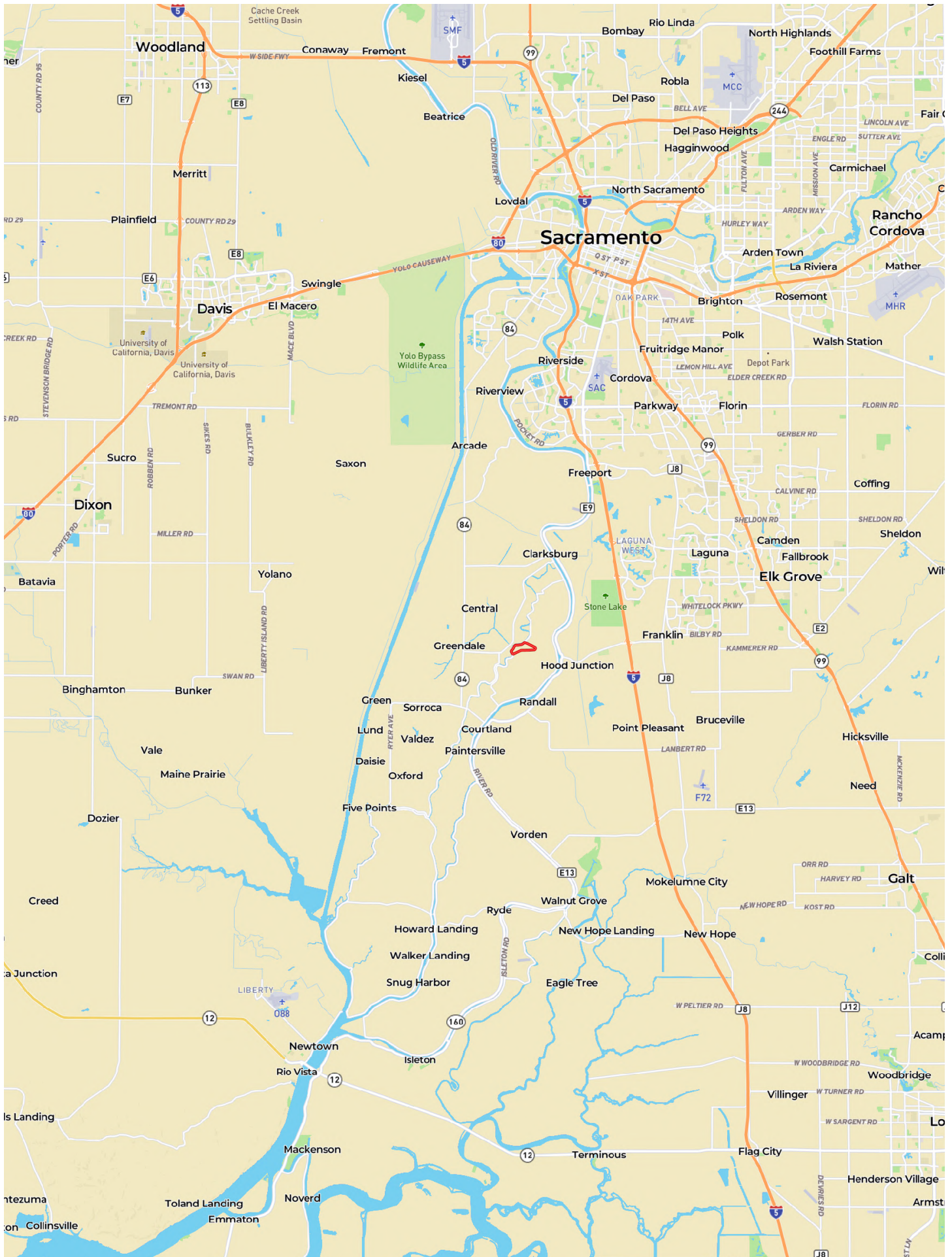
Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population is 200,849 as of the 2010 United States Census.



Weather

Temperature Profile has been classified by UC Davis as Region IV climate. Delta breezes and short periods of fog along with various canopy management techniques combine to produce a microclimate closer to the character of Region III.

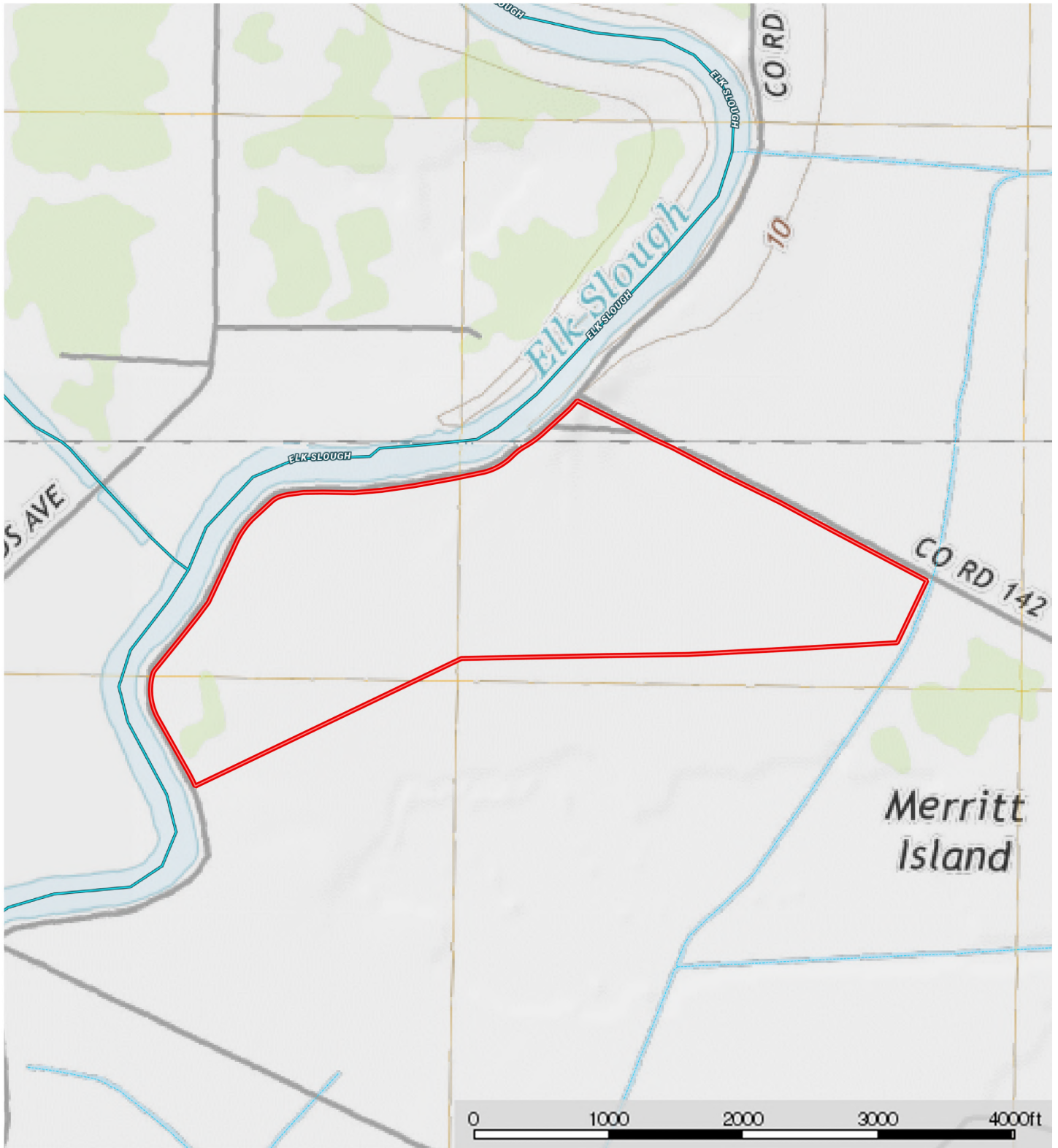






- ▭ Boundary
- - - Stream, Intermittent
- River/Creek
- Water Body

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California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

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