

VIMARK VINEYARDS

Redwood Valley, CA



Offered at: \$6,400,000

Offered by: Paul W. Spitler & Claudia A. Baron



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VIMARK VINEYARDS

Redwood Valley, CA

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Please do not disclose the information disclosed herein or any subsequent information given to you, to any individual, or legal entity, including any parent or subsidiary corporation, or to any corporate affiliate without prior consent.

Please do not contact owners directly.

SALIENT FACTS

VIMARK VINEYARDS

Location: 10200 West Road, Redwood Valley, CA 95470

Land: 202± total acres

Vineyard: 126 ± total planted acres

Appellation: Redwood Valley

APN:

APN	Total Acres
160-210-01	26.0
160-170-03	33.3
160-090-07	33.0
160-180-04	33.0
160-180-05	36.0
160-230-01	36.9
160-230-19	3.5

Total	201.8
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Buildings: Historic home and ag buildings

Water: Three Reservoirs

Other: Contracts on grapes available



VIMARK VINEYARDS

Property Overview

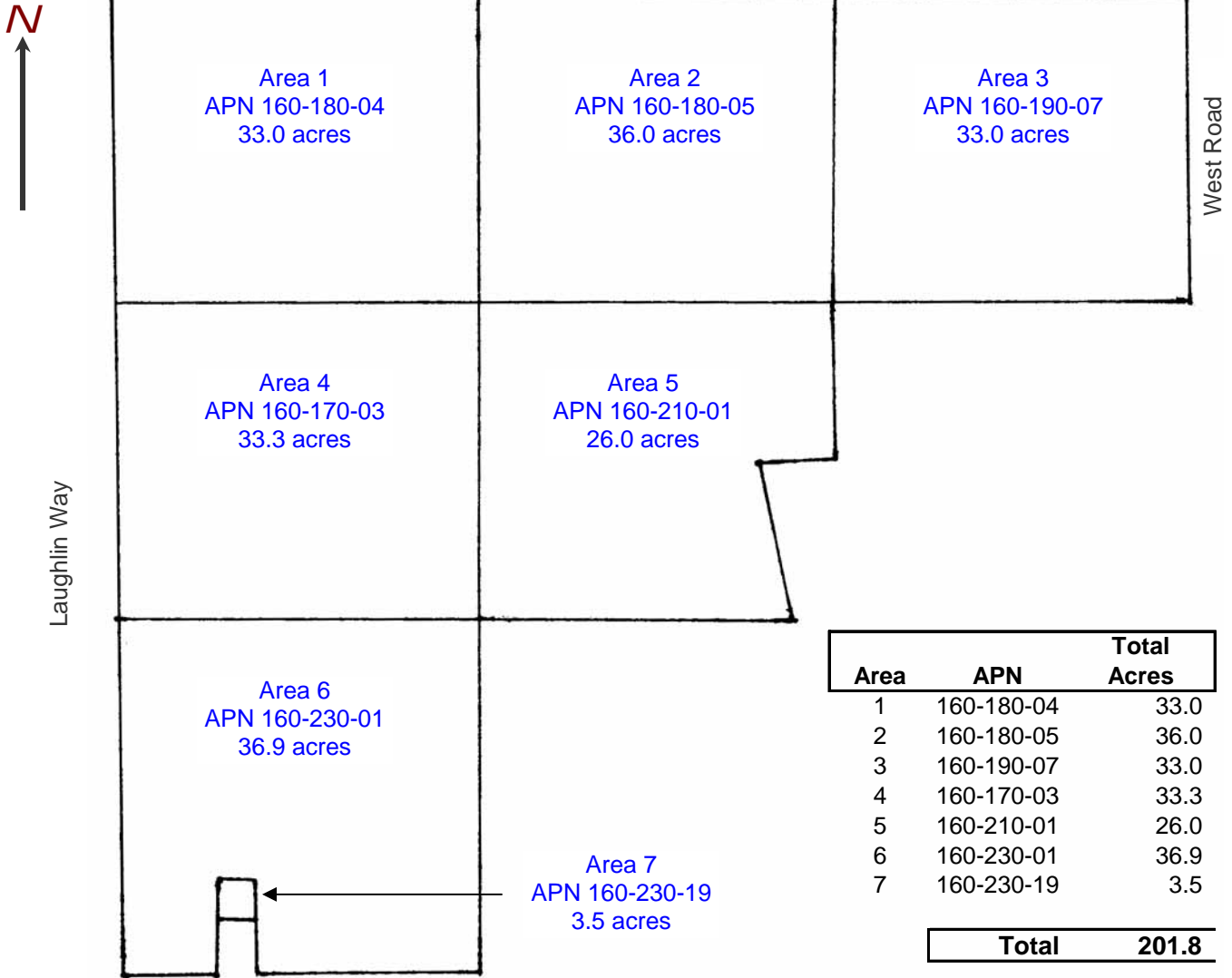
One of Mendocino County's premier properties, this estate rests on over 200 total acres in the heart of Redwood Valley. The property includes approximately 123 planted acres in various varieties. A grape contract is available on the fruit. There are three reservoirs and a historic home on the property. This estate could be a spectacular winery site or exquisite retreat property.



VIMARK VINEYARDS

Redwood Valley

Parcel Map

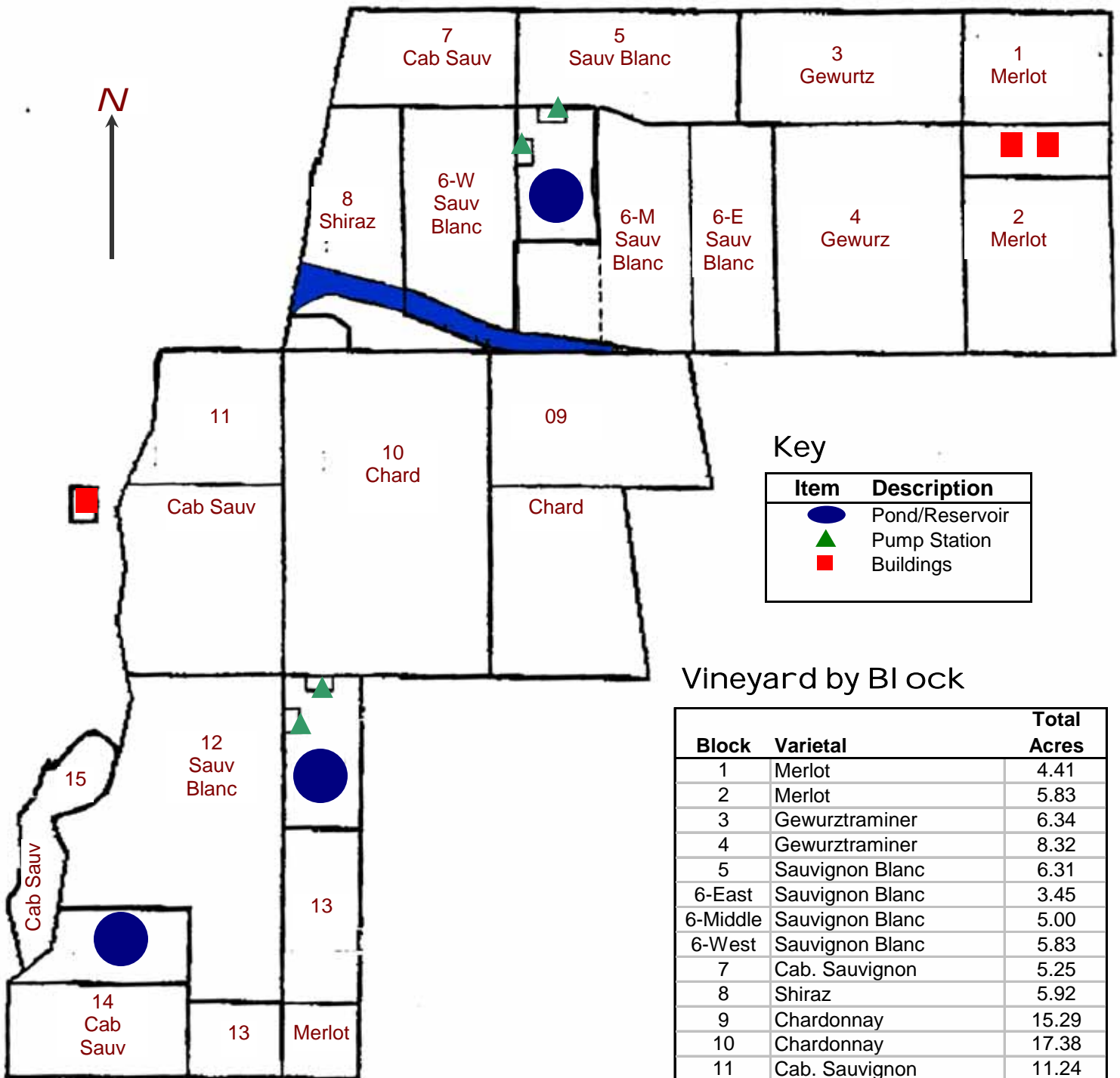


Area	APN	Total Acres
1	160-180-04	33.0
2	160-180-05	36.0
3	160-190-07	33.0
4	160-170-03	33.3
5	160-210-01	26.0
6	160-230-01	36.9
7	160-230-19	3.5
Total		201.8

VIMARK VINEYARDS

Redwood Valley

Vineyard Map by Block



Key

Item	Description
	Pond/Reservoir
	Pump Station
	Buildings

Vineyard by Block

Block	Varietal	Total Acres
1	Merlot	4.41
2	Merlot	5.83
3	Gewurztraminer	6.34
4	Gewurztraminer	8.32
5	Sauvignon Blanc	6.31
6-East	Sauvignon Blanc	3.45
6-Middle	Sauvignon Blanc	5.00
6-West	Sauvignon Blanc	5.83
7	Cab. Sauvignon	5.25
8	Shiraz	5.92
9	Chardonnay	15.29
10	Chardonnay	17.38
11	Cab. Sauvignon	11.24
12	Sauvignon Blanc	16.26
13	Merlot	5.72
14	Cab. Sauvignon	1.88
15	Cab. Sauvignon	1.56

Total Planted Acres 125.99

VIMARK VINEYARDS

Vineyard Details

Varietal	Block	Total Acres	Vine Spacing	# Vines	Clone or Selection	Rootstock	Year Planted
Merlot	1	4.41	6x8	4,000	15 (181)	101-14	2004
Merlot	2	5.83	6x8	5,295	347	101-14	2004
Gewurztraminer	3	6.34	7x8	4,935	47	101-14	2000
Gewurztraminer	4	8.32	6x8	7,577	4	5BB	2002
Sauvignon Blanc	5	6.31	6x8	5,720	1	SO4,101-14	2001
Sauvignon Blanc	6-East	3.45	6x9	3,129	1	101-14	2001
Sauvignon Blanc	6-Middle	5.00	6x10	4,533	1	S04	2002
Sauvignon Blanc	6-West	5.83	6x11	5,288	378	5BB	2002
Cab. Sauvignon	7	5.25	6x8	4,770	8,337	S04	2000
Shiraz	8	5.92	6x8	5,373	877	5BB	2002
Chardonnay	9	15.29	7x8	11,892	04,15,96	SCH,1103, 44-53,125AA	1999
Chardonnay	10	17.38	8x11	8,605	4	AXR1	1980-81
Cab. Sauvignon	11	11.24	7x8	10,205	337	101-14	2000
Sauvignon Blanc	12	16.26	8x11	8,048	1	AXR1 OR ST.GEORGE	1980-81
Merlot	13	5.72	6x8	5,185	181	S04	2002
Cab. Sauvignon	14	1.88	8x11	852	7	AXR1 OR ST.GEORGE	1988
Cab. Sauvignon	15	1.56	6x10	1,130	7	AXR1 OR ST.GEORGE	1988

Total Planted Acres 125.99

Vineyard Summary

Varietal	Acres
Sauvignon Blanc	36.85
Chardonnay	32.67
Cab. Sauvignon	19.93
Merlot	15.96
Gewurztraminer	14.66
Shiraz	5.92
Total Planted Acres	125.99



VIMARK VINEYARDS

Historical Yields (tons)

Varietal	2005	2004	2003	2003
Gewurztraminer	11.63	-		-
Sauvignon Blanc	139.94	69.79	117.75	87.26
Cab. Sauvignon	81.89	52.37	49.64	25.82
Shiraz	15.04	4.39	-	-
Zinfandel	-	-	-	61.48
Chardonnay	142.29	83.04	128.54	102.14
Merlot	14.99	4.23	-	-
Total Tons	405.78	213.82	295.93	276.70



Pond & Pump House

REDWOOD VALLEY AVA

Beginning about six miles north of Ukiah, and extending north 10-12 miles along the Russian River, Redwood Valley is a rolling, sometimes rugged and red-soiled region. Vineyards in the Redwood Valley AVA sit about 200 feet higher in elevation than those along the Russian River, further downstream in Ukiah and Hopland.

Accordingly, the climate of this upland valley is slightly cooler, furthered by a gap in the coastal ridge which allows cool Pacific air currents to penetrate. These conditions lead to a gradual ripening of fruit that makes Redwood Valley Cabernet Sauvignon, Zinfandel, Barbera and Petite Sirah refined and complex. Top white

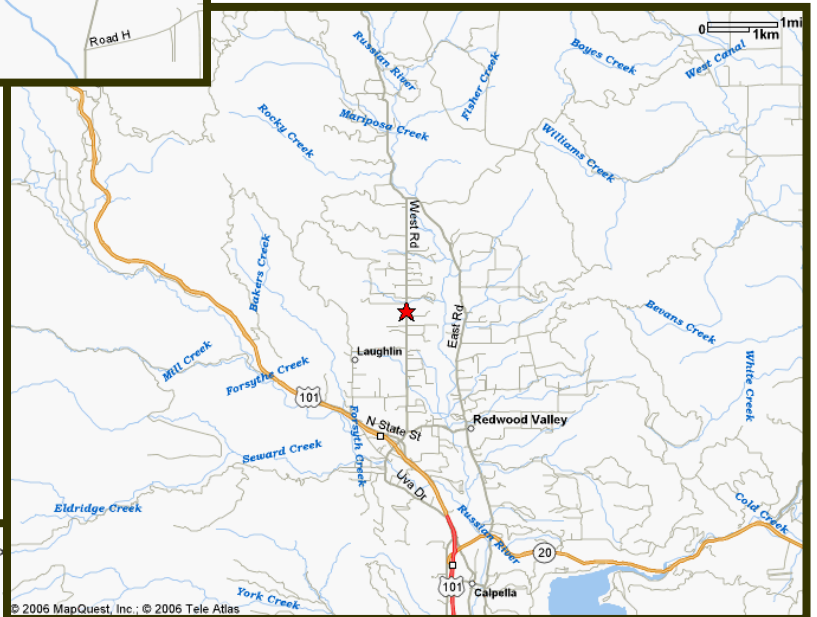
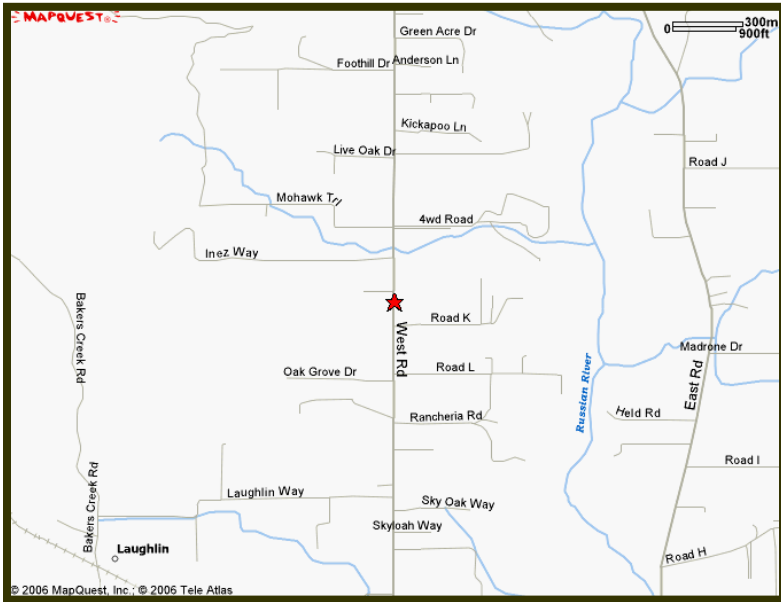
varietals grown in Redwood Valley include Chardonnay and Sauvignon Blanc. The notable red soil of the area also provides depth of color and flavor to the wines. The earliest vineyards in Mendocino County were planted here among the ancient redwoods by Italian immigrants, although this area did not gain official appellation status until 1997.



Note: Information & maps courtesy of Mendocino Winegrowers Alliance & appellationamerica.com

VIMARK VINEYARDS

Area Maps





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The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.

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