



Vineyard Properties

OFFERED BY: PAUL W. SPITLER

WWW.VANDEPROPERTIES.COM



*Vimark Vineyards,
Redwood Valley, Lake Co., CA*

Vimark Vineyards, Redwood Valley, CA

**Premier property
& estate on over
200 acres, 126
planted to
various varietals**

Grape contract available!
**Offered at:
\$4,100,000**

VINEYARD OVERVIEW

Summary	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 126 planted acres in various varietals. 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.
Location	10200 West Road, Redwood Valley, CA 95470
Land	202+/- total acres
APN	Seven; 201.8 acres
Vineyard	126 + total planted acres
County	Mendocino
Appellation	Redwood Valley
Water	Three Reservoirs
Buildings	Historic home and ag buildings



PO Box 25
Calistoga, CA 94515
707.480.7882



Over 30 Years
experience successfully representing buyers & sellers in the Northern California wine country.

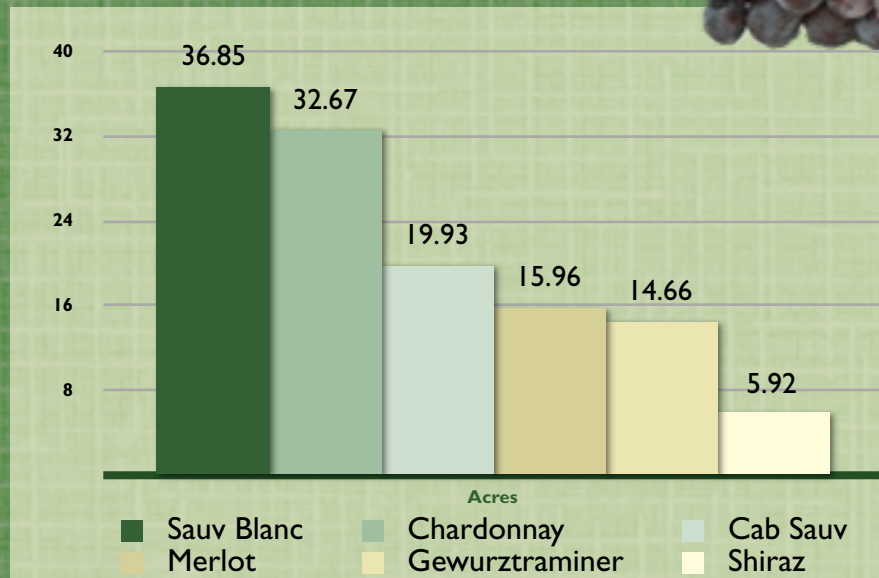


Vimark Vineyards

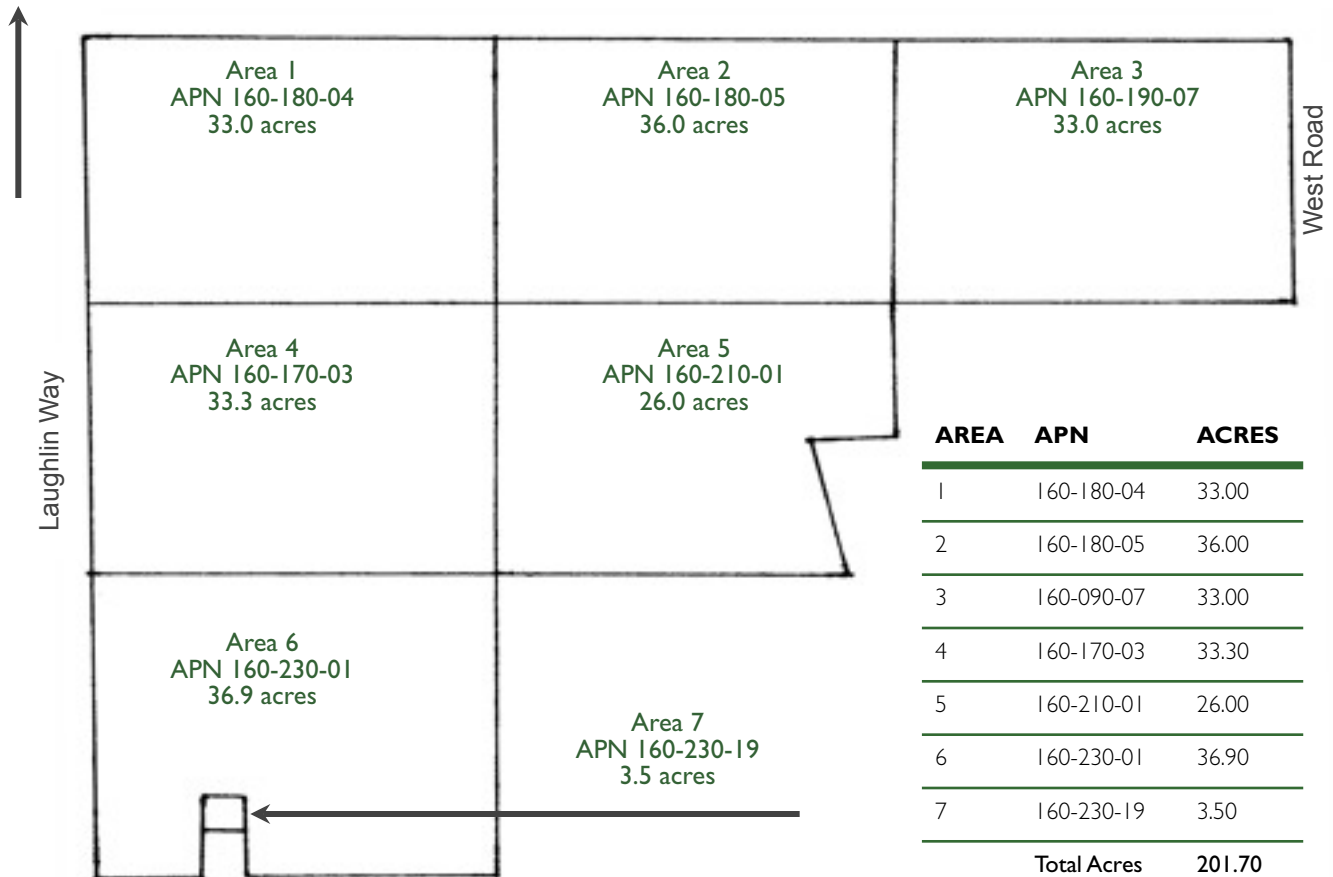
Vineyard Summary

VARIETAL	ACRES
Sauvignon Blanc	36.85
Chardonnay	32.67
Cabernet Sauvignon	19.93
Merlot	15.96
Gewurztraminer	14.66
Shiraz	5.92
Total Acres	125.99

Vineyard Details



Vineyard Site Map



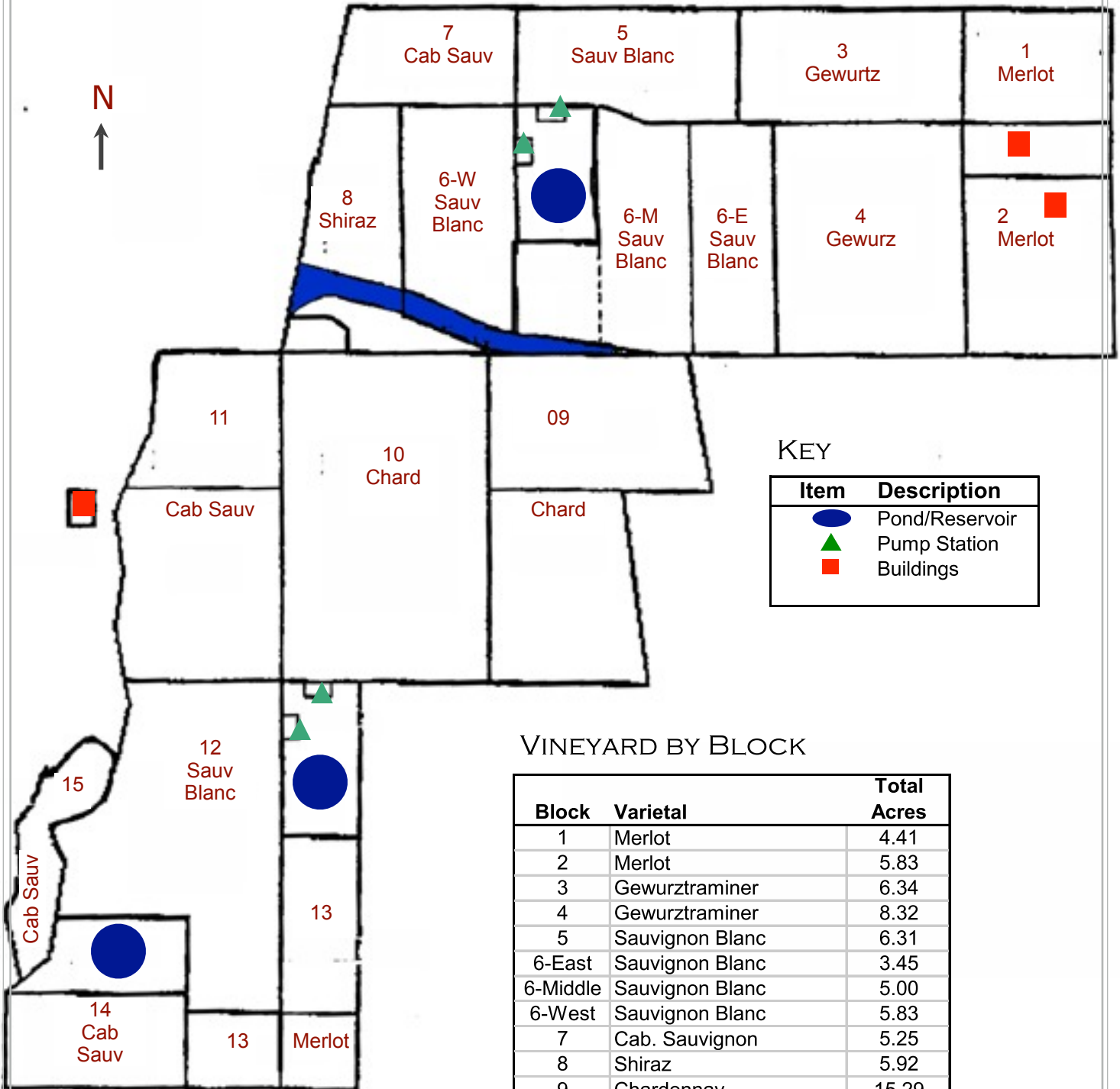
PO Box 25
Calistoga, CA 94515
707.944.2815



Over 30 Years
experience successfully representing buyers & sellers in the Northern California wine country.



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

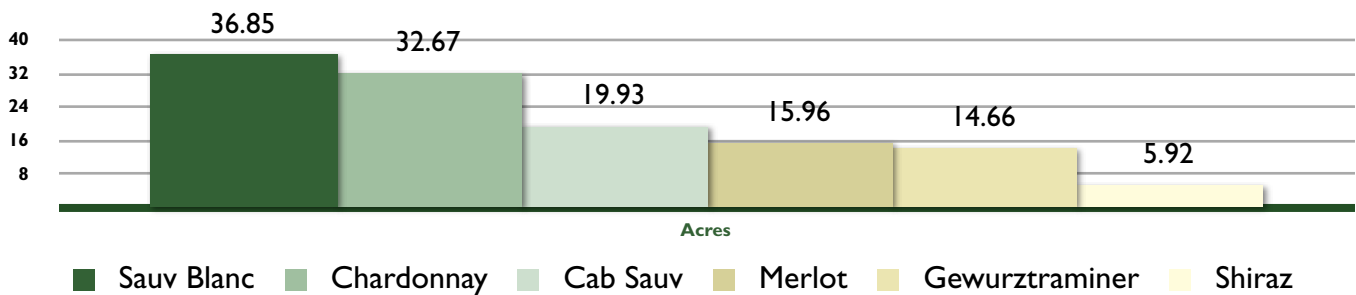
Total Planted Acres 125.99

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



PO Box 25
Calistoga, CA 94515
707.944.2815



Over 30 Years
experience successfully representing buyers & sellers in the Northern California wine country.

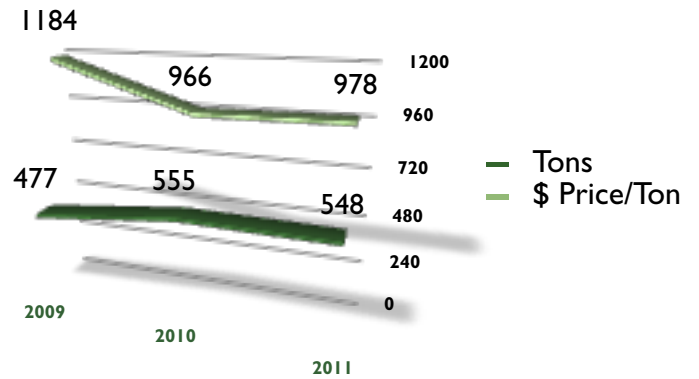
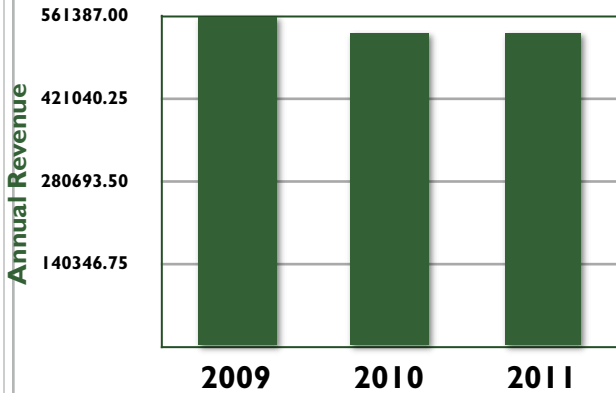


VIMARK VINEYARDS REDWOOD VALLEY HISTORICAL YIELDS

VARIETAL	2011			2010			2009		
	TONS	\$/TON	TOTAL \$	TONS	\$/TON	TOTAL \$	TONS	\$/TON	TOTAL \$
Gewurztraminer	64.10	n/a	n/a	12	\$706	8,472	52	11.49/gal	\$95,983
Sauvignon Blanc	191.15	1,048.92	200,502.00	228	\$879	200,502	174	\$1,000	\$173,889
Cabernet Sauvignon	81.54	1,281.30	104,477.00	87	\$1,202	104,477	63	\$1,309	\$81,856
Shiraz	29.68	798.85	23,710.00	24	\$988	23,710	29	\$1,400	\$40,796
Chardonnay	149.41	883.27	131,969.00	132	\$997	131,969	120	\$1,012	\$121,468
Merlot	30.48	2,206.57	67,256.30	72	\$937	67,256	40	\$1,197	\$47,395
Totals/Averages	546	\$966	\$527,914	555	\$966	\$536,386	477	\$1,184	\$561,387

■ Total \$

Tons VS \$/Ton



PO Box 25
Calistoga, CA 94515
707.944.2815



Over 30 Years
experience successfully representing buyers & sellers in the Northern California wine country.



Mendo

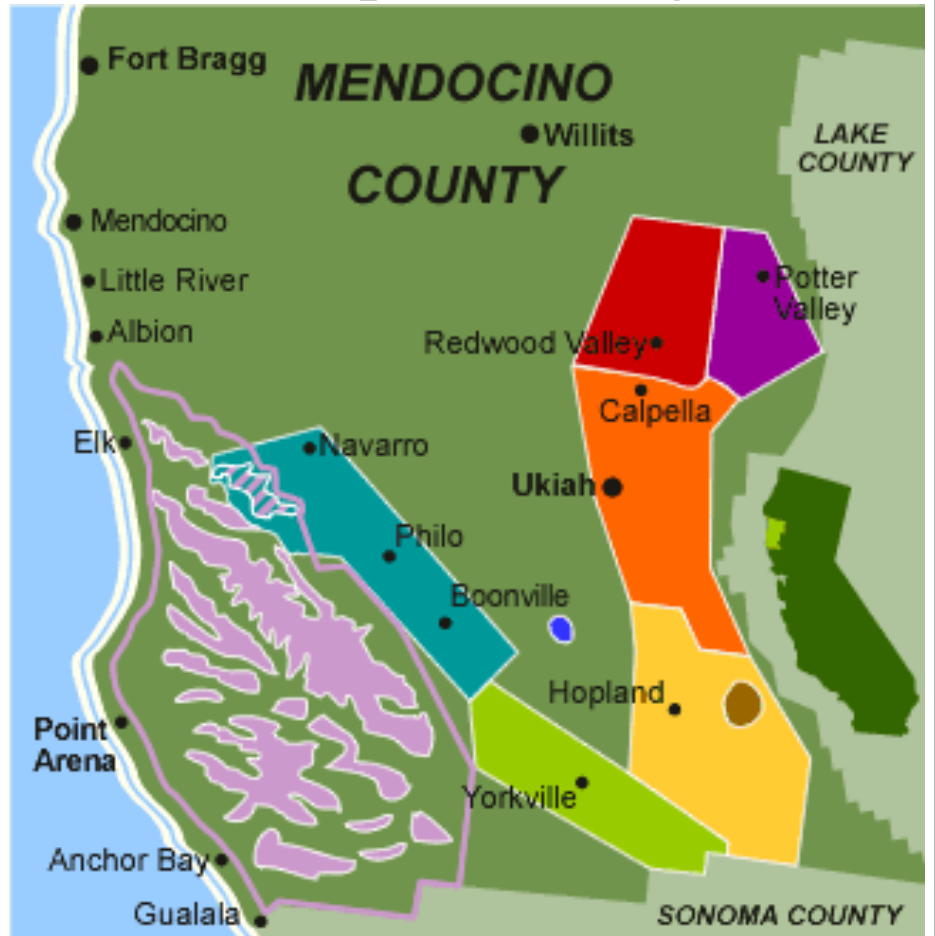
About Redwood Valley AVA:

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.



Area Maps & Region



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



Over 30 Years experience successfully representing buyers & sellers in the Northern California wine country.

Paul W. Spitler

Paul began his career in agricultural lending and ranch management and developed a relationship with Justin Meyer and Ray Duncan as their bank lending officer in the 1960s. After several years in the ag-lending business, Paul joined Ray and Justin in 1972 at V&E Consulting and Management working closely with the partners on a variety of projects. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. Paul remained with V&E until the partnership was dissolved when Ray Duncan purchased Justin Meyer's interest in Silver Oak in 2001 and Justin's untimely death in 2002. V&E Properties, formed in 1972 as a separate profit center for the partners, became Paul's sole venture in 2002. Paul is a graduate of Cal Poly, San Luis Obispo.

Brokerage Services. V&E Brokerage Services include Property Sales and Acquisitions, Leases and Loan Arrangements. We offer an in-house real estate brokerage with a specialization in agricultural properties. We can provide potential investors with complete real

estate services including banking relationships, appraisals, business analysis. V&E has negotiated the purchase and sale for many wineries and vineyards over the last 30+ years. The relationships we have with our clients transcends the transaction as we look to establish long-term advisory relationships with our clients. The combination of our expertise, hands-on operational experience and years in the business makes V&E uniquely qualified to service clients considering buying, selling, or leasing property or businesses.



Consulting Services. V&E offers a wide range of consulting services to vineyard and winery owners as well as others involved in the wine business. These services include financial consulting and strategic planning as it relates to the acquisition and disposition of property or assets. These services provide clients with a framework on which they can base their financial decisions.



V&E Properties offers both Brokerage and Consulting Services to its clients. Having managed vineyards, wineries and acted as lenders in the wine business, we are uniquely prepared to assist our clients.

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.



P.O. Box 25

Calistoga, CA 94515

707.480.7882 ph

707.942.8672 fax

www.VandEproperties.com

DRE #00846225

Real Estate Brokerage & Consulting

V&E Properties was originally started as a vineyard management and consulting business. Its predecessor, Viticulture and Enology Consulting and Management Company, was established by Ray Duncan and Justin Meyer to provide support for their ownership of Franciscan Winery and Vineyards in the late 1960's. The name was shortened to V&E Consulting and Management Company in 1972 when the partners sold their interest in Franciscan Winery and established their new label, Silver Oak Wine Cellars. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. During the formative years of the creation of Silver Oak, various employees of the winery, but primarily Justin Meyer as president of V&E, actively consulted with others in the fledging wine business in the North Coast. Clients included the Christian Brothers, Ferrari-Carano Winery, Chevron Development Company, Connecticut Mutual Life Insurance Company and many others who benefited from Justin's experience. In those early years, V&E also supported Silver Oak Winery primarily in the areas of property acquisition and banking relationships. The V&E office was located at Silver Oak's Oakville winery from the time it was constructed until 2001 when Ray Duncan purchased Justin Meyer's interest in Silver Oak. After Justin's untimely death in 2002, the partnership was dissolved.