

PHEASANT GLEN VINEYARD

33800 Co Rd 19
Woodland, CA 95695

OFFERING
MEMORANDUM

NEWLY PRICED



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



ALLIANCE AG
BROKERAGE - APPRAISAL - CONSULTING

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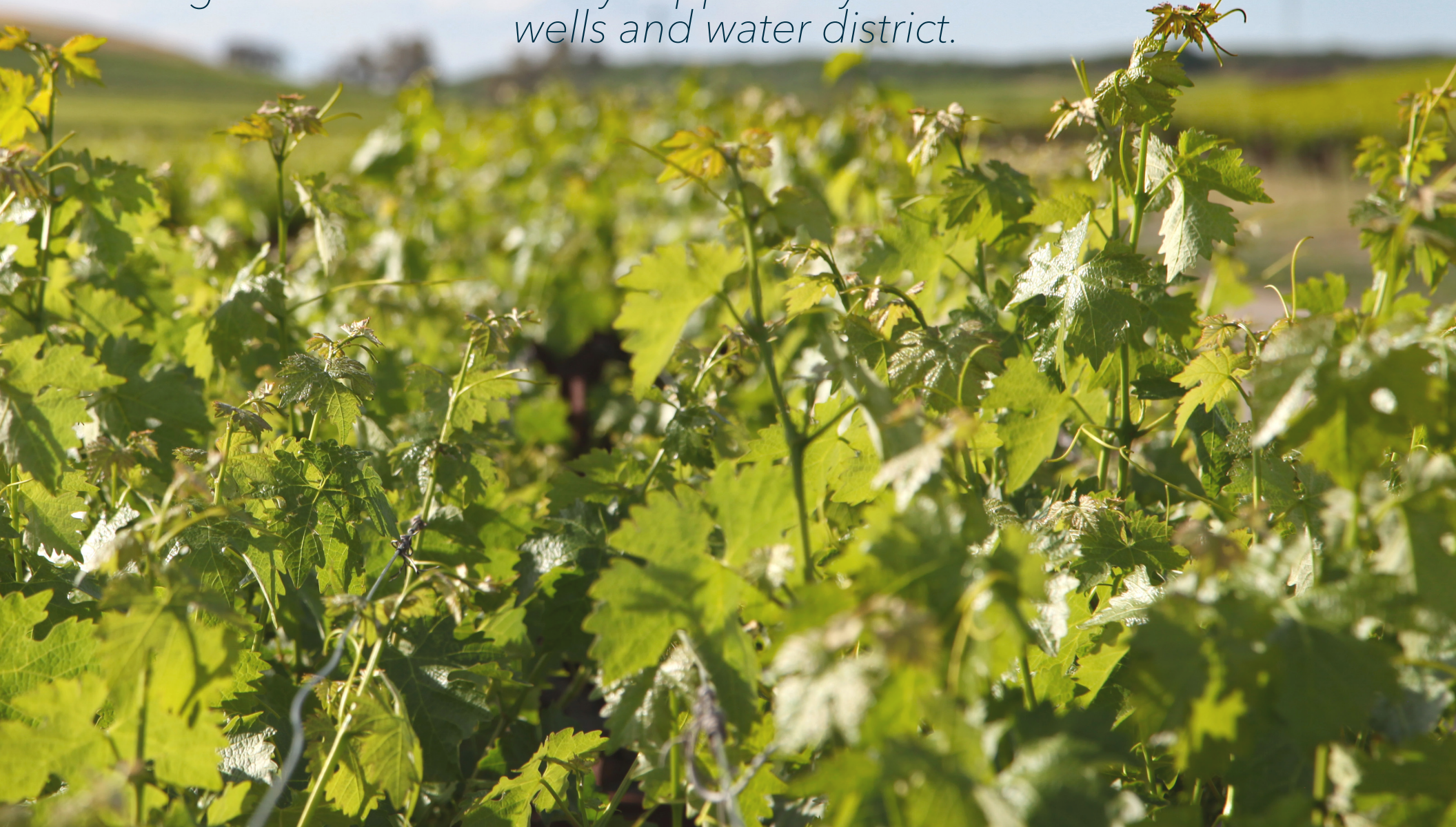
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Picturesque winegrape vineyard situated in Yolo County at the southern end of the Dunnigan Hills AVA, District 9. Planted in 2014 and 2015 to multiple varietals, this has been a highly productive vineyard and could make a very attractive winery site. Irrigation water is reliably supplied by a combination of onsite wells and water district.



SUMMARY

Property Name:	Pheasant Glen Vineyard
Offering Price:	WAS \$6,080,000 NOW \$5,700,000
Property Type:	Vineyard
Location:	33800 Co Rd 19 Woodland, CA 95695 (NORTH SIDE OF COUNTY RD 19, ~5 MILES NORTHWEST OF THE CITY OF WOODLAND)
Assessor's Parcel Numbers:	025-280-004
Land Size:	±458.29 acres, Yolo County Assessor Records
Zoning:	AG (Agriculture)
AVA:	Dunnigan Hills AVA



VINEYARD DETAIL HIGHLIGHTS

458.29 Acres according to the Yolo County Assessor

NET VINE AREA: Approximately 367.11 acres

VARIETIES (net acres by vine count):

143.30 acres Cabernet Sauvignon

91.50 acres Petite Sirah

73.88 acres Pinot Grigio

27.7 acres Teroldego

22.31 acres Chardonnay

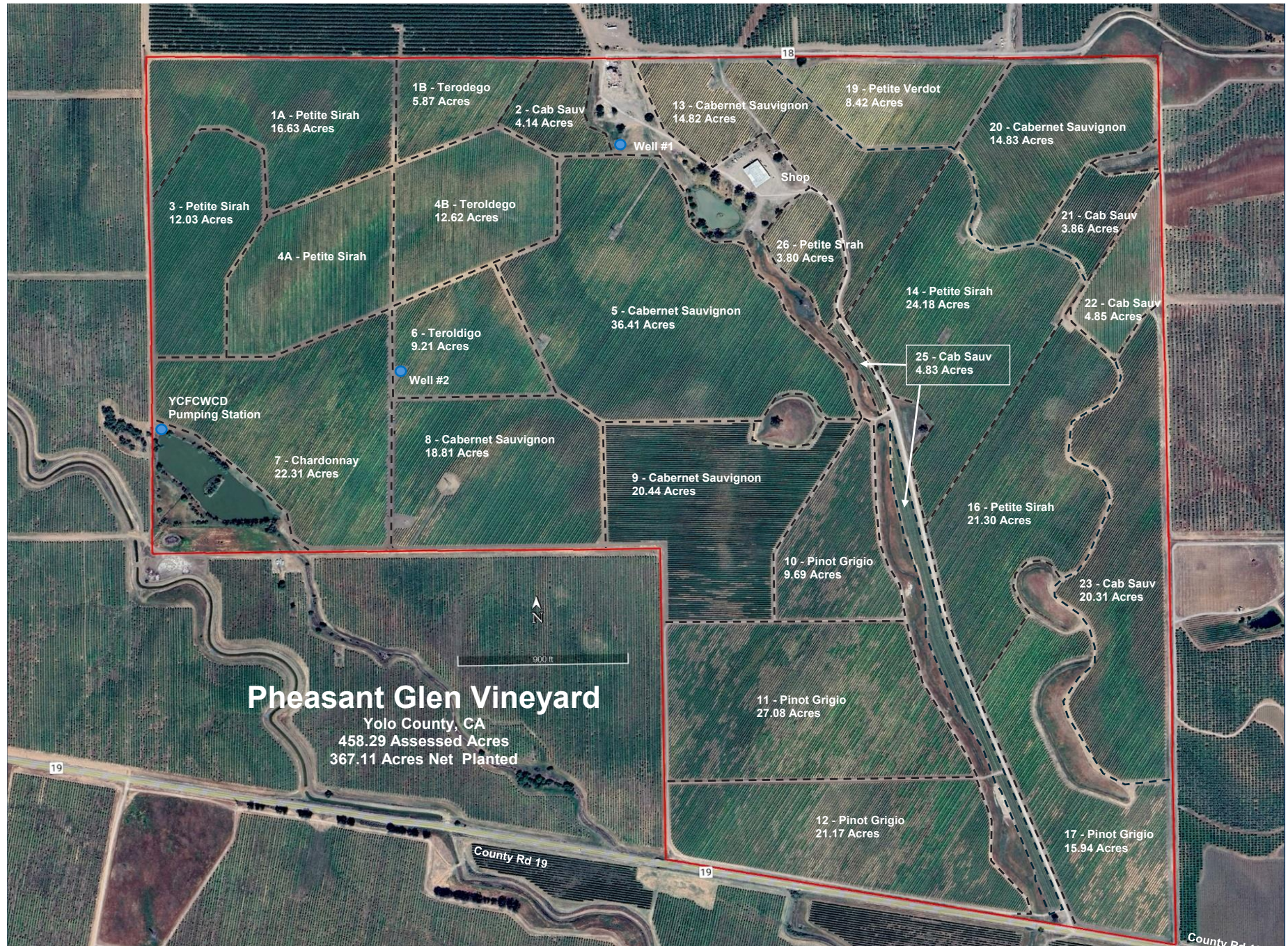
8.42 acres Petite Verdot



ADDITIONAL VINEYARD DETAILS

- 20% OF GRAPES ARE CONTRACTED WITH GALLO THROUGH HARVEST 2025
- DISTRICT 9 - DUNNIGAN HILLS AVA
- HIGHLY PRODUCTIVE WINEGRAPE VINEYARD PLANTED IN 2014-2015
- QUADRILATERAL ON LYRE TRELLIS
- DRIP IRRIGATION
- THE PROPERTY IS CURRENTLY TENANT FARMED WITH LEASE AGREEMENT EXPIRING OCTOBER 31, 2026. SELLER MAY BE ABLE TO DELIVER THE PROPERTY UNENCUMBERED BY THE LEASE.

BLOCK MAP

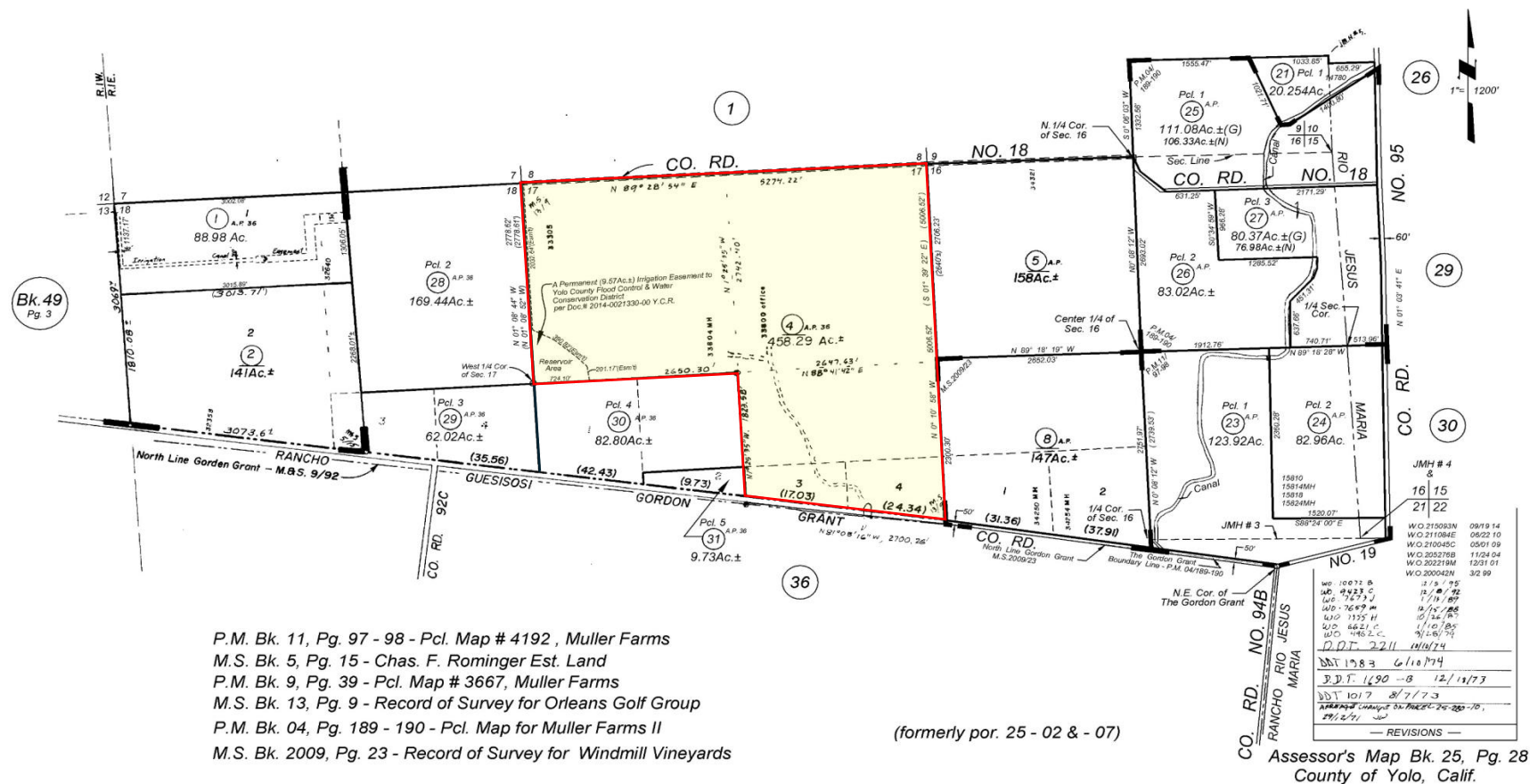


APN MAP

SEC. 16,17,18,21., T10N., R1E. M.D.B.&M. POR. RANCHO
RIO JESUS MARIA.

CAUTION - These maps ARE NOT to be for legal descriptions.

25 - 28



NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.

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WATER INFORMATION

Pheasant Glen Vineyard benefits from two sources of water:

- Surface water is provided by the Yolo Flood Control and Water Conservation District (YCFCWCD). The district water supply consists of:
 - *Pre-1914 rights to divert from Cache Creek and to store water in Clear Lake*
 - *Appropriative rights to divert water from Cache Creek and stored water in Indian Valley Reservoir, owned and managed by the District*
 - *Riparian rights attached to district owned lands on Cache Creek*
 - *For 2024 the District allocation is 100%, priced at \$55.90 per acre foot.*
- Two deep wells equipped with 150 and 200 hp motors provide ~4,300 gpm or ~11.7 gpm per net planted acre.

Sustainable Groundwater Management Act (SGMA): The property is located in the Sacramento Valley Basin - Yolo Subbasin GSA.

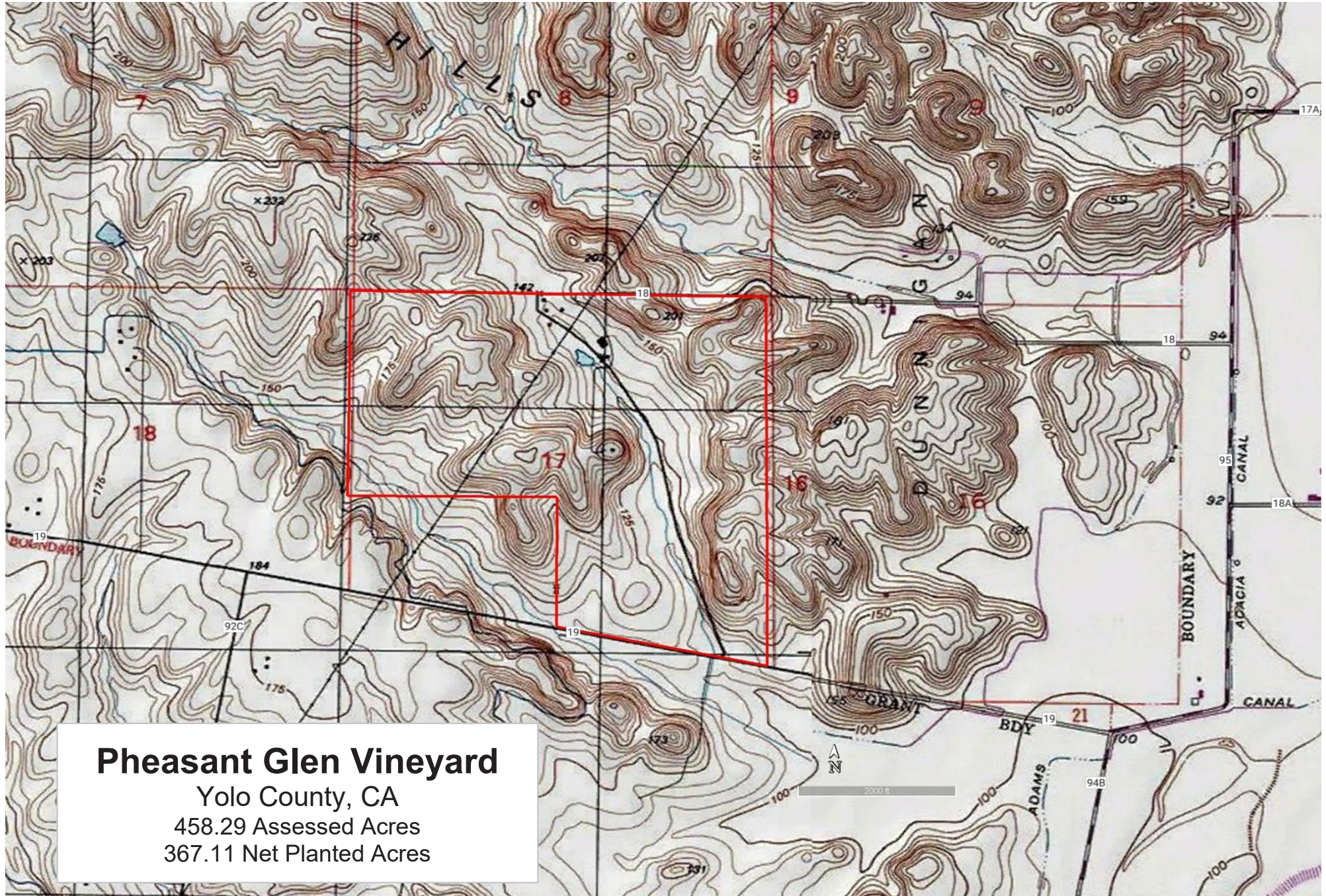


The map displays the Sacramento-San Joaquin River Delta region, characterized by a complex network of canals and agricultural land. A red semi-transparent overlay covers most of the map, with a red rectangle highlighting a specific area in the central-left. The map includes numerous labels for water districts, canals, and land ownership. Key labels include:

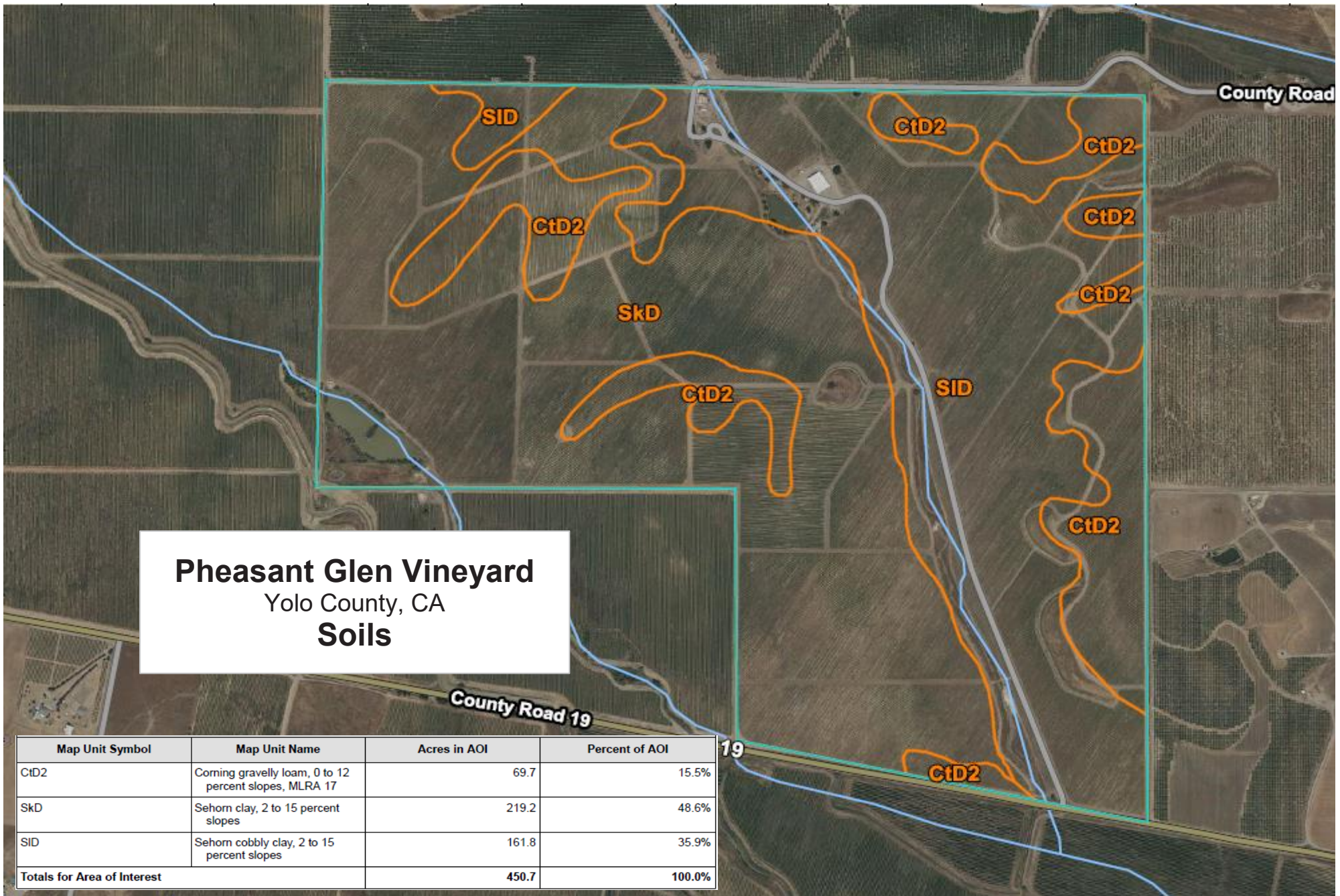
- Water Districts:** YOLO-ZAMORA W.D., YOLO COUNTY F.C.W.C.D., CACHVILLE SERVICE DISTRICT, CITY OF WOODLAND W.S.A., RECLAMATION DISTRICT NO. 2035, RECLAMATION DISTRICT NO. 900 AND 1, CONAWAY PRESERVATION GROUP, LLC.
- Canals:** MAIN CANAL, CROSS CANAL, EAST SIDE CANAL, TULE CANAL, RIVERBY LIM.
- Land Ownership:** DRIVER, JOHN A. AND CLARE M. (1314), DRIVER, JOHN A. AND CLARE M. (2398), RIVER GARDEN FARMS COMPANY GIUSTI, RICHARD J. AND SANDRA A., DREW, JERRY, HEIDRICK, JOE JR., RICHTER, HENRY D. ET AL, LOCKETT, WILLIAM AND JEAN, LEISER, DOROTHY L., MCM PROPERTIES, FURLAN, EMILE AND SIMONE, DRIVER, GREGORY E., TENNHUNFELD, FRED, WALLACE JACK, ET AL, GIOVANNETTI, B.E., ODYSSEUS FARMS PARTNERSHIP, BYRD, ANNA C. AND OSBORNE, JANE, CUMMINGS, WILLIAM S., LAUPPE, BURTON AND KATHRYN, NATOMAS BASIN CONSERVATION, SACRAMENTO RIVER RANCH, HERSHEY LAND COMPANY, COLUSA DRAIN M.W.C., KING FARMS, KNAGGS WALNUT RANCHES COMPANY, L.P., NATOMAS M, SIDDQUI, JAVED AND, NATOMAS CENTRAL M.W.C. WILLEY, EDWIN A, WILSON RANCH PARTNERSHIP, SIDDQUI, JAVED AND AMNA (794), TULSA DRAIN M.W.C.
- Other Labels:** DUNNIGAN W.D., CAPAY, ESPARTO, MADISON, COTTONWOOD, CITRONA, MONUMENT HILLS, SUGARFIELD, WOODLAND, VERONA, KNIGHTS LANDING SERVICE DISTRICT, TENNHUNFELD, FRED, WALLACE JACK, ET AL, HEIDRICK, MILDRED (1616), HEIDRICK, MILDRED (8322), BYRD, ANNA C. AND OSBORNE, JANE, LAUPPE, BURTON AND KATHRYN, NATOMAS BASIN CONSERVATION, SACRAMENTO RIVER RANCH, HERSHEY LAND COMPANY, COLUSA DRAIN M.W.C., KING FARMS, KNAGGS WALNUT RANCHES COMPANY, L.P., NATOMAS M, SIDDQUI, JAVED AND, NATOMAS CENTRAL M.W.C. WILLEY, EDWIN A, WILSON RANCH PARTNERSHIP, SIDDQUI, JAVED AND AMNA (794), TULSA DRAIN M.W.C.

The map also features a scale bar at the bottom right and a north arrow.

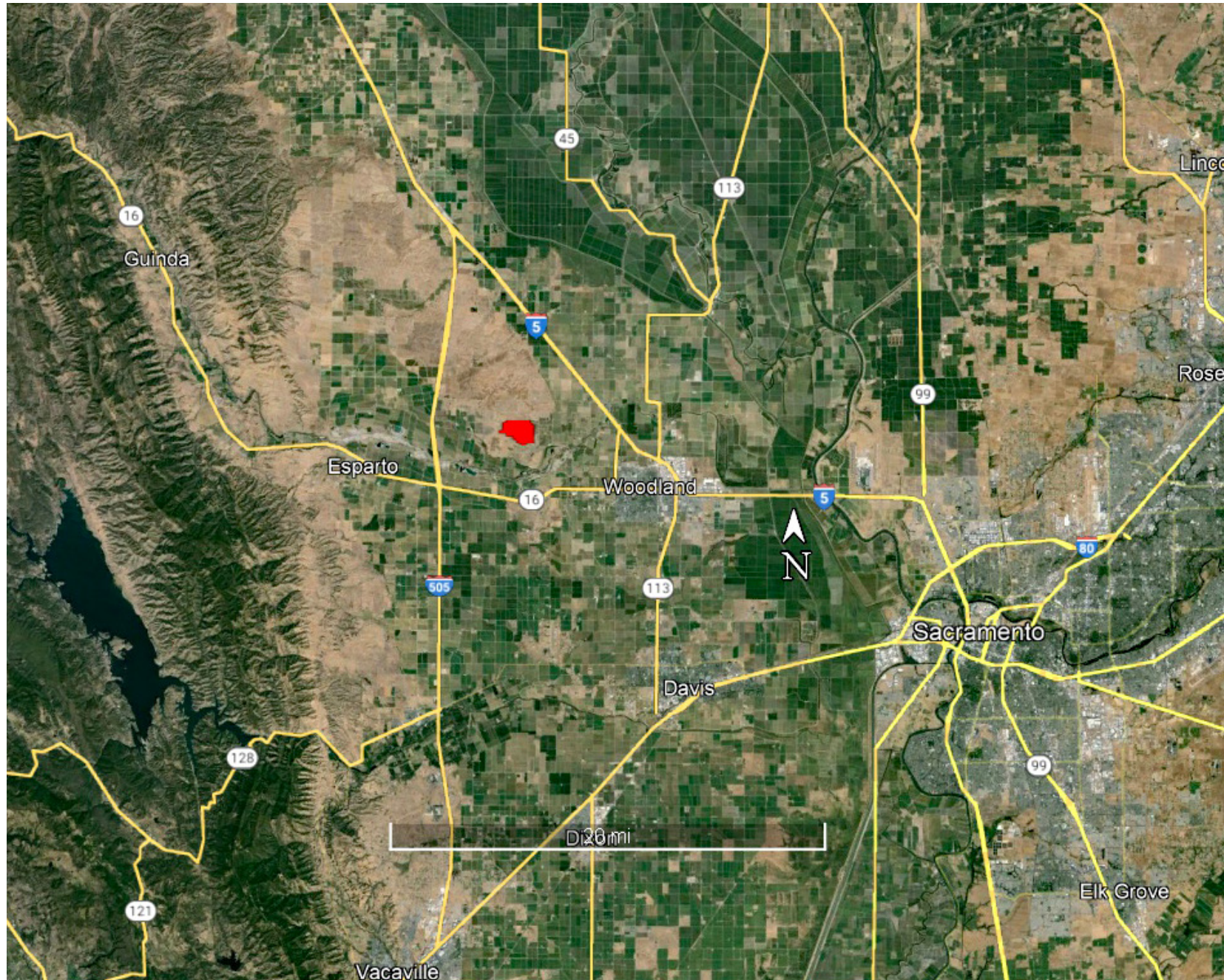
TOPOGRAPHY MAP



SOIL MAP



REGIONAL AERIAL MAP







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

- 45+ years' experience acquiring, managing, and financing agricultural real estate across California and the Western U.S.
- 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



COMMERCIAL REAL ESTATE SERVICES



For more information, please contact
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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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