

# COLONY RANCH VINEYARD

- **Large-Scale Sacramento County Vineyard & Open Land Opportunity | Lodi AVA**
- **757.49 +/- Net Planted Acres | 1997-2022 Plantings**
- **639.32 +/- Acres of Open Blocks**
- Primary Varietals Include Syrah, Pinot Noir, & Sauvignon Blanc
- Irrigation Water Provided via **10 Agricultural Wells | 13,618 +/- GPM**
- ***Seller May Consider Offering Multi-Year Grape Contracts with a New Buyer***
- ***Seller May Consider Selling Portions in Smaller Tracts***
- 1,621.98 +/- Gross Assessed Acres | +/- 97% Enrolled in Williamson Act

[CLICK FOR PROPERTY VIDEO](#)

[CLICK FOR PROPERTY LOCATION](#)

[CLICK FOR CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT \("CND"\)](#)



Colony Ranch OVERVIEW dated May 5, 2025

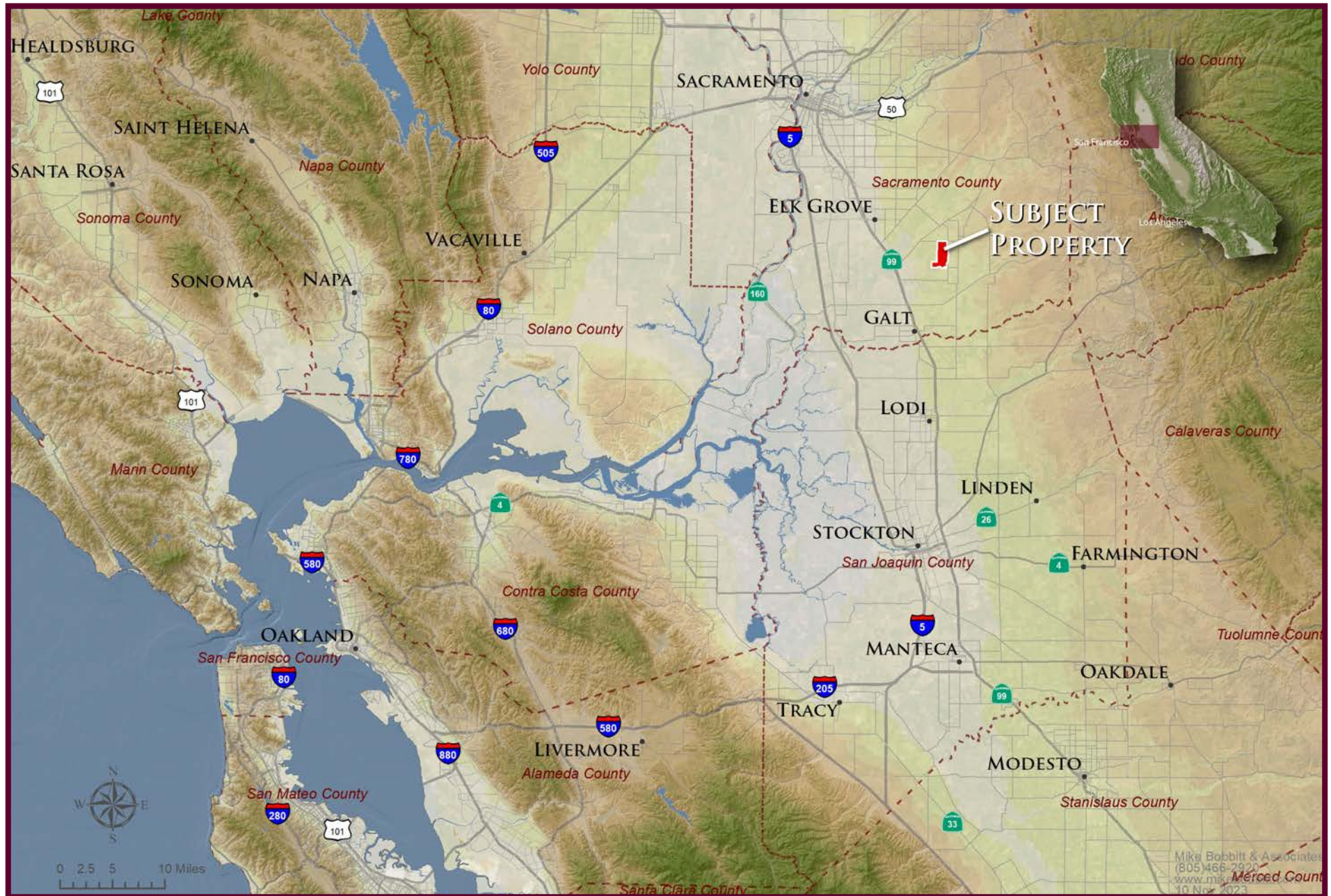


**CONFIDENTIAL OVERVIEW ©**





REGIONAL MAP





## PROPERTY OVERVIEW

- 1,621.98 +/- gross assessed acres located in Sacramento County, the **Lodi American Viticultural Area** ("AVA"), Alta Mesa AVA, and California Grape Pricing District 11. **+/- 97% of the Property is enrolled in the Williamson Act.**
  - **757.49 +/- planted vineyard acres | 639.32 +/- acres of open blocks | 225.17 +/- acres of supporting and ancillary land.**
- Planted **varietals** include:
  - Syrah 270.75 acres (36%), Pinot Noir 259.44 acres (34%), Sauvignon Blanc 117.60 acres (16%), Pinot Gris 75.40 acres (10%), Research/Proprietary 34.30 acres (4%)
- 1997-2022 **plantings**, with a 2024 weighted average yield of **10.36 tons per acre**, and a 7-year (2018-2024) weighted average yield of **8.76 tons per acre.**
- **Seller may consider offering multi-year grape contracts with a new Buyer.**
- **Seller may consider selling portions in smaller tracts.**
- **Irrigation water** is currently supplied to the farming blocks via **10 operating agricultural wells** providing a combined flow rate of **13,618 gallons per minute** ("GPM") per 2016 pump tests (9.75 GPM per net farmable acre). The Property is irrigated via a drip system with 2 to 3 emitters per vine at a flow rate of 0.52 gallons per hour per emitter.
- **Surrounding land uses include almond, walnut, and olive orchards, winegrape vineyards, and irrigated row crops.**
- The Property contains +/- 85% NRCS Class III irrigated land capability soil types.
- The Property is located within the boundaries of the Sloughouse Resource Conservation District, and a southeast portion of the Property is located within the boundaries of the Galt Irrigation District.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.16", *San Joaquin Valley Basin, Cosumnes Subbasin*, which is currently a **Medium-Priority, Non-Critically Overdrafted Subbasin**. The Property's portion of the Subbasin is currently managed by the *Sloughouse Resource Conservation District Groundwater Sustainability Agency* ("GSA") and the *Galt Irrigation District GSA*.
- Major structural improvements include two mobile homes (1,456 +/- and 660 +/- square feet) and a 6,000 +/- square foot shop.
- **Purchase Price:** Please contact The Mendrin Group regarding pricing and terms acceptable to Seller.
- **For further information, please contact:**

**Al D. Mendrin**  
 Broker/President  
 c. (559) 288-0671  
 e. al@mendrins.com  
 Lic. #01084243

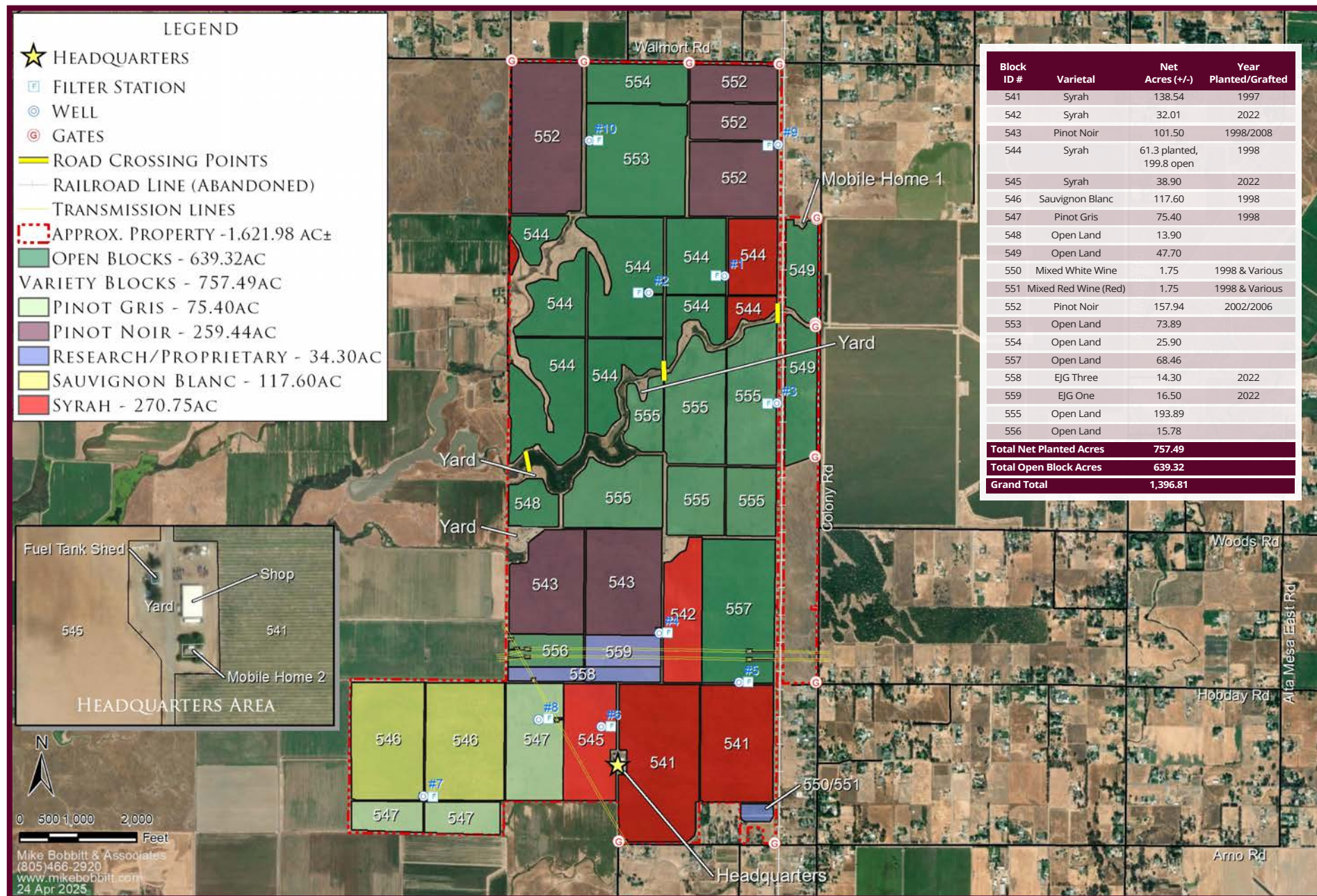
**Josh A. Mendrin**  
 Broker Associate  
 c. (559) 448-7085  
 e. josh@mendrins.com  
 Lic. #01894670

**Daniel A. Mendrin**  
 Real Estate Analyst/Agent  
 c. (559) 448-6963  
 e. daniel@mendrins.com  
 Lic. #02117712





## 2025 BLOCK MAP





The map displays the Sacramento-San Joaquin River Delta region, highlighting various American Viticultural Areas (AVAs) and the location of the Subject Property. The Subject Property is marked with a red rectangle and labeled "SUBJECT PROPERTY". The map includes a legend, a scale bar, and an inset map of California.

**LEGEND**

- CLARKSBURG AVA
- ALTA MESA AVA
- BORDEN RANCH AVA
- CLEMENTS HILLS AVA
- COSUMNES RIVER AVA
- JAHANT AVA
- LODI AVA
- MOKELUMNE RIVER AVA
- SLOUGHHOUSE AVA

**Map Labels:**

- Cities:** SACRAMENTO, DAVIS, ELK GROVE, GALT, RIO VISTA, WOODBRIDGE, LOCKEFORD, VICTOR, LODI, STOCKTON, LINDEN, FARMINGTON, IONE.
- Counties:** Yolo County, Sacramento County, Solano County, Sutter County, Colusa County, Contra Costa County, San Joaquin County, El Dorado County, Calaveras County, Stanislaus County.
- Highways:** 80, 5, 99, 16, 160, 4, 26, 50.
- Waterways:** Sacramento River, Mokelumne River.
- Other Labels:** "SUBJECT PROPERTY", "Lodi AVA", "Sloughhouse AVA", "Borden Ranch AVA", "Clements Hills AVA", "Jahant AVA", "Alta Mesa AVA", "Cosumnes River AVA", "Clarksburg AVA", "Mokelumne River AVA", "San Francisco", "Los Angeles".

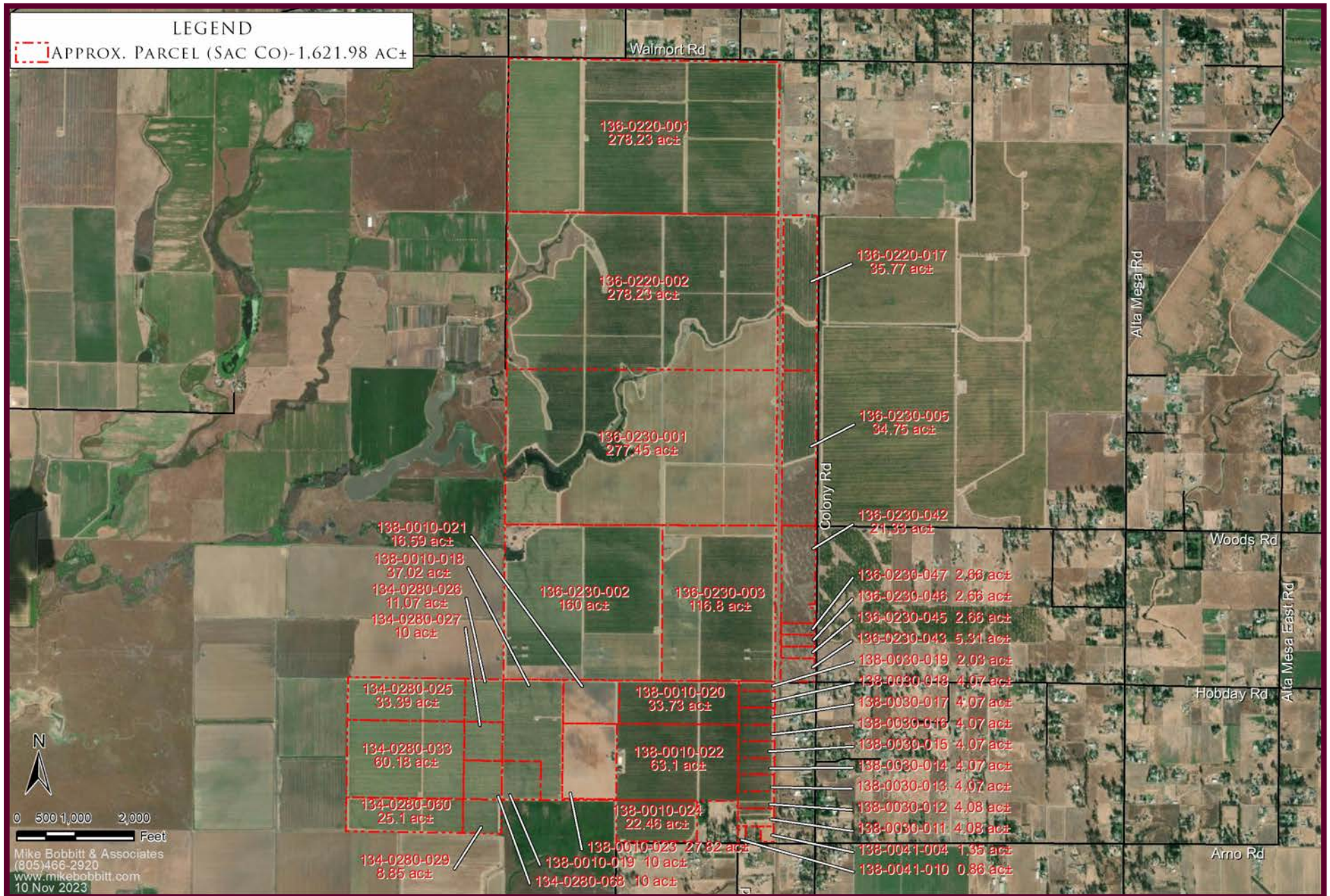
**Scale:** 0, 2.5, 5, 10 Miles.

**Inset Map:** Shows the location of the Sacramento-San Joaquin River Delta region within the state of California, with San Francisco and Los Angeles marked.

**Source:** Mike Bobbitt & Associates, 805.466.2920, www.mikebobbitt.com, 05 Nov 2023.



AERIAL APN MAP



## SELLER'S RIGHTS &amp; DISCLAIMERS

**Seller's Rights:** Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple Prospective Purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and professional representatives in determining the suitability of the Property for their intended uses.

**Seller's Disclaimers:** This Copyrighted Confidential Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided (including all provided contents within the Virtual Due Diligence Data Room) are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced and Virtual Due Diligence Data Room data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

**Exclusive Representation Rights & Agency:** Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *Gallo Vineyards, Inc.* ("Seller") for the offering and sale of the *Colony Ranch Vineyard* located in Sacramento County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

**Private Property tours are strictly by appointment only with 48 hours prior notice.**

**California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer:** The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



**Al D. Mendrin**  
Broker/President  
c. (559) 288-0671  
e. [al@mendrins.com](mailto:al@mendrins.com)  
Lic. #01084243

**Josh A. Mendrin**  
Broker Associate  
c. (559) 448-7085  
e. [josh@mendrins.com](mailto:josh@mendrins.com)  
Lic. #01894670

**Daniel A. Mendrin**  
Real Estate Analyst/Agent  
c. (559) 448-6963  
e. [daniel@mendrins.com](mailto:daniel@mendrins.com)  
Lic. #02117712

**[www.mendrins.com](http://www.mendrins.com)**  
f. (559) 436-0151  
*Fig Garden Financial Center*  
5250 N. Palm Avenue, Suite 212  
Fresno, California 93704





# COLONY RANCH VINEYARD



**Al D. Mendrin**  
*Broker/President*  
c. (559) 288-0671  
e. al@mendrins.com  
Lic. #01084243

**Josh A. Mendrin**  
*Broker Associate*  
c. (559) 448-7085  
e. josh@mendrins.com  
Lic. #01894670

**Daniel A. Mendrin**  
*Real Estate Analyst/Agent*  
c. (559) 448-6963  
e. daniel@mendrins.com  
Lic. #02117712

**www.mendrins.com**  
f. (559) 436-0151  
*Fig Garden Financial Center*  
5250 N. Palm Avenue, Suite 212  
Fresno, California 93704