

PHEASANT CREEK VINEYARD

- 422.27 Assessed Acres | 417 +/- Net Acres of Winegrape Vineyards
- 1991-2009 Plantings | Yolo County
- **Multiple Water Sources** via Dunnigan Water District Surface Water & 3 Agricultural Wells | 1,719 +/- GPM
- **Almonds, Pistachios, Walnuts, Rice, and Tomatoes Grown in Surrounding Area**

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Property Overview dated July 17, 2025



OVERVIEW ©



PROPERTY OVERVIEW

- 422.27 +/- gross assessed acres located in Yolo County.
 - 417 +/- planted vineyard acres
 - 5.27 +/- acres of supporting and ancillary land
 - Property is not currently enrolled in an agricultural preserve contract.
- Planted winegrape varieties include:
 - Chardonnay 101.26 Acres (24.0%) | Pinot Grigio 79.51 Acres (18.8%)
 - 1991-2009 plantings
 - 2023-2024 weighted average yields at 9.57 tons per acre
 - **2025 projected yields ranging from 10-11 tons per acre.**
- Surrounding land uses include almond, pistachio, walnut, and olive orchards, and irrigated row crops such as rice and tomatoes.
- The Property contains Rincon Silty Clay Loam, Myers Clay, Tehama Loam, Sycamore Complex, Capay Silty Clay, and Brentwood Silty Clay Loam NRCS soil series.
- **Multiple-source irrigation water** is currently supplied to the Property via surface water deliveries from the Dunnigan Water District, with supplemental water provided via three, operating agricultural deep wells located on-site producing a combined 1,719 +/- gallons per minute (per 2023 pump tests). Irrigation water is distributed throughout the Property's vineyard blocks via booster pumps and filter stations, through main and submain pipelines. The Property is irrigated via a dual-line drip system.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-021.67", Sacramento Valley Basin, Sacramento Valley – Yolo Subbasin, which is currently a High-Priority, Non-Critically Overdrafted Subbasin. The basin is currently managed by the Yolo Subbasin Groundwater Agency.
- Major structural improvements, all located at the Property's headquarters include a modular home, 2,400 +/- square-foot shop/office, 600 +/- square-foot chemical storage building, and a domestic well. Both the shop/office and chemical storage buildings feature concrete foundations and are metal framed, sided, and roofed.
- **Purchase Price:** \$6,500,000 all cash at the close of escrow (\$15,393 per gross acre, \$15,587 per net planted vine acre).
- **For further information, please contact:**

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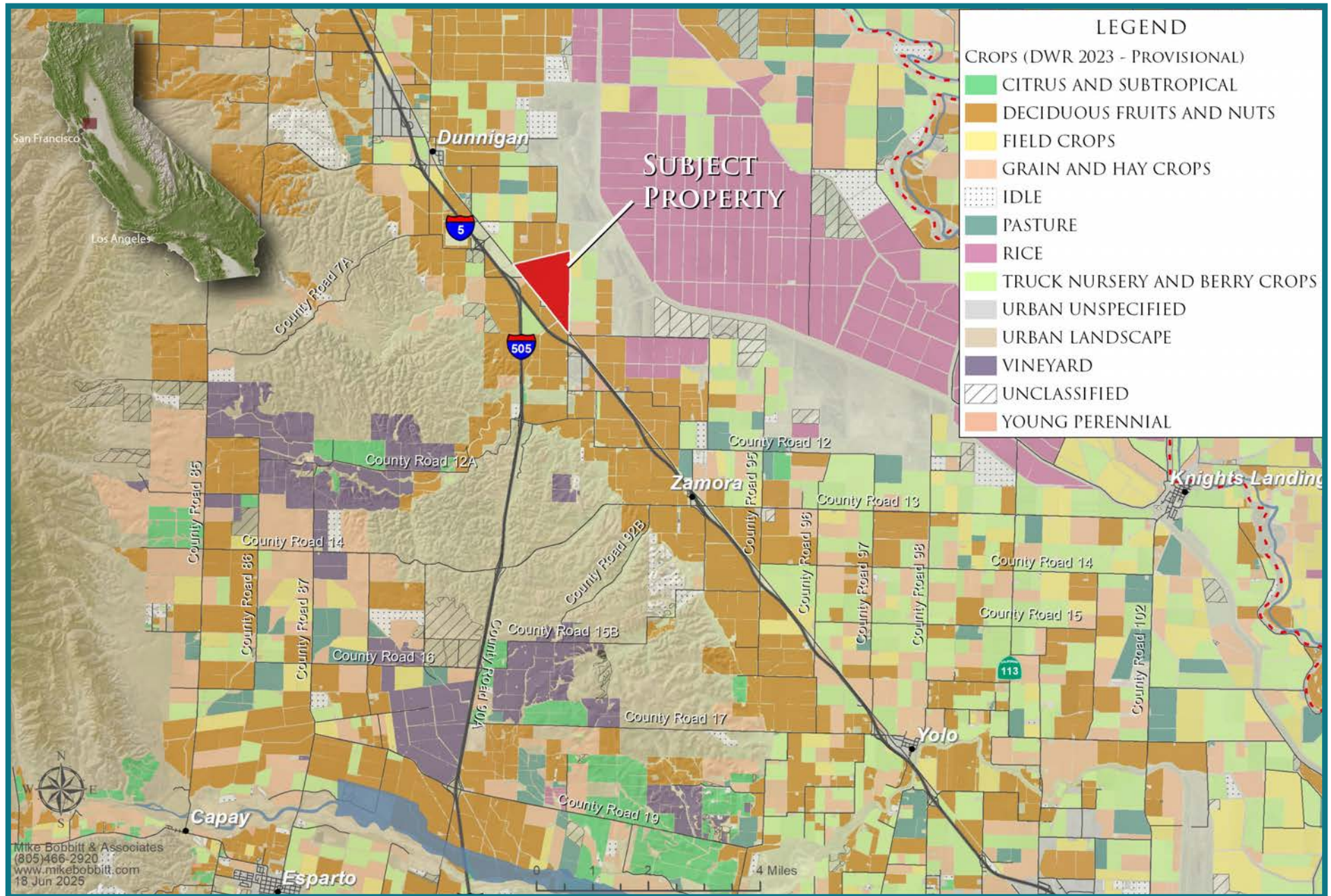


PHEASANT CREEK VINEYARD REGIONAL MAP

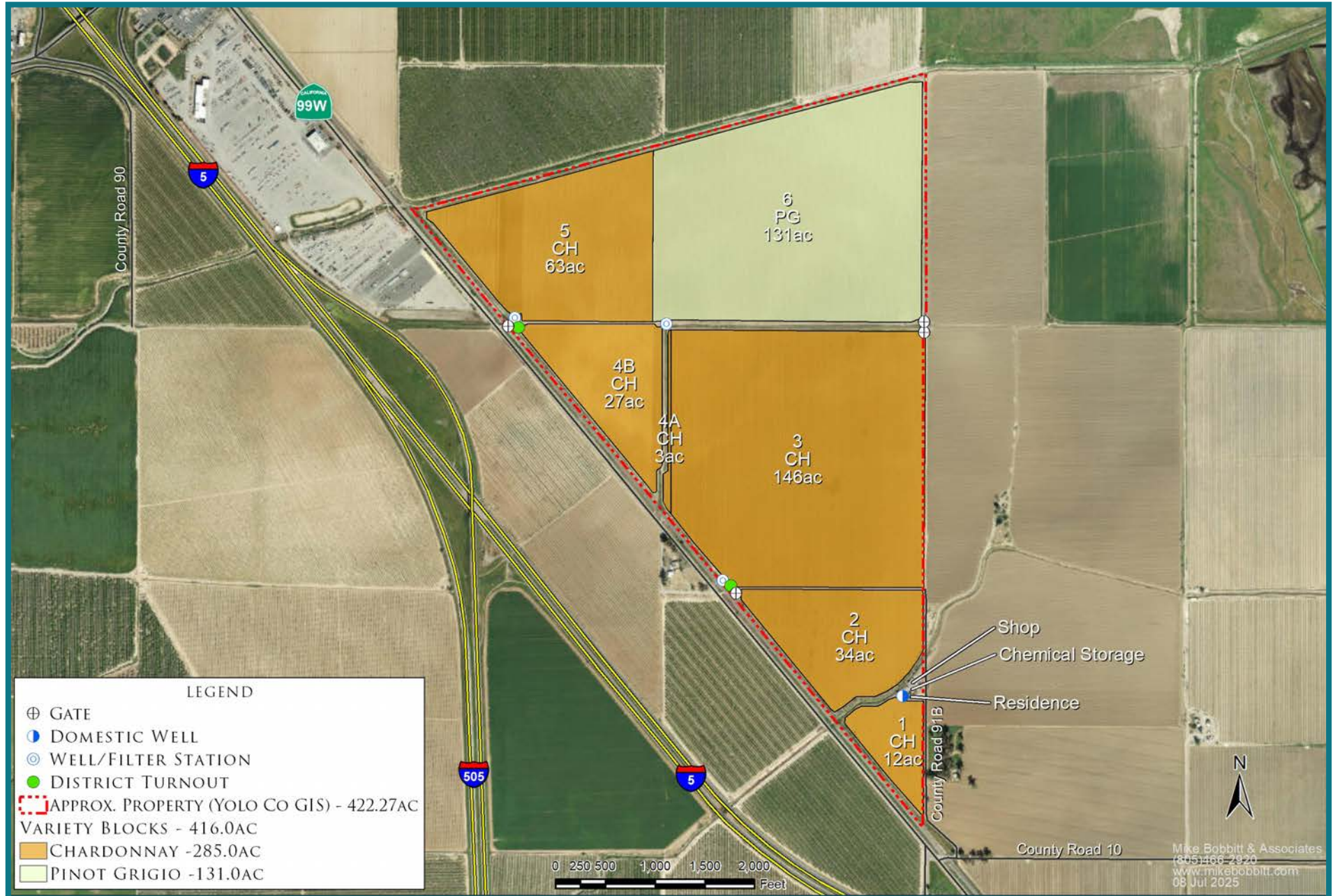
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AREA DWR MAP



2025 BLOCK MAP



PROPERTY PHOTOS



SELLER'S RIGHTS & 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.

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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 *GIUTERE VINEYARD PARTNERSHIP* and *GIUTERE VINEYARDS LLC* ("Seller") for the offering and sale of the *Pheasant Creek Vineyard* located in Yolo County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Overview, 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 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 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>



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