



# COURTLAND VINEYARD

N Courtland Rd  
Clarksburg, CA 95612

---

OFFERING  
MEMORANDUM

**ALLIANCE AG**  
BROKERAGE - APPRAISAL - CONSULTING



**2** SUMMARY

**4** MAPS

**7** ABOUT US







*This institutional quality vineyard is planted entirely to Pinot Noir varietal grapes located within the Clarksburg AVA and California Grape Pricing District 17. This region has a reputation for consistent high quality grape production due to the Delta growing season climate of warm days and cool nights. High quality irrigation water is lifted from an adjoining district canal and benefits from some of the most secure riparian rights available in California. The vineyard planted in 2013 (81%) and 2019 (19%) is young with mature production and an established history.*



# SUMMARY

|                        |                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY NAME:</b>  | Courtland Vineyard                                                                                                                                             |
| <b>OFFERING PRICE:</b> | <b>Newly priced from \$2,400,000 to \$1,950,000</b>                                                                                                            |
| <b>ACERAGE:</b>        | ±219.89 acres, Yolo County Assessor Records<br>±195.03 acres net farmed vineyard                                                                               |
| <b>ZONING:</b>         | (Agriculture Intensive) with a 40 acre minimum lot size                                                                                                        |
| <b>FEMA:</b>           | Flood Zone A - High Risk Area, Areas with a 1% annual chance of flooding                                                                                       |
| <b>PLANTINGS:</b>      | Mature Pinot Noir divided into 6 blocks<br>±157.45 acres planted in 2013<br>±37.58 acres replanted in 2019<br>11'x5' spacing, California Sprawl trellis system |
| <b>APN:</b>            | 043-130-039                                                                                                                                                    |
| <b>SOILS:</b>          | 100% Sacramento Clay, 0-2% slopes, Capability unit IIIw                                                                                                        |

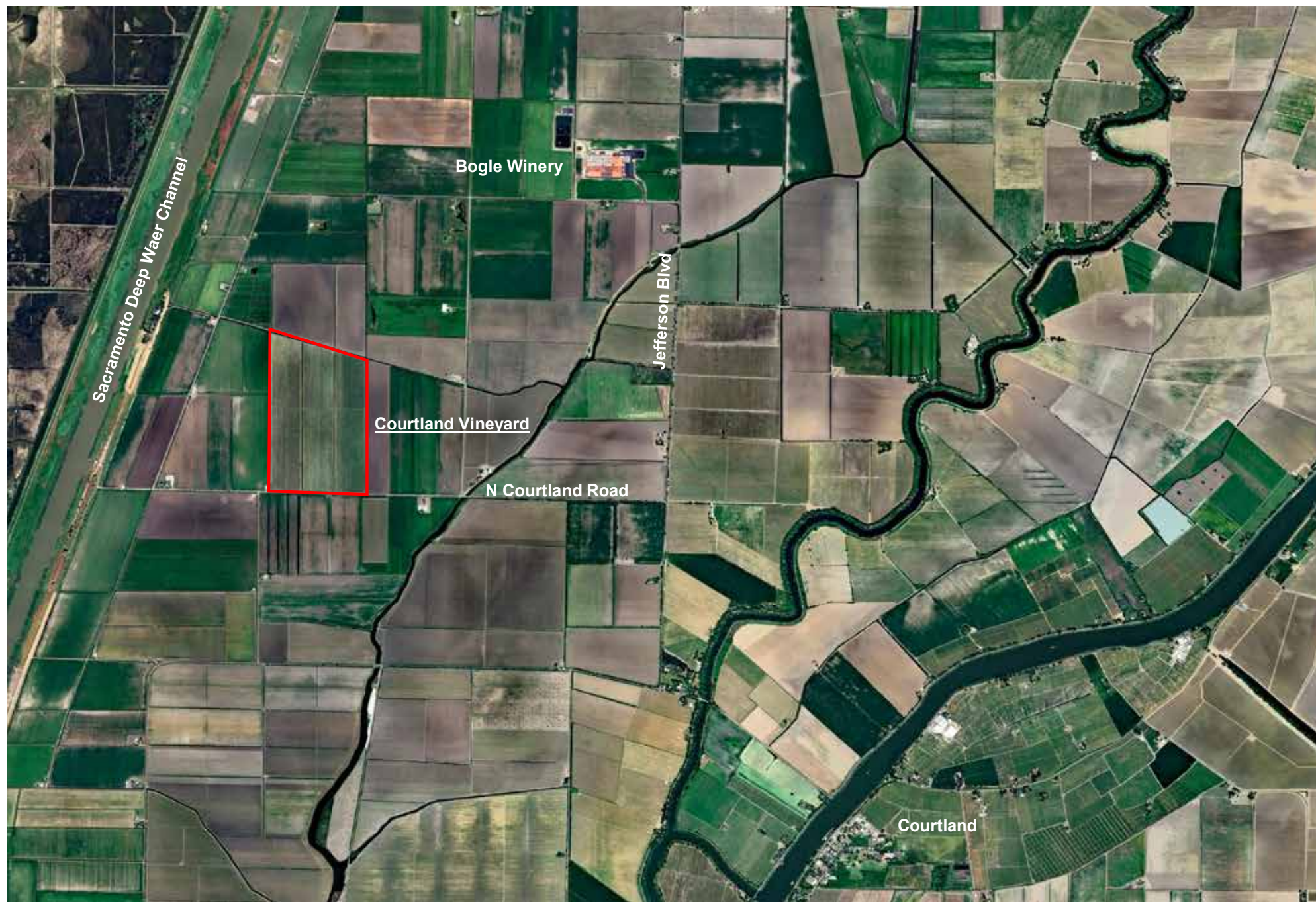
## WATER INFORMATION

The Clarksburg Vineyard is located within the service area of Reclamation District (RD) 999 and provides both surface water and drainage under contract with the North Delta Water Agency (NDWA). The NDWA water supply is equivalent to a confirmed riparian right, one of the most senior water rights available in California. Surface water is accessed by a 50 hp lift pump from the RD-999 canal running along the north property boundary and is distributed to the vineyard by a drip irrigation system. There are no wells, groundwater is typically not utilized or considered a necessary supplemental water supply within the RD-999 / NDWA service area.



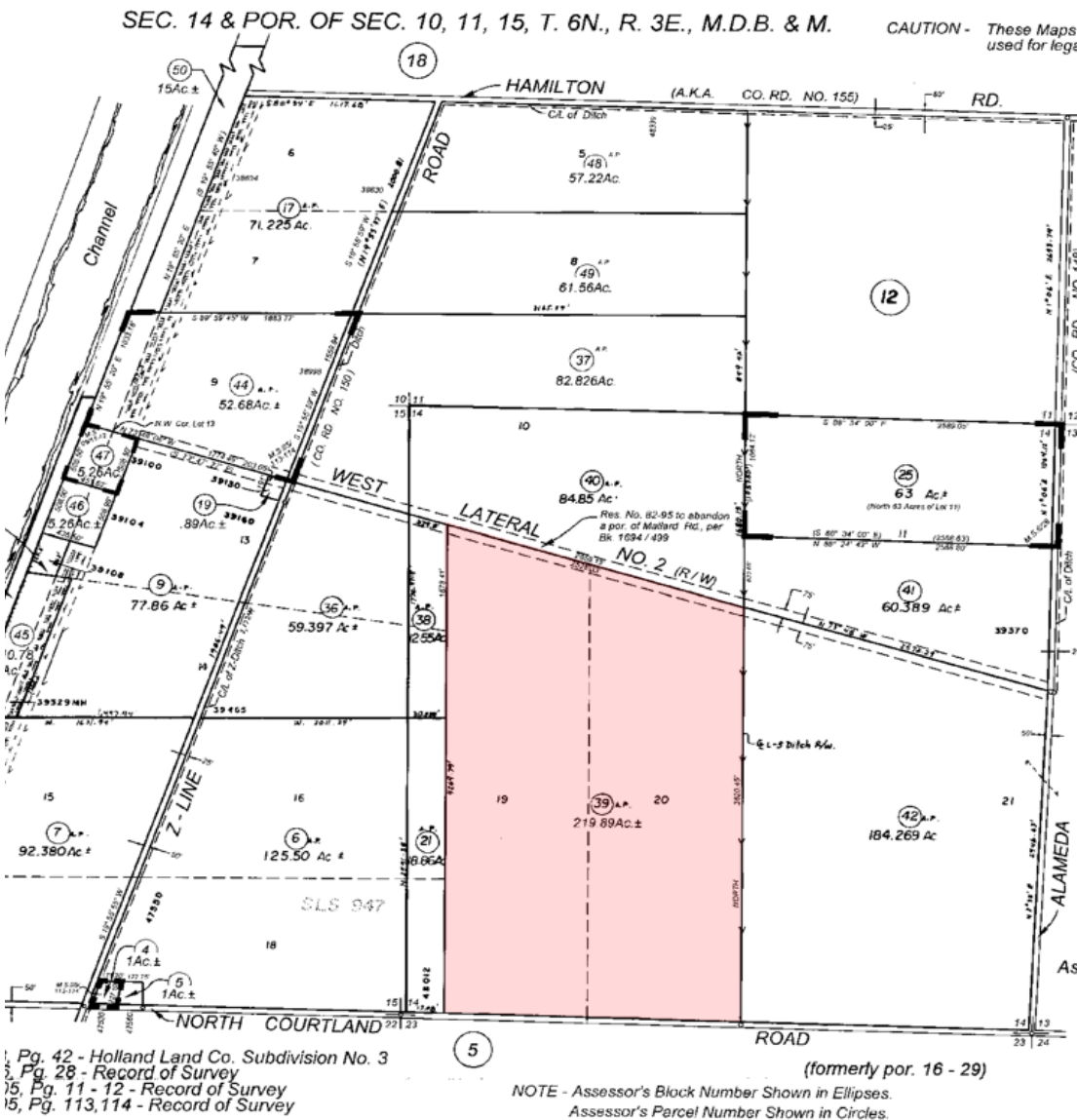


AERIAL





## APN &amp; BLOCK MAP





PROPERTY PHOTOS



# YOUR MARKET EXPERTS



## **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*

- 40+ Years experience in Agricultural Real Estate throughout California and the western U.S. Licensed Real Estate Broker in 1990
- 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

**IN EXCESS OF \$1,630,000,000 (\$1.63 BILLION) IN COMPANY AGRICULTURAL REAL ESTATE TRANSACTIONAL VALUE. THESE TRANSACTIONS REPRESENT BUYERS, SELLERS, LESSORS, AND LESSEES OF AGRICULTURAL PROPERTIES.**





For more information, please contact  
one of the following individuals:

## MARKET ADVISORS

**Michael Ming, ARA**  
Principal  
Cal DRE #00951819  
Cal BREA #0236938  
(661) 343-2367  
mming@allianceagservices.com

**Stephen Kritscher, AFM**  
Broker-Associate  
Cal DRE #01083254  
(530) 405-6036  
skritscher@allianceagservices.com

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.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guarantee of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.