

OAT VALLEY CREEKSIDE VINEYARD



Reduced to
\$1,900,000

31420 Highway 128,
Cloverdale, CA

INFORMATION MEMORANDUM

Darryl Vice
Owner/Realtor
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EXECUTIVE SUMMARY_



±20 ACRES IN ALEXANDER VALLEY_

Located just north of Cloverdale in the prestigious Alexander Valley AVA lies this premium ±20-acre property that features ±15-acres of Cabernet Sauvignon vineyard with excellent income and production potential.

Oat Valley Creek traverses the property separating two distinct blocks: a ±10-acre block developed in 2008-2009 and a ± 5-acre block developed in 2005-2006. The vineyard is planted with 7 x 4 row spacing on 039-16 rootstock, and is professionally managed. All grapes are under contract for the 2023 harvest.

For those buyers looking to build a wine country getaway or main residence, there is potential for an elevated view home-site at the back of the property offering sweeping views of the many neighboring Oat Valley vineyard properties.

Property Details

Address	31420 Highway 128, Cloverdale, California	Access	Access via private road easement (Sink Road) off Highway 128
APN	115-140-013	Water Resources	Well #1: ± 25 GPM (drilled in 2003) Well #2: ± 7 GPM Well #3: ± 3-4 GPM Well #4: ± 3 GPM 14,000 gallons of water storage tank space (4 x 3,500-gallon poly tanks)
Parcel Size	± 20.34 acres	Structures	None
Zoning	LIA-B6-60-SR-VOH-RC 50/25		
Utilities	PG&E		



SITE CHARACTERISTICS _

SLOPES & ASPECT

Level – Valley Floor
Block 1 – North-South Row Orientation
Block 2 – East-West Row Orientation

SOILS

(AgD) Arbuckle gravelly sandy loam
(LgF) Laughlin loam
(PbB) Pajaro gravelly loam
(ZaA) Zamora silty clay loam

ELEVATION

±320 feet to ±400 feet

APPELLATION

Alexander Valley AVA

NEIGHBORING VINEYARDS

Cooley Oat Valley Vineyards
Sink Vineyard Ranch
Braccialini Vineyard
Kinsey Vineyard
Geyser View Vineyard



VINEYARDS_



Historical Production

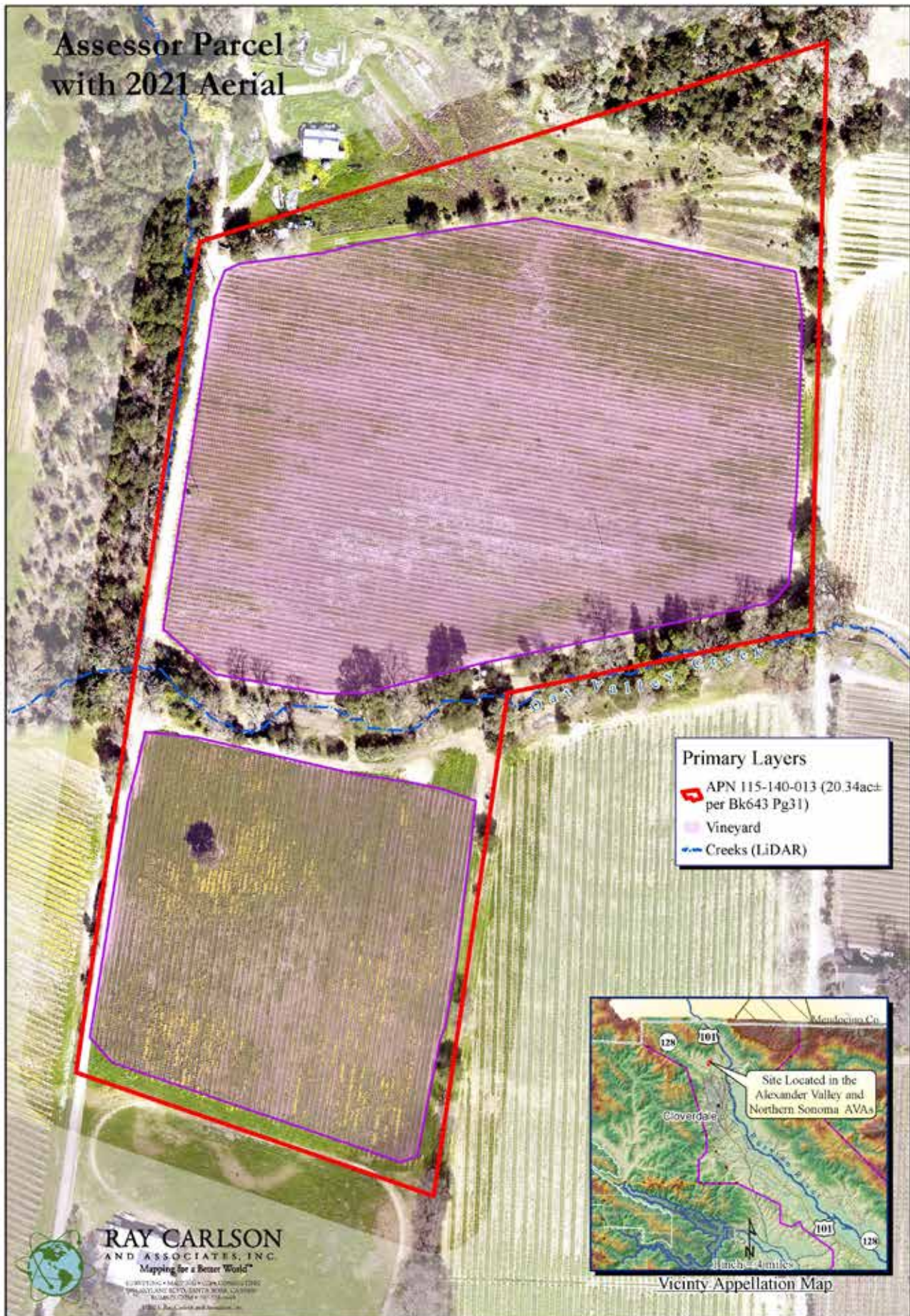
Year	Total Tons	Tons per Acre	Income	Price/Ton
2012	99.4	6.63	\$218,768	\$2,200
2013	101.44	6.76	\$223,168	\$2,200
2014	92.18	6.15	\$221,232	\$2,400
2015	83.68	5.58	\$199,000	\$2,378
2016	95.04	6.34	\$268,013	\$2,820
2017	68.64	4.58	\$217,932	\$3,175
2018	95.76	6.38	\$309,203	\$3,229
2019	52.35	3.49	\$169,391	\$3,236
2020	38.94	2.60	\$122,920	\$3,157
2021	45.40	3.03	\$166,048	\$3,657
2022	67.25	4.48	\$206,341	\$3,068
2023	98.7	6.58	\$271,425	\$2,750

Vineyard Detail

Block #	Variety	Net Acres	Year Planted	Rootstock	Clone	Spacing
1.	Cabernet Sauvignon	4.90	2005-2006	039-16	4	4 x 7
2.	Cabernet Sauvignon	10.10	2008-2009	039-16	7	4 x 7
TOTAL		15.00				

AERIAL MAP

Assessor Parcel
with 2021 Aerial



Primary Layers

- APN 115-140-013 (20.34ac± per Bk643 Pg31)
- Vineyard
- Creeks (LiDAR)

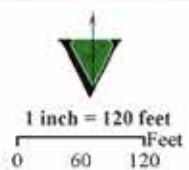


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SOILS MAP

Soil Types and Slope Levels (USDA)



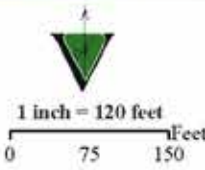
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TOPO MAP

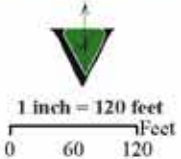


- Primary Layers**
- APN 115-140-013 (20.34ac: per Bk643 Pg31)
 - Vineyard
 - Creeks (LiDAR)
 - 10ft Contour
 - 2ft Contour



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VICE PROPERTIES_

Established in 2004, Vice Properties, Inc. is a full-service brokerage with two generations of experience in the North Bay real estate market. Working hand in hand with Vice Appraisal Company, Vice Properties offers complete sales and listing services with unique knowledge of large-acreage ranches, vineyard land, commercial, and residential properties. Drawing upon years of expertise in the valuation of North Bay properties, our comprehensive real estate and investment services include:

North Bay Ranches & Vineyards | Specializing in North Bay ranches, including rural and recreational properties, developed vineyards and land suitable for vineyard development, our team offers targeted expertise to both buyers and sellers. Knowing that quality ranch and vineyard properties in Sonoma, Napa, Marin, Lake and Mendocino Counties often change hands without exposure to the open market, our relationships with industry leaders and market participants allow us identify potential properties and conduct transactions to meet your specific needs.

Commercial Properties | Our experience in the office, retail and industrial markets throughout the North Bay allows us to meet the specific demands of the selling, buying and leasing of single tenant and multi-tenant properties. In addition to owner-user opportunities and income producing investments, we specialize in putting deals together between landowner and developer.

Investment Properties | Vice Properties provides advisory and consulting services on your existing investment properties, or potential acquisition of investment properties. We will seek to understand your goals and objectives as an investor to ensure we position you in a property consistent with those goals and objectives.

Residential Properties | As an extension of our appraisal work, our team has been working within the North Bay residential market since 1964. We know the ins and outs of this volatile market and can help both buyers and sellers get the best deal possible.

DARRYL VICE_

With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties, and development projects.

Born in Santa Rosa, Darryl Vice has lived in the North Bay all his life. He attended Cardinal Newman High School before moving on to University of California, Berkeley, where he played second base and shortstop for the Cal Baseball Team, including a trip to the College World Series in 1988 with future San Francisco Giants players Jeff Kent and Darren Lewis. After college, Darryl was drafted by the Oakland Athletics organization and went on to play for both the Oakland A's and Chicago Cubs reaching the AAA level.

Darryl returned to Sonoma County in 1993, and became a teacher and coach at Cardinal Newman High School. In 1998, he joined his father Gary Vice at Vice Appraisal Company, and began training for his General Appraisers License. In 2004, they were joined by Darryl's brother Ryan Vice in forming Vice Properties, with the goal of providing complete real estate services to their clients.

Darryl has more than 25 years' experience as a California licensed real estate appraiser with Vice Appraisal Company, and nearly 20 as co-founder, owner and licensed salesperson of Vice Properties, Inc. With diverse experience valuing large rural, residential and commercial properties throughout the North Bay, Darryl specializes in ranches, vineyards, investment properties and development projects. Through his national network, Darryl is responsible for identifying potential opportunities, site evaluation, acquisition and disposition.



CONTACT DARRYL AT 707.889.4569 OR
DVICE@VICEPROPERTIES.COM

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