338.63±
ASSESSED ACRES

CLARKSBURG VINEYARD

SACRAMENTO COUNTY, CALIFORNIA

$11,500,000
($33,960/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

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Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
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661.334.2777

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PROPERTY HIGHLIGHTS:

- YOUNG WINE GRAPE VINEYARD
- EXTENSIVE TRELLIS SYSTEM
- DESIRABLE WINE VARIETALS
- NEW IRRIGATION PUMPS, WELLS, & FILTER STATIONS
- CLARKSBURG AVA
- NORTH DELTA WATER AGENCY
- LONG TERM WINE GRAPE CONTRACTS AVAILABLE

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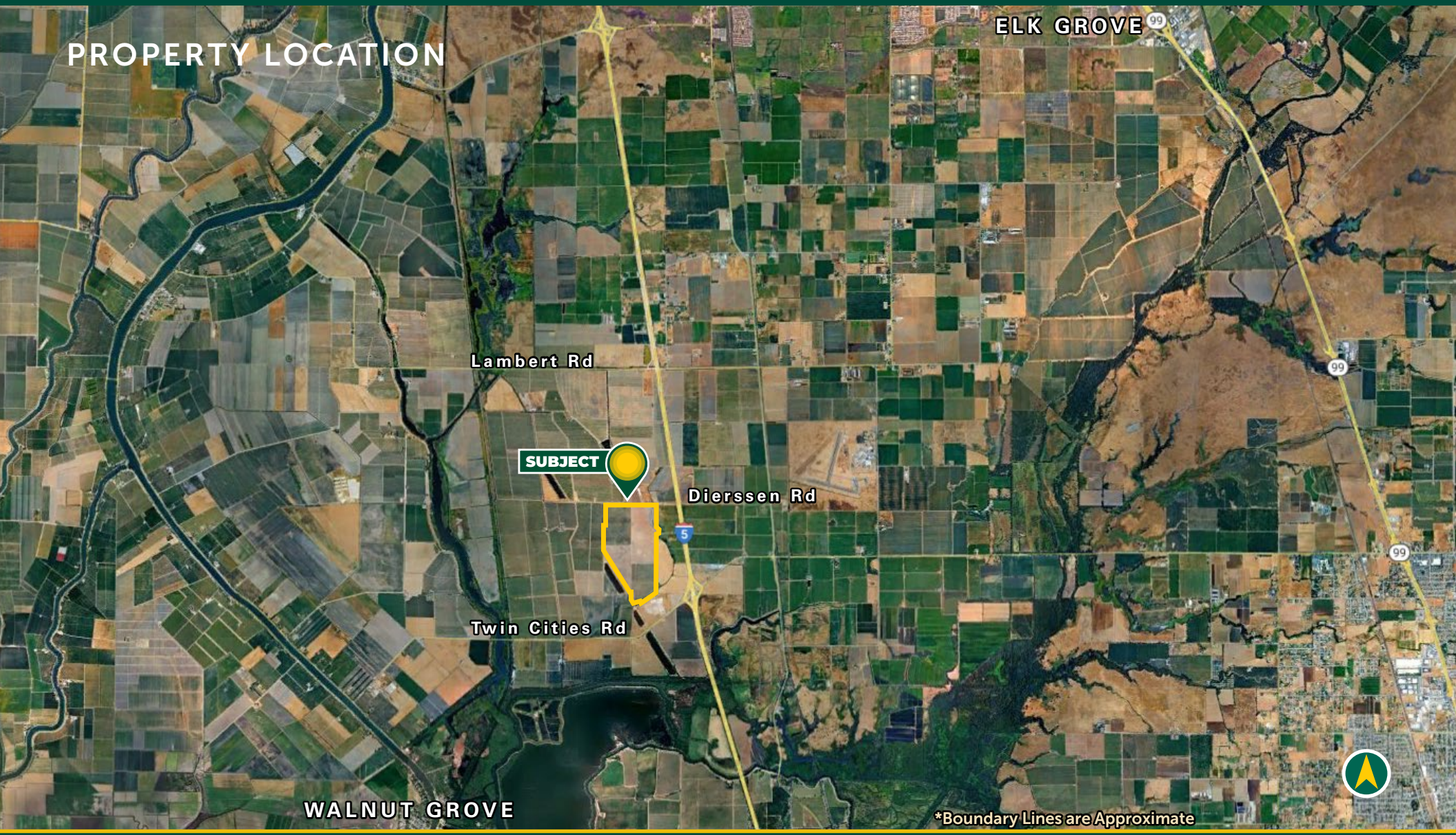
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire an investment grade wine grape vineyard, located in the desirable Clarksburg AVA. This quality vineyard is owned by a major winery that is offering a mutually acceptable long-term grape contract to be negotiated with the Buyer. The plantings include 322.14± net acres of Cabernet Sauvignon, Merlot, and Chardonnay varieties. The property is located in the North Delta Water Agency. Irrigation water is provided to the vineyard by two new ag pumps, wells, and two new filter stations with drip irrigation. The Seller spared no expense with the installation of the modified VSP trellis system.

LOCATION

The south side of Dierssen Rd, 1/4 mile west of Interstate 5, approximately 9± miles south of the city of Clarksburg.

LEGAL

Sacramento County APNs: 146-0080-003, 146-0080-044, & 146-0120-055

SOILS

See soils map on page 6.

ZONING

AG-80 (Agricultural Exclusive - 80 acres). The entire property is enrolled in the Williamson Act.

PLANTINGS

A summary of the plantings are as follows:

VARIETY	NET ACRES
Cabernet Sauvignon	205.91±
Merlot	77.1±
Chardonnay	39.13±

See additional planting details on the next two pages.

WINE GRAPE CONTRACT

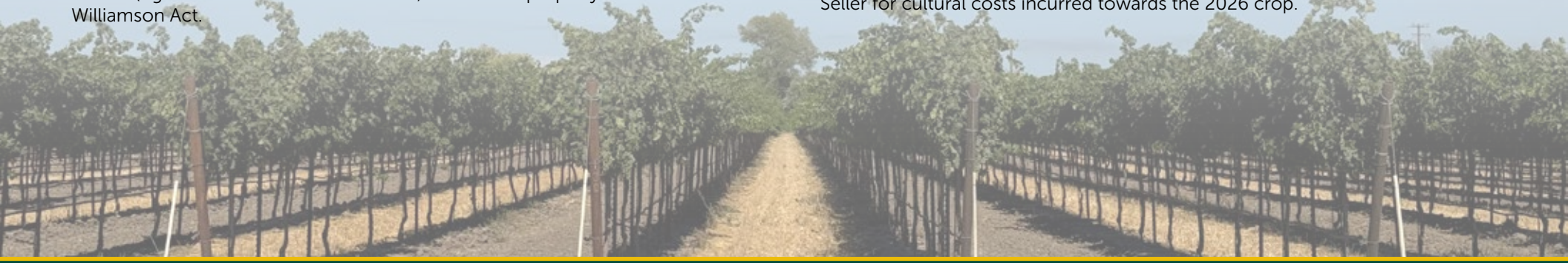
The contract terms and pricing to be negotiated with the Seller.

WATER

North Delta Water Agency
(2) Irrigation pumps & wells
(2) Filter stations
Drip irrigation system

PRICE/TERMS

$11,500,000 ($33,960/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2026 crop.



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PLANTING DETAILS

BLOCK	PLANTED ACRES	CROP	VARIETY	YEAR PLANTED	CLONES	ROOTSTOCK	SPACING
1	36.13	Wine Grapes	Cabernet Sauvignon	2022	47	GRN 2	9x6
2	41.4	Wine Grapes	Cabernet Sauvignon	2022	47	1103 P	9x6
3A	8.77	Wine Grapes	Cabernet Sauvignon	2022	34	S04	9x6
3B	25.73	Wine Grapes	Cabernet Sauvignon	2024	34	S04	9x6
4	30.18	Wine Grapes	Cabernet Sauvignon	2024	34	S04	9x6
5	32.99	Wine Grapes	Cabernet Sauvignon	2022	7	S04	9x6
6	30.71	Wine Grapes	Cabernet Sauvignon	2022	7	1616 C	9x6
7	38.34	Wine Grapes	Merlot	2023	15	GRN 4	9x6
8	38.76	Wine Grapes	Merlot	2023	15	GRN 4	9x6
9A/9B	39.13	Wine Grapes	Chardonnay	2023	69; 4	GRN 2	9x6

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CLARKSBURG VINEYARD

SACRAMENTO COUNTY, CA

$11,500,000
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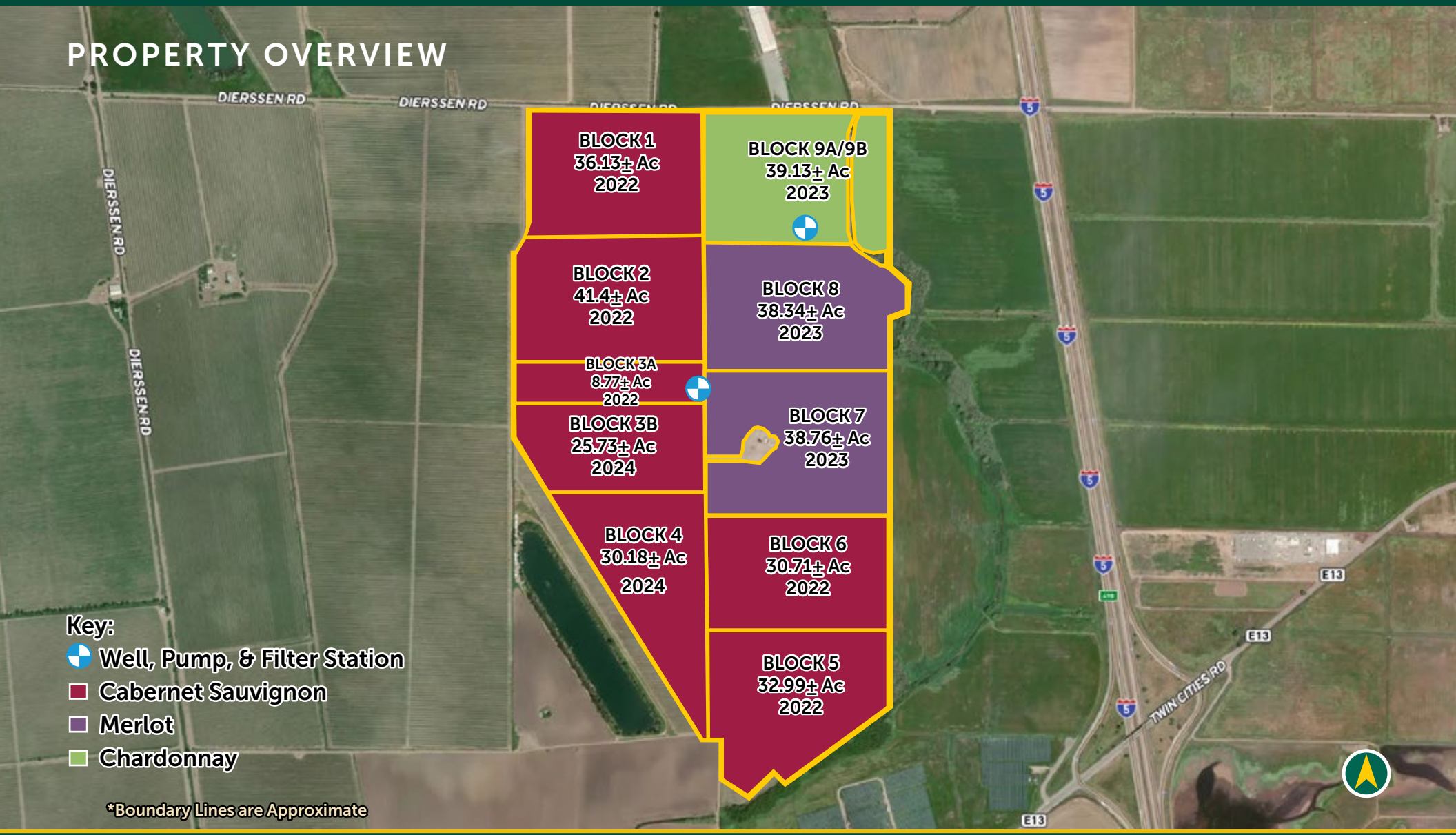
PROPERTY OVERVIEW



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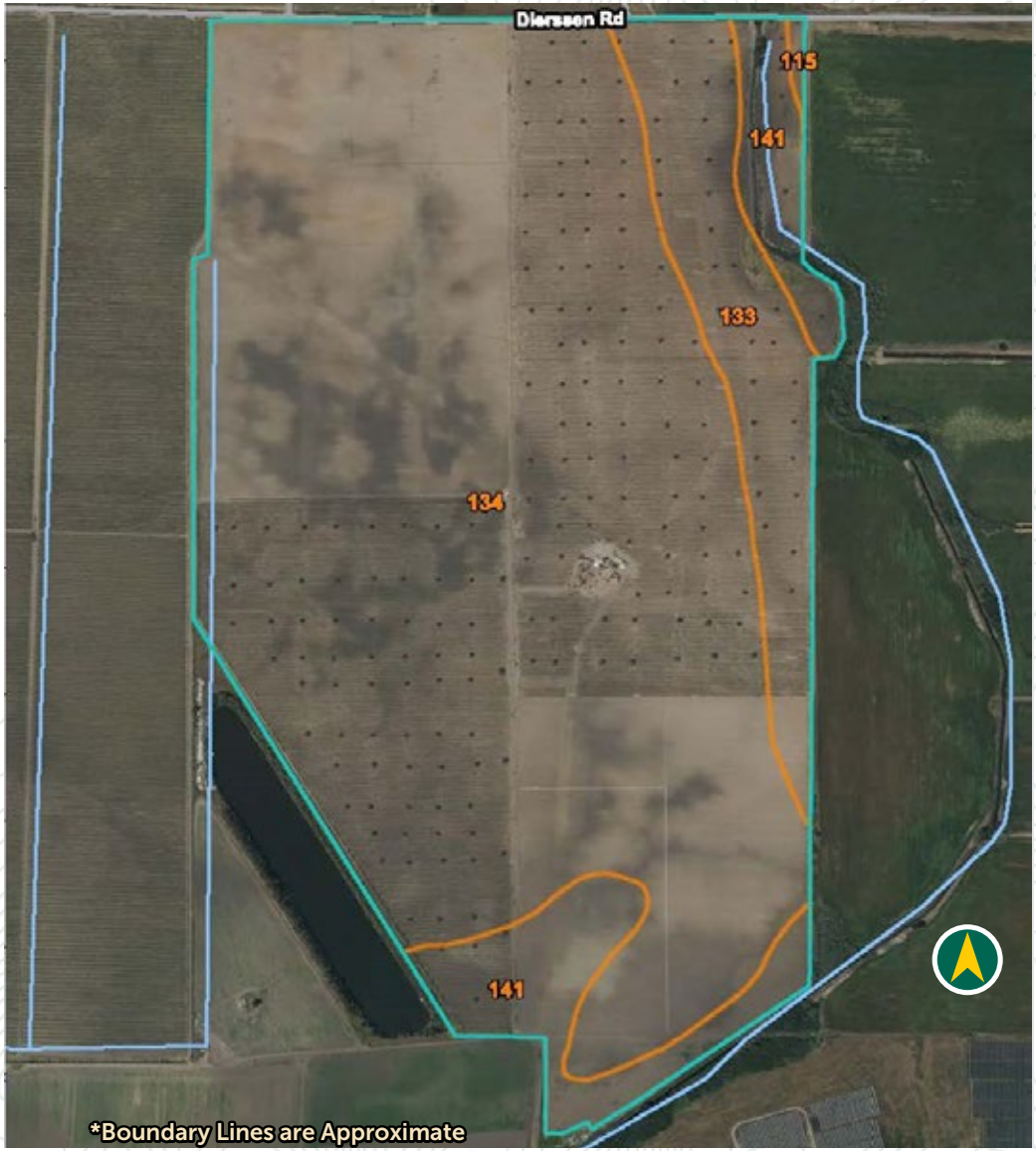
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
115	Clear Lake clay, hardpan substratum, drained, 0 to 1 percent slopes	Grade 5 - Very Poor
133	Dierssen sandy loam, drained, 0 to 2 percent slopes	Grade 5 - Very Poor
134	Dierssen sandy clay loam, drained, 0 to 2 percent slopes	Grade 5 - Very Poor
141	Egbert clay, partially drained, 0 to 2 percent slopes	Grade 5 - Very Poor



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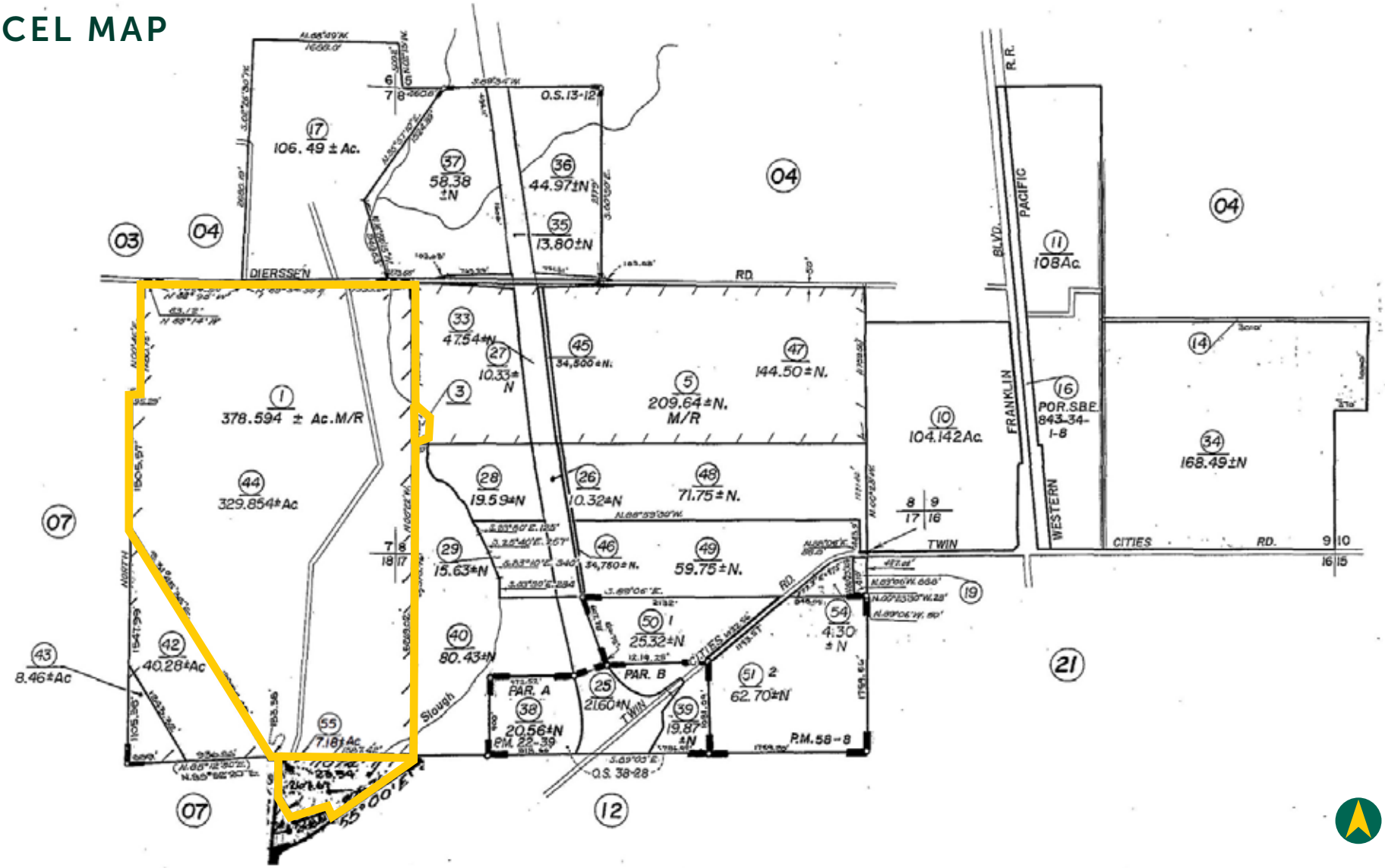
PARCEL MAP



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PROPERTY PHOTOS

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