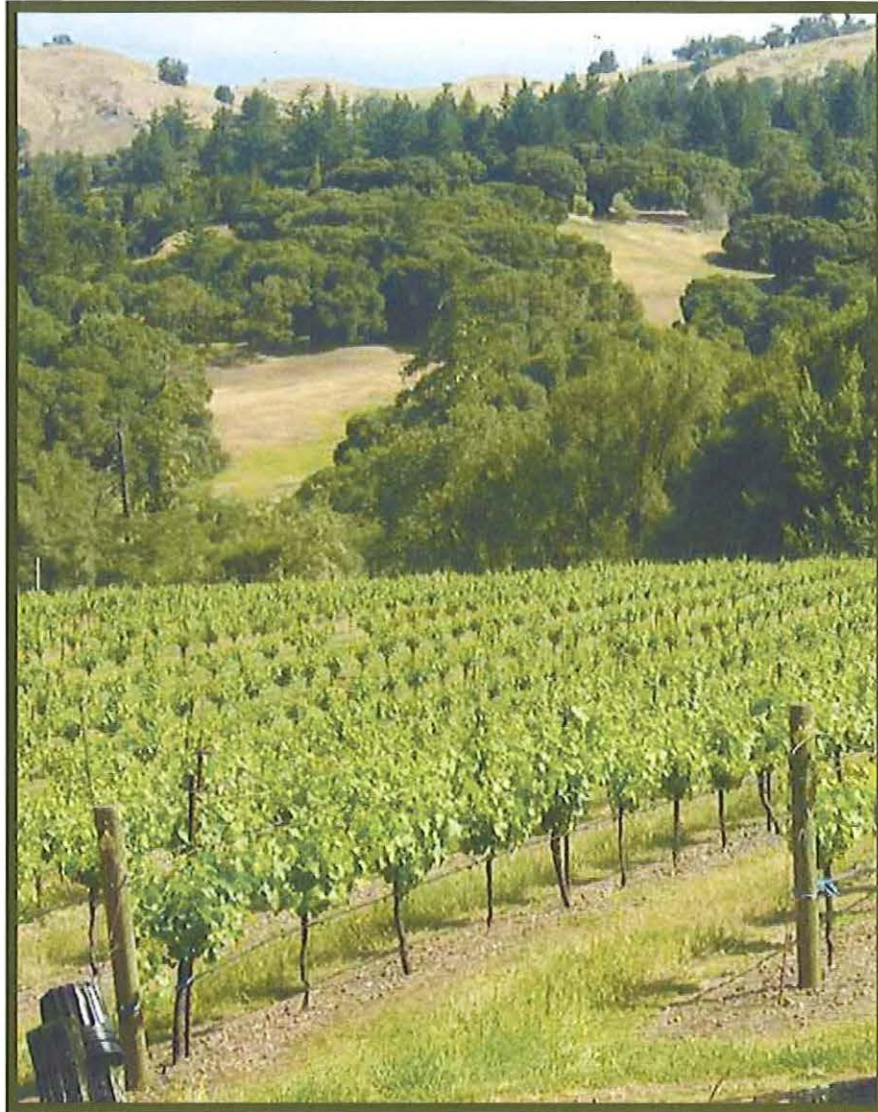


LOST CREEK VINEYARD

Yorkville, Mendocino County



Offered at: \$3,200,000

Offered by: Paul W. Spitler & Claudia A. Baron

V&E

PROPERTIES



Calistoga Office: P.O. Box 25, Calistoga, CA 94515 (707) 944-2815 ph / (707) 942-8672 fax
Healdsburg Office: P.O. Box 1352, Healdsburg, CA 95448 (707) 431-7083 ph / (707) 723-0311 fax

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Lost Creek Vineyard

SALIENT FACTS

Location: 21451 Highway 128, Yorkville, CA
95494

APN: 049-080-55-00

Location: Mendocino County

Appellation: Yorkville Highlands

Land: 160.3± total acres

Vineyard: 8 acres planted to Pinot Noir
Additional 25 acres plantable (incl. 10 acres ripped ready to plant)

Zoning: RL-160, or Rangeland with 160 acre minimum

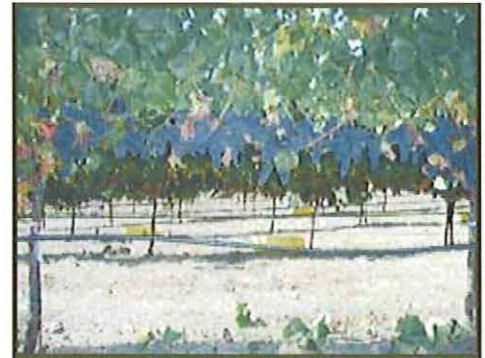
Elevation: Home and existing vineyard are at appx. 1000 ft, with the highest point on the ranch reaching 1700 ft.

Buildings: Home
Horse Barn
Hay Barn

Water: 2 Ponds

- 1- 12 acre ft
- 1- 18 acre ft
- 7 Developed Springs

Other: ½ mile of Highway 128 Frontage. Commercial entrance separate from home access and other building sites.



Lost Creek Vineyard Buildings

Nestled in the hills of Yorkville with spectacular vistas of the valley below, lays this lovely 160 acre property. Located at an elevation of 1000 ft, the house sits on a quiet knoll about ¼ of a mile off of Hwy 128. The balance of this lovely 160 acres parcel is rolling hills with gorgeous vineyard and valley views. The top of this lovely parcel peaks at about 1700 ft with spectacular 360 degree views. With almost ½ of a mile of Hwy 128 frontage and a separate commercial entrance from the existing home site, this property lends itself well to the development of a lovely estate and winery. This property is very private and quiet, yet just off the main highway.

Buildings

- Main House (1966)
 - 3200 sq ft
 - 6 bdrm/3 bath
 - 2 car garage
 - Large swimming pool
- Horse Barn (circa 1940)
 - 2400 sq ft
- Hay Barn (circa 1900)
 - 1200 sq ft

Main House – The classic 1966 California ranch style home boasts over 3000 sq ft of living area and was built almost entirely of redwood from the area. The home has 6 bedrooms and 3 full baths, large living room and open kitchen. There is a 2 car attached garage and a large swimming pool. The home has zone controlled central heating system as well as 2 wood burning fireplaces and 1 wood stove. On the site of an old apple orchard, the area surrounding the home is dotted with mature fir trees as well as a few apple and pear trees. The home has dramatic views of the vineyard and the ridge.

Horse Barn – Built in the early 1940s, this barn is 2400 sq feet in size.

Hay Barn – Built in the early 1900s, this barn is 24 x 30 ft in size of 720 sq ft.

Other – There is a fenced arena that is 75 x 150 ft in size with 3-4 in of sand footing. In addition, there are about 2.5 acres of horse pasture.



Lost Creek Vineyard Buildings (con't)



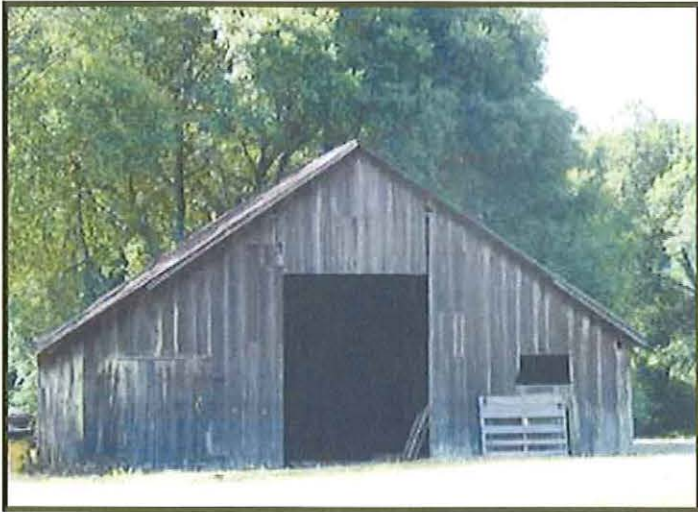
Front of House

Horse Barn



Horse Arena

Hay Barn

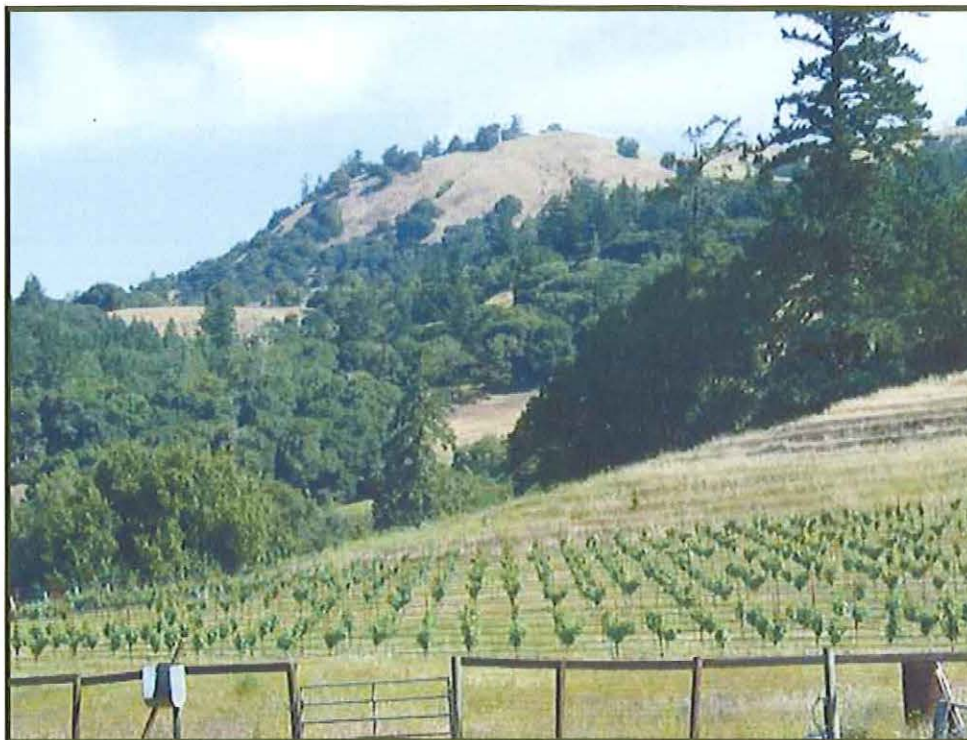


Lost Creek Vineyard Vineyard Detail

The property's varietal wine grape vineyards are divided into three (3) blocks or vineyard designations consisting entirely of Pinot Noir. The vineyard blocks were developed primarily at the same time frame, with some interplanting done at various time frames. A Vertical Shoot Positioning (VSP) trellis system is utilized on all the vineyard developments. The trellis systems are constructed of wooden end posts and steel stakes. All of the vineyards are planted on Phylloxera-resistant rootstocks and all are irrigated via a drip system.

Block	Vines	Spacing	Rows	Rootstocks	Clones	Planted	Appx Acres
Block A	3,802	10 x 6	125	5C; 101-14; 110R; 3309C	Dijon 114; 115; 667; 777	1998	5.50
Block B	2,200	9 x 5	20	101-14MG; 3309C; Schwartzman (350)	Dijon 115; 667; 777	1998	2.50
Total Acres Planted							8.00
Ready to Plant							
Terraces	8,000	5 x 9					8.00

Note: Terraces are 10 ft wide & assumes 2 rows per terrace. Terraces have 4 separate sub main water sections in place



Vineyard (Terraces at right)

Lost Creek Vineyard Water

Summary - There are seven (7) developed on-site springs and two (2) ponds on the property. The water needs for the vineyard and domestic purposes are supplied by the springs. The vineyards is irrigated by the ponds via a gravity

feed system. The production of water from each spring varies and is detailed below. There is one 10,800 gallon cement storage tank for domestic purposes; two (2) springs feed the this tank which supports the house, barn & corral area and one (1) spring feeds the upper irrigation pond.

Water Summary

- 7 on-site springs
- 2 ponds
- 1 -11k gallon water tank

Springs – all springs are completely developed in pipe and are the primary source of water on the property. The springs run year round. Currently, water from springs 4 & 5 is not being captured and stored, but guided to drain into existing culverts and/or Maple Creek. There are additional springs on the property that, if needed, could be developed. All springs and irrigation is gravity fed.

Springs 1 & 2 – Appx. 3.5 – 10gpm combined production, these two springs feed the 10,800 gallon concrete tank used for domestic purposes

Spring 3 – Drilled and serves as a backup for domestic purposes. Currently not being utilized

Spring 4 – Located just to the northwest of the house, this spring produces appx. 6 – 20 gpm depending on the time of the year (water drains via underground pipe to Maple Creek)

Spring 5 – This spring produces appx. 1-5 gpm (water drains via underground pipe to Maple Creek)

Spring 6 – Located among the bay trees to the north of the house, this spring produces appx. 1-5gpm and feeds the upper irrigation pond.

Spring 7 – Located in the horse pasture, this spring produces appx. 0.5-5gpm and is used for the animals.

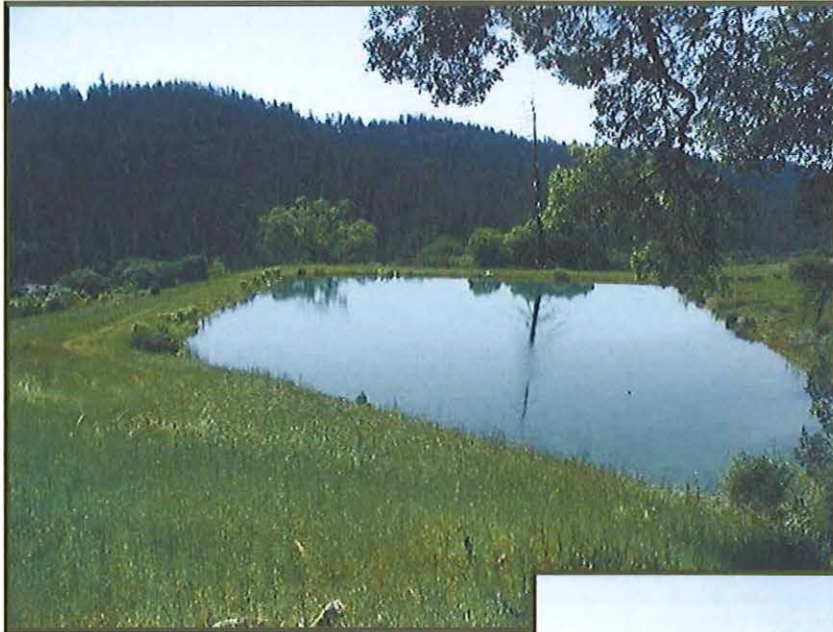
Ponds – The property has two (2) ponds to store water for irrigation purposes. The first pond, called the “Upper Pond” or “Irrigation Pond” is located approximately in the middle of the property and stores ±12 ac-ft of water. This pond is used to irrigate the vineyard via gravity feed and is filled by runoff and an undeveloped spring (Dec-May). When the Irrigation Pond is full, the excess water is used to fill the second pond, called “Lower Pond”. The Lower Pond is located by the potential winery site on the west side of the property. This pond is filled by sheeting water, runoff and the upper pond and stores ±18 ac-ft of water. Water in the Lower Pond is not currently used for vineyard irrigation, but could be useful for future vineyard or winery development.

Irrigation & Frost Protection – All vineyards are serviced by drip irrigation. Due to elevation, no frost protection is been needed.

Creeks – The property is bordered on the west by Maple Creek and the east by Lost Creek.

Water Storage - There is also one (1) 10,800 gallon cement water tank utilized to store water for domestic purposes and for use with animals. The vineyards are irrigated via a drip irrigation system.

Lost Creek Vineyard Water (con't)



Upper/Irrigation
Pond



Lower Pond

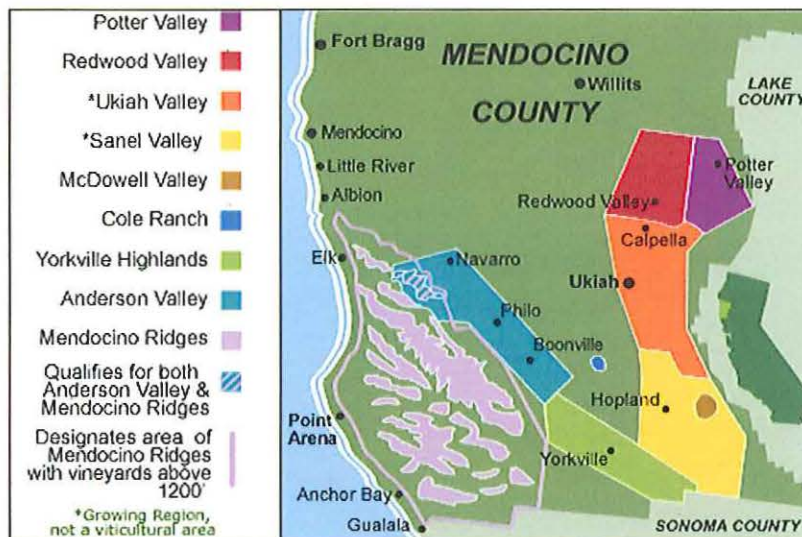


Possible Winery
Site

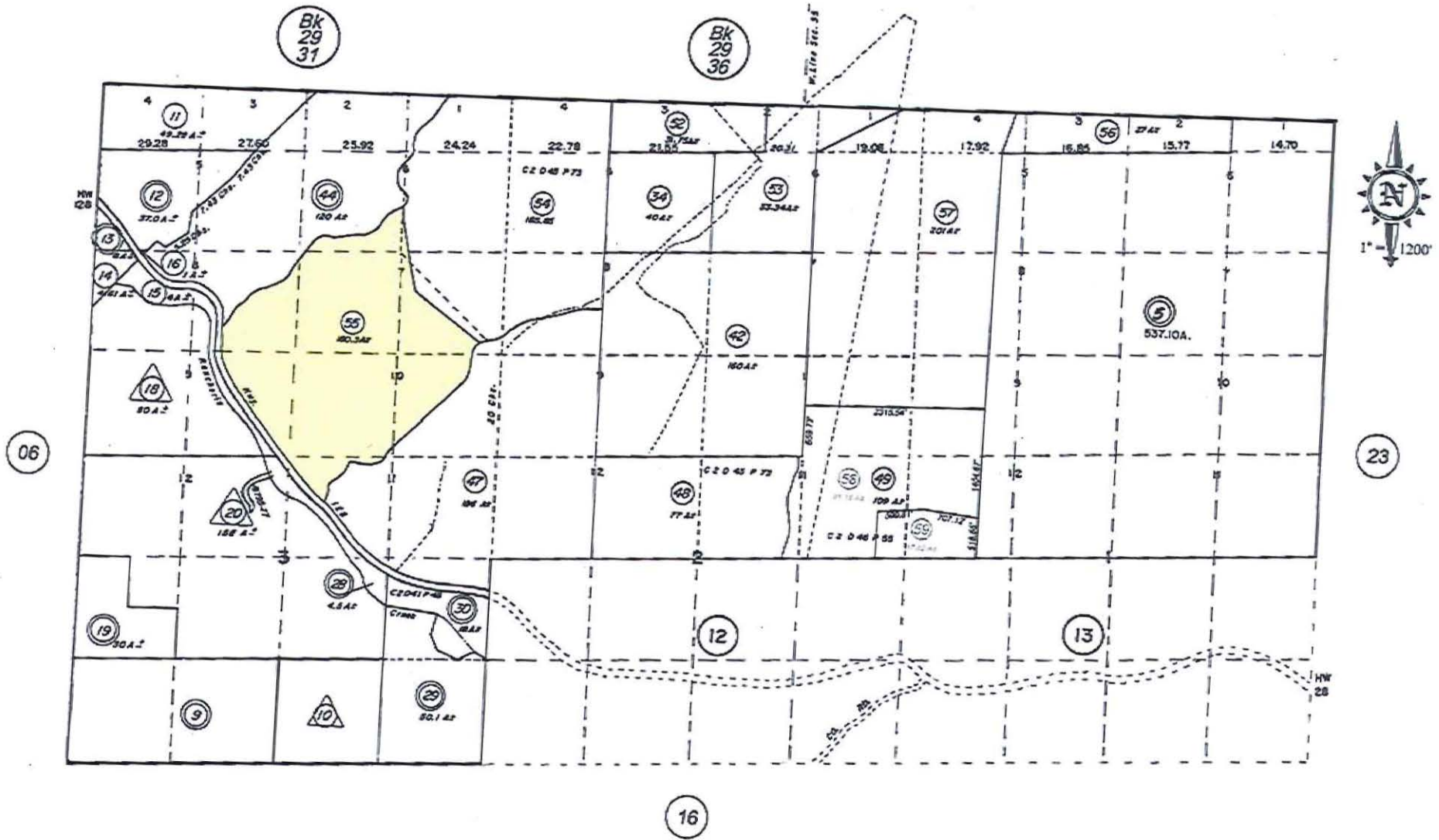
Lost Creek Vineyard Yorkville Highlands (AVA)



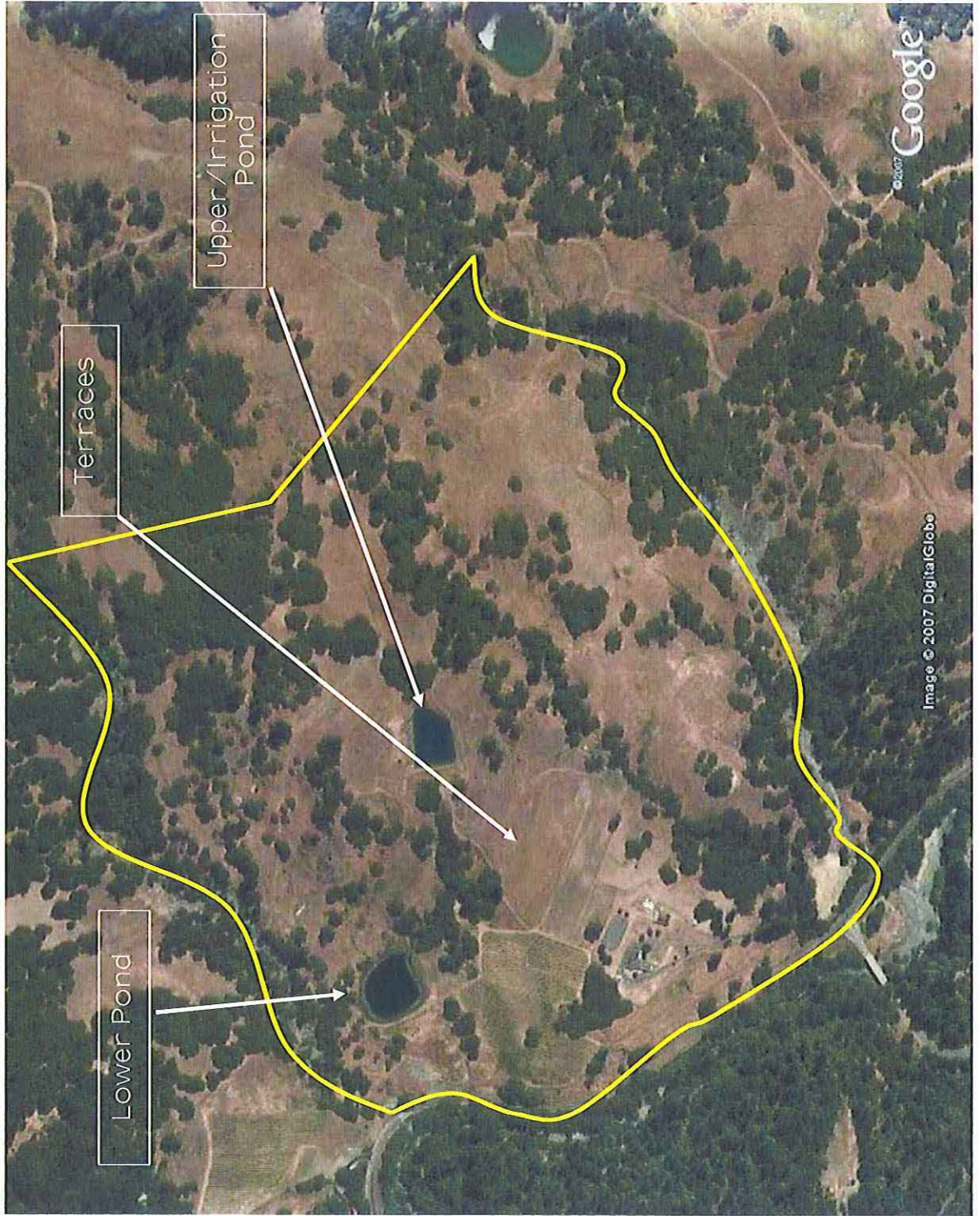
Flanking both sides of Route 128 connecting Sonoma's Alexander Valley with Mendocino's Anderson Valley are the vineyards that comprise the Yorkville Highlands appellation. An elevated, rugged coastal/interior winegrowing area located in southeastern Mendocino not far from the border of Sonoma County, the region was approved as an AVA in 1998, primarily because of its distinctive soils and temperatures relative to surrounding growing areas. Yorkville Highlands' rocky soils, with high-gravel content, differ from the loamy, clay soils common to neighboring appellations. These highly-porous soils allow for superior water drainage, forcing the roots of vines to dig deep for water. The result is low-vigor vines that yield concentrated fruit. Daytime temperatures here fall between those of hot Alexander Valley and cool Anderson Valley. However, at night Yorkville Highlands experiences greater cooling than either of these adjacent appellations.



Lost Creek Vineyard Parcel Map - apn 049-080-55-00



Lost Creek Vineyard Aerial View



Lost Creek Vineyard Vineyard Map



Lower Pond



Upper/Irrigation Pond

TERRACES

Block B

Block A

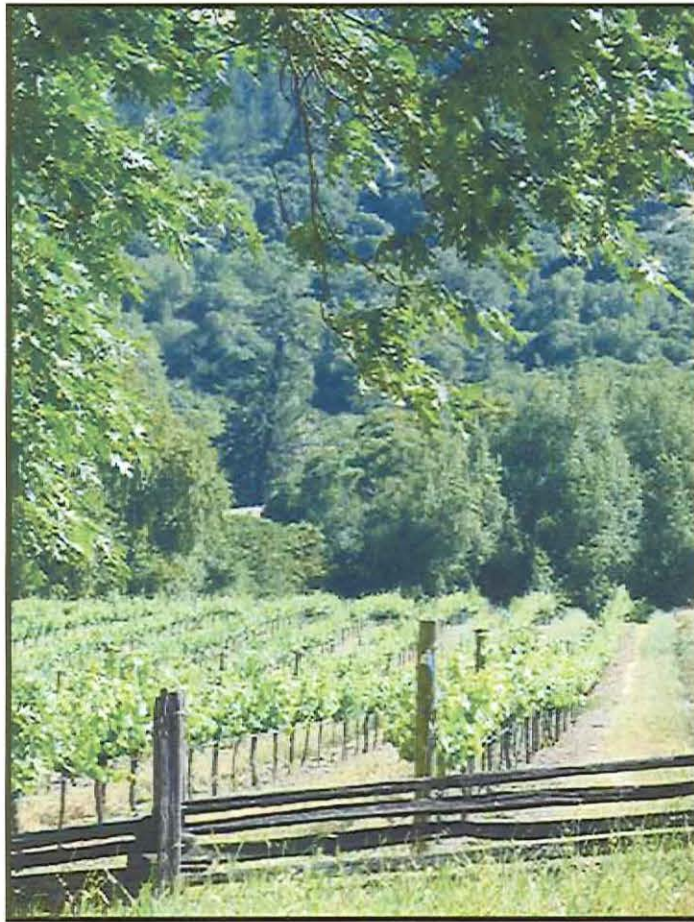


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Lost Creek Vineyard Area Information

Located approximately 100 miles north of San Francisco, Yorkville is a small, mainly agricultural community in Mendocino County. Historically known for timber, this area has towering redwoods as well as rolling hills. Highway 128 takes you through the valley toward the Pacific.





Over 30 years experience successfully representing buyers and sellers of vineyards, wineries, ranches & estates in Northern California wine country



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.

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