

POTTER VALLEY VINEYARD & RANCH

13700 Eel River Rd, Potter Valley

Offered at \$899,000



Luxe  Vineyards



LISTING DESCRIPTION

117+/- acres of pristine Potter Valley land comprised of a 15.75 +/- acre organic Sauvignon Blanc vineyard planted in 2007 with Potter district irrigation and a 7 acre-foot reservoir. The property also features roughly 50 +/- acres of irrigated pasture and 50 +/- acres of rangeland historically used to graze livestock and grow wild rice. Currently, both fields are open and ready for new use. Infrastructure on the site includes a 980 +/- sq foot single-family home presently used as a rental and a 3025 sq foot hay barn. This property is a productive agricultural site and a picturesque country paradise, ideal for various uses, including vineyards, livestock grazing, and other farming activities. The existing infrastructure supports residential and agricultural operations, making it a versatile and valuable investment.



PARCEL DETAILS

Parcel:

1. County: Mendocino
2. AVA: Potter Valley
3. APN: 173-150-09,10,11 | 173-130-20
4. Parcel Size: 116.99 + | - Gross Acres
5. Legal Lots: 3
6. Zoning: Ag & RL (Agriculture & Rangeland)
7. Flood Zone Determination: Out

Vineyard:

1. 2025 Grape Contract: Buyer To Sell At Their Discretion
2. Price Per Ton Paid The Last 3 Years: \$1,800
3. Who Bought The Grapes The Last 3 Years: Scout & Cellar
4. CCOF - California Certified Organic Farmers
(See page 6 for more info.)

Site Features:

1. 50 + | - Acre Pasture Field
2. 50 + | - Acres of Rangeland | Grazing Land
3. 3025 + | - Sq Foot Barn

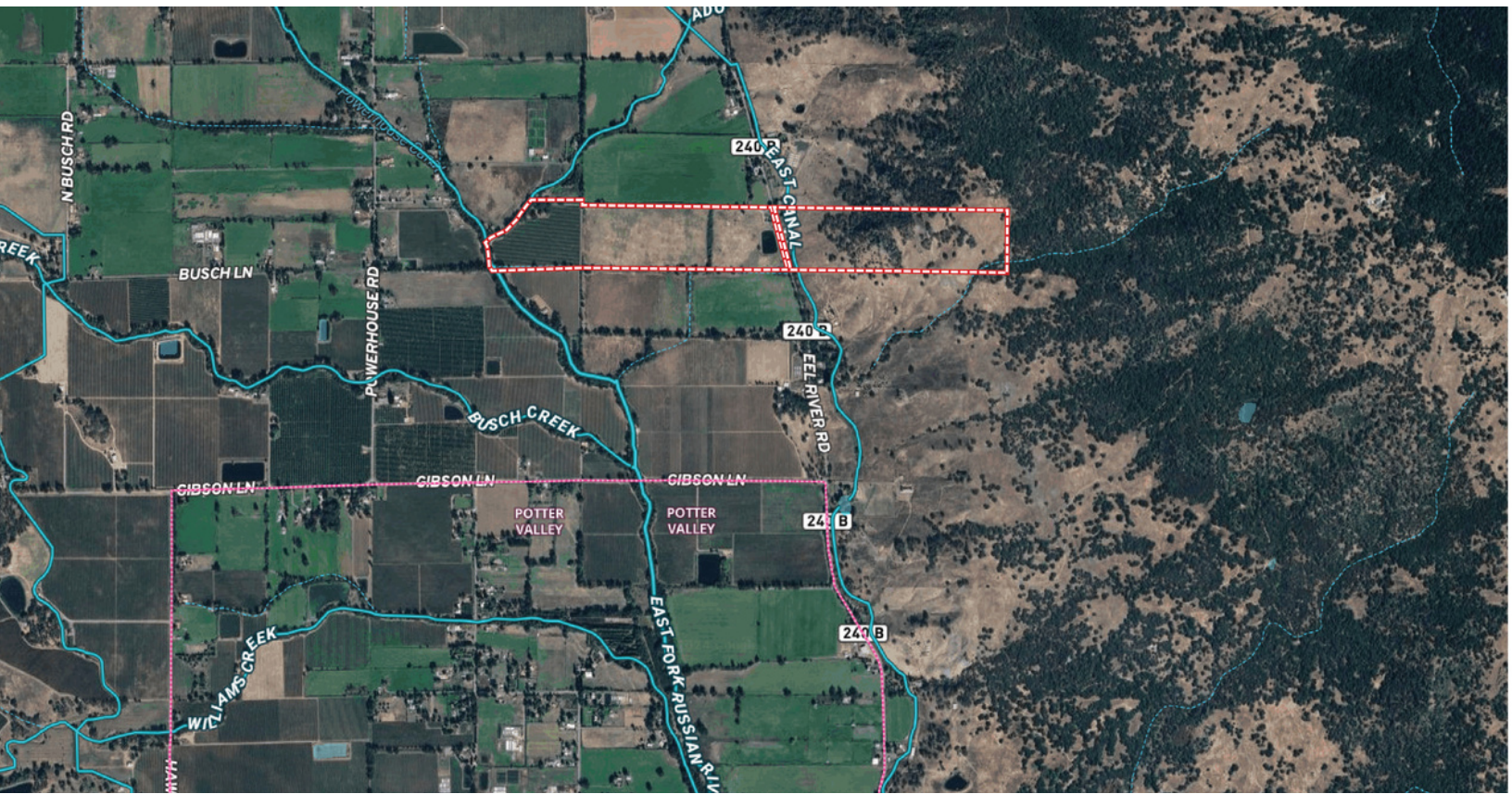
Irrigation:

1. Potter Valley Irrigation District
2. Reservoir 7 + | - Acre Feet
3. Risers In The Pasture 48 Feet Spaced

Residential Structure:

1. 980 + | - Sq Foot Home, 3 Bd, 1 Bath
2. Domestic Well
3. On Septic

PARCEL MAPS



Vineyard Detials							
Variety	Spacing	Trellising	Irrigation	Planted	Certification	Vines Per Acre	Acres
Sauvignon Blanc	8x12	GDC	Overhead	2007	CCOF	454	15.75



Historical Tonnage					
Year	2013	2014	2015	2016	2017
Tons	95.24	118.71	136	146	126.27
2018	2019	2020	2021	2022	2023
113.59	86	78.1	85.76	82.68	79.68





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