

BRACCIALINI CHANDLER RANCH

31501 Old Redwood Hwy, Cloverdale

Offered at \$1,750,000



Luxe  Vineyards



LISTING DESCRIPTION

Owner may carry this lucrative 18.5 +/- acre Cabernet Sauvignon and Zinfandel vineyard nestled in the rich soils of the upper end of Alexander Valley AVA. Historically, there have been excellent tonnages and grape sales. The property has roughly a 10% cap rate based on the 2024 harvest.

Further, boost the income by renting the 3/1 home at a market rent of roughly \$1,600 monthly. Not to mention reduced taxes from the Williamson Act contract. This vineyard is a prime investment with diverse possibilities, from continuing as a high-yield vineyard to developing into a prestigious winery or a private estate with an active vineyard. The combination of robust income potential, tax advantages, and scenic beauty makes this property rare in Alexander Valley AVA.



PARCEL DETAILS

Parcel:

1. 22.63 gross acres
2. APN 115-150-025
3. Parcel is under the Williamson Act
4. LIA, Land Intensive Agriculture
5. Not in the Flood Zone

Residential Structure:

1. 924 sq ft, wood frame, wood sided
2. Three bedrooms, one bath
3. Power, Phone, Propane
4. Domestic Well

Barn:

1. Single story barn, all wood frame, pier and post construction. 1,000 sq ft total

Vineyard:

1. 18.48 net acres total
2. 4.9 net acres of 2005 Zinfandel, 6x9, under contract to Seghesio
3. 13.58 net acres of Cabernet Sauvignon, 2007 to 2014, 5x10, 6x10, 6x9
4. Agricultural well, 80 feet deep,

Site Improvements;

1. Gravel Covered Entry Road
2. Partially fenced

Well:

1. "Highway well" 3 hp 3 phase 230 volt. Set on 72 1 ½" pvc drop pipe. Pump controlled by starter panel.
2. "Tank well" 3 hp 3 phase 230 volt, submersible pump. Pump controlled by starter panel.
3. Vineyard irrigation booster pump B1wps 5 hp 3 phase 230 volt.

Braccialini Chandler

31819 Redwood Hwy. North
Cloverdale, CA 95425

In Case of Emergency Call:

911

Cross Street:

North Redwood Hwy



REDWOOD EMPIRE VINEYARD MANAGEMENT

Braccialini Chandler Vineyard

2/18/2016

Block	Variety	Clone	Rootstock	Trellis	Planted	Grafted	Spacing	# Vines	Rows	Acres
1	Cab Sauv	7	039-16	Quad	2009		6x10	3782	52	5.21
2	Cab Sauv	7	039-16	T-Trellis	2007		6x9	528	12	0.65
3	Zinfandel	DuPrat	Borner	T-Trellis	2005		6x9	3923	69	4.9
4	Cab Sauv	7	039-16	Quad	2013		5x10	3380	52	3.9
5	Cab Sauv	7	039-16	Quad	2014		5x10	3380	52	3.9
Totals:								14993	237	18.48

VINEYARD YIELDS

2018				
	Chandler	Tons	Price per ton	Gross
	Zin	24.86	\$2,400.00	\$59,664.00
	Cab Sauv	111.18	\$3,100.00	\$344,658.00
	Totals	136.04		\$404,322.00
2019				
	Chandler	Tons	Price per ton	Gross
	Zin	23.02	\$2,400.00	\$55,248.00
	Cab Sauv	88.2	\$2,900.00	\$255,780.00
	Totals	111.22		\$311,028.00
2020				
	Chandler	Tons	Price per ton	Gross
	Zin	18.02	\$2,400.00	\$43,248.00
	Cab Sauv	89.11	\$2,900.00	\$258,419.00
	Totals	107.13		\$301,667.00
2021				
	Chandler	Tons	Price per ton	Gross
	Zin	13.12	\$2,400.00	\$31,488.00
	Cab Sauv	47.03	\$2,900.00	\$136,387.00
	Totals	60.15		\$167,875.00
2022				
	Chandler	Tons	Price per ton	Gross
	Zin	14.44	\$2,400.00	\$34,656.00
	Cab Sauv	46	\$2,900.00	\$133,400.00
	Totals	60.44		\$168,056.00
2023				
	Chandler	Tons	Price per ton	Gross
	Zin	15.85	\$2,400.00	\$38,040.00
	Cab Sauv	99	\$2,750.00	\$272,250.00
	Totals	114.85		\$310,290.00
2024				
	Chandler	Tons	Price per ton	Gross
	Zin	28.02	\$2,400.00	\$67,248.00
	Cab Sauv	100.35	\$2,750.00	\$275,962.50
	Totals	114.85		\$343,210.50

PROFIT & LOSS

2023 - Chandler's P&L						
Income		Acreage	Tons/Acre	Tons	Price per Ton	Total
	Zindandel	4.9	3.23	15.85	\$2,400.00	\$38,040.00
	Cab Sauv	13.66	7.24	99	\$2,750.00	\$272,250.00
	Total	18.56		114.85	Gross Income	\$310,290.00
Expenses	Description	Cost	Notes			
	Labor	94,497.18	Includes harvest and pesticide application			
	Pesticide Supplies	8,166.50	Grow West is our advisor and supplier			
	Insurance	6,182.50	Includes crop insurance and Umbrella Policy Insurance			
	Utilities	1,636.22	Electricity for irrigation. Most months of the year are around \$10. Bill in summer months is around \$400 to \$500 while irrigating			
	Fuel	773.36	Diesel for equipment			
	Total Operating Expenses	111,255.76				
	Gross Income	\$310,290.00				
	Operating Cost	(\$111,255.76)				
	Net Income	\$199,034.24				

2024 Operation Expenses Chandlers

REVM	\$95,811.67				
Lopez & Sons	\$47,950.00				
Rebotarro Equipment	\$2,037.87				
Misc.					
Total:	\$145,799.54				
		Harvest			Total
		Cab Sauv	100.35	tons	\$275,963
		Zin	28.02	tons	\$67,248
				Total Income	\$343,211
				Less Expenses	
				Farming	\$145,799.54
				Utilities	\$2,160.00
				Vineyard Insurance	\$6,291.00
				Property Tax (est.)	\$11,394.00
				Total:	\$165,644.54
				Net Profit	\$177,566



Luxe Vineyards



Tom Larson
Founder & CEO
707-433-8000
tom@luxeplaces.com
DRE 01057428



Paul Walia
REALTOR/Partner
707-540-3766
paul@luxeplaces.com
DRE 02056131

LuxeVineyards.com

LUXE PLACES
INTERNATIONAL REALTY

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