



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Cole Ranch Appellation

150 +/- acres, Ukiah, CA

Mendocino County



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688
707-455-4444 Office | 707-455-0455 Fax | californiaoutdoorproperties.com
DRE# 01838294





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Introduction

Own an entire appellation – America's Smallest Appellation and all under one single ownership. Cole Ranch Appellation, the tiniest viticulture appellation in the country produces unique wine from the curious microclimate and high elevation. Great wine is mysterious and unpredictable. One can understand a lot about it, yet it can evolve and become more complex with time. How does wine express a sense of place, subject to minute differences in terroir? If you have ever romanticized about owning a vineyard, this offering is for you. The 150 acre Cole Ranch Appellation has 55 acres planted in Pinot Noir, Cabernet Sauvignon, Merlot, and Riesling vines and is located in Mendocino County. Just 20 minutes from Hopland, one hour to Santa Rosa, and 2 hours to San Francisco, this property is ideally located and provides the right level of privacy with access to major metropolitan areas.



Location

Cole Ranch Appellation is set in Mendocino County, home to some of the most beautiful Pacific coastline in the state. Journey out of Cole Ranch Appellation 16 miles to the town of Hopland, 40 miles to the Pacific Ocean, 63 miles to Santa Rosa, or 117 miles to San Francisco. Ukiah Municipal Airport is 8 miles away from the property. Charles M Schulz Airport in Santa Rosa is 57 miles away and the San Francisco International Airport is 129 miles from the property. The closest school is 4 miles away from the property. From the north, take US-101 South, head southwest on CA-253. From the south, head northeast on CA-253 toward US-101 North.



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Highlights

- Once in a lifetime opportunity to purchase an entire appellation
- Fantastic building site on knoll overlooking vineyards
- Vineyard manager home on property
- 55 acres of vineyard planted
 - * 7 acres of Merlot
 - * 10.2 acres of Pinot Noir
 - * 11.5 acres of Riesling
 - * 26.5 acres of Cabernet Sauvignon
- Approximately 130 tons of grapes sold to nearby wineries
- Abundance of water
 - * Natural spring water
 - * 20 GPM well, as provided by the owner
 - * Water rights to adjacent reservoir
- Private septic system
- Overhead electric
- Propane available in the area





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Size and Zoning

This 150 acre ranch consists of one parcel:

APN#	Acres	Zoning
046-290-65-00	150	AG

This property is governed by the Mendocino County Zoning Ordinance. An excerpt from the zoning ordinance is provided below. Please refer to the Mendocino County Zoning Ordinance for a complete description.

AG – Agricultural

Premises devoted to the cultivation for sale of agricultural products grown in regular or scattered patterns: such as vines, field, forage, and other plant crops intended to provide food or fibers.

Current Property Taxes: \$19,633





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Vineyard History

The American Viticultural Area (AVA), designation by the federal government to highlight wine areas of special significance are typically 1000 acres or larger. The Russian River Valley encompasses some 127,000 acres. Napa Valley's Mount Veeder is 15,000 acres. At one-quarter square mile, Cole Ranch is by far the smallest appellation in the country. The Cole Ranch Appellation was carved out by former owner, John Cole in May 1983. John felt the soils and elevation of this piece of oak studded land was special and had lots of potential. Cole thought the idea of planting vineyards would be quite romantic. The views are charming from every angle, looking off to the Hopland Hills and Russian River Valley to the east, and the Anderson Valley and Pacific Ocean to the west. Here, the climate and soils have converged into a microclimate suited to a variety of grapes. Cole planted the varieties he liked to drink and made wine for his personal consumption. He sold most of the fruit to neighboring wineries.

Today, some of the oldest vines on the ranch are Riesling. When planted in the right climate and soil, Riesling has the wonderful capacity to reflect the characteristics of a particular place better than most grapes. The wines stemming from these grapes rival Alsatian wines and are highly sought after fruit. Approximately, 130 tons of Cabernet Sauvignon, Merlot, Pinot Noir, and Riesling fruit are sold to neighboring wineries annually.





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

About Ukiah



Ukiah is the county seat and largest city of Mendocino County. With its accessible location, along the US Route 101 corridor, Ukiah serves as the city center for Mendocino County and much of neighboring Lake County. The population was 16,075 at the 2010 census. Ukiah is home to over 20 wineries, the first certified organic brew pub, seat of the first county in America to ban GMO's, site of the sale of the first retail solar voltaic panel in the U.S., one of the first museums dedicated to the work of a female artist, Ukiah Native, painter Grace Hudson, and Vichy Springs – the only warm and carbonated mineral baths in North America. The south end of Ukiah is home to the City of 10,000 Buddhas. This Buddhist monastery, training facility, university, and prayer and meditation center occupies the site of a former state hospital built in the 1930s. Adventure seekers can river raft, hike, hunt, bike, off-road, kayak, swim, or fish in the nearby lake and recreational areas.



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

About Mendocino County



Mendocino County is a county located on the north coast of California. As of the 2010 census, the population was 87,841. The county seat is Ukiah. The county is noted for its distinctive Pacific Ocean coastline, its location along the coast, Redwood forests, wine production, and microbrews. The notable historic and recreational attraction of the Skunk Train connects Fort Bragg with Willits via a steam locomotive engine. Mendocino County was one of the original counties of California, created in 1850 at the time of statehood.

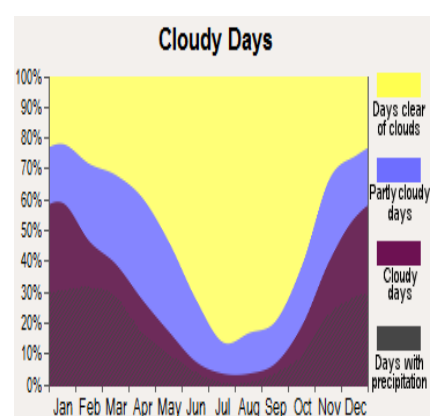
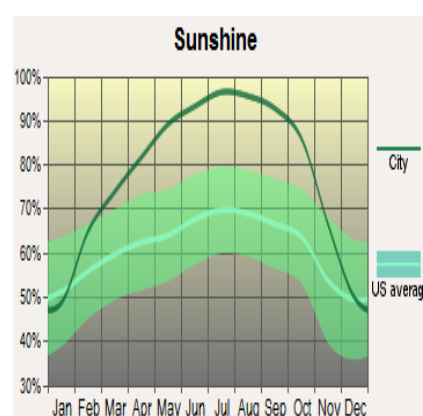
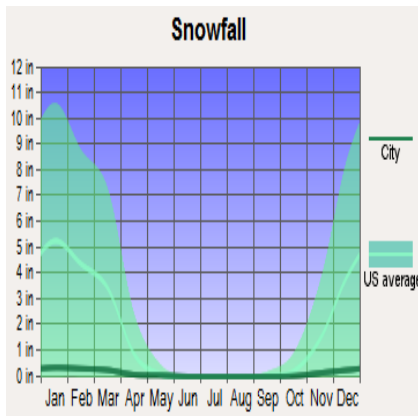
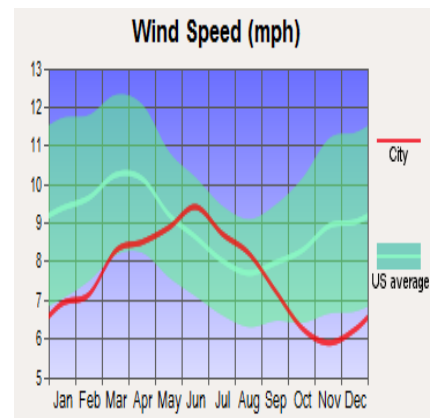
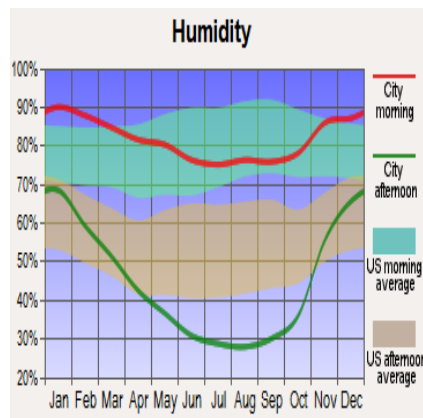
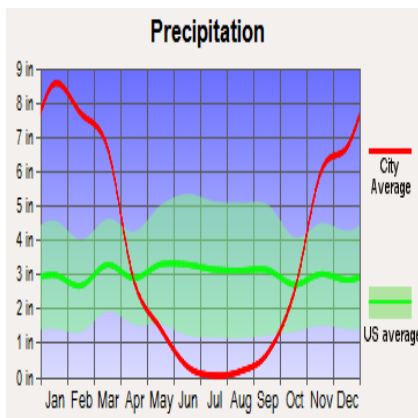
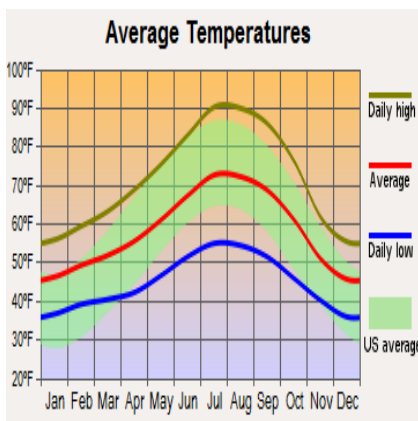


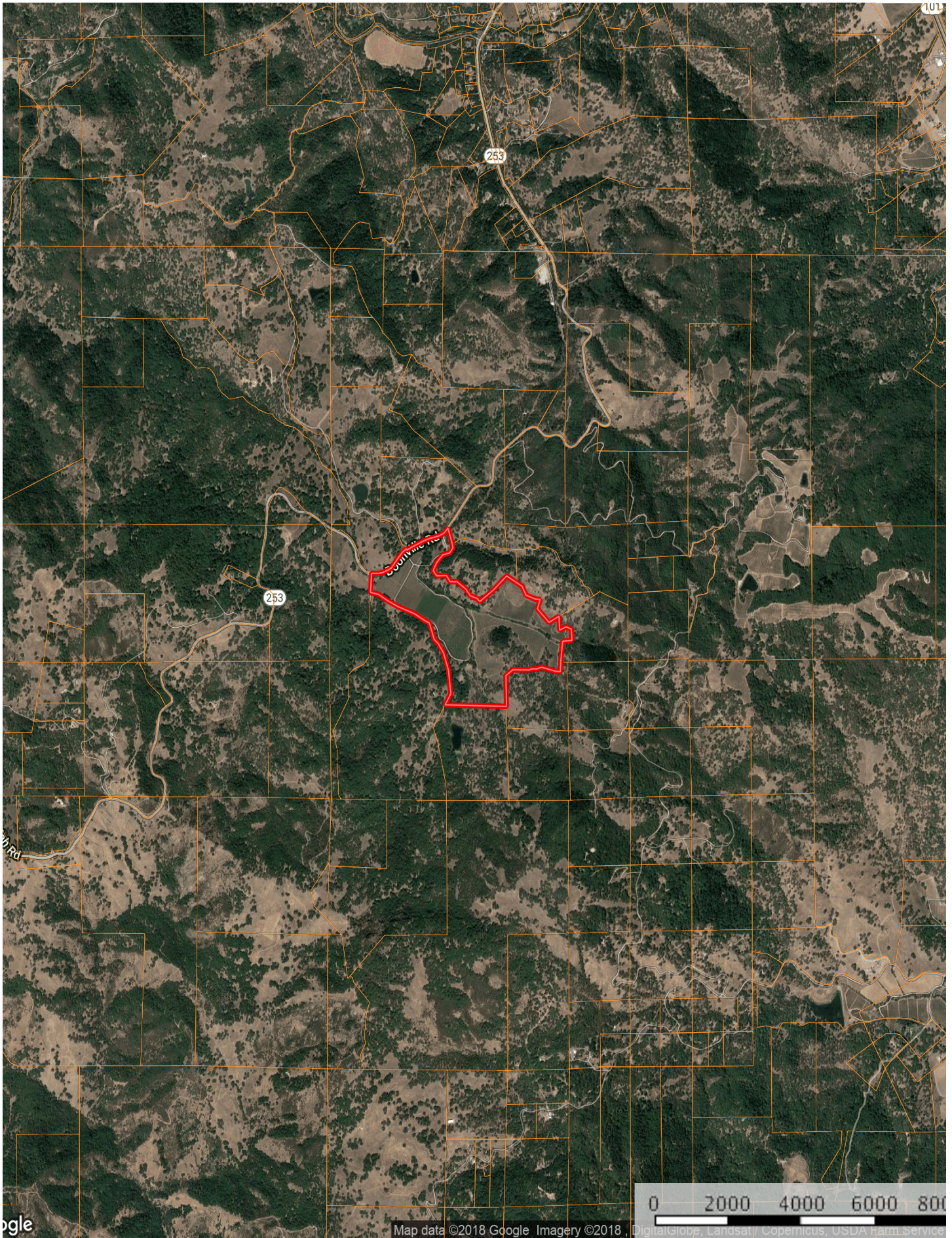


California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Weather





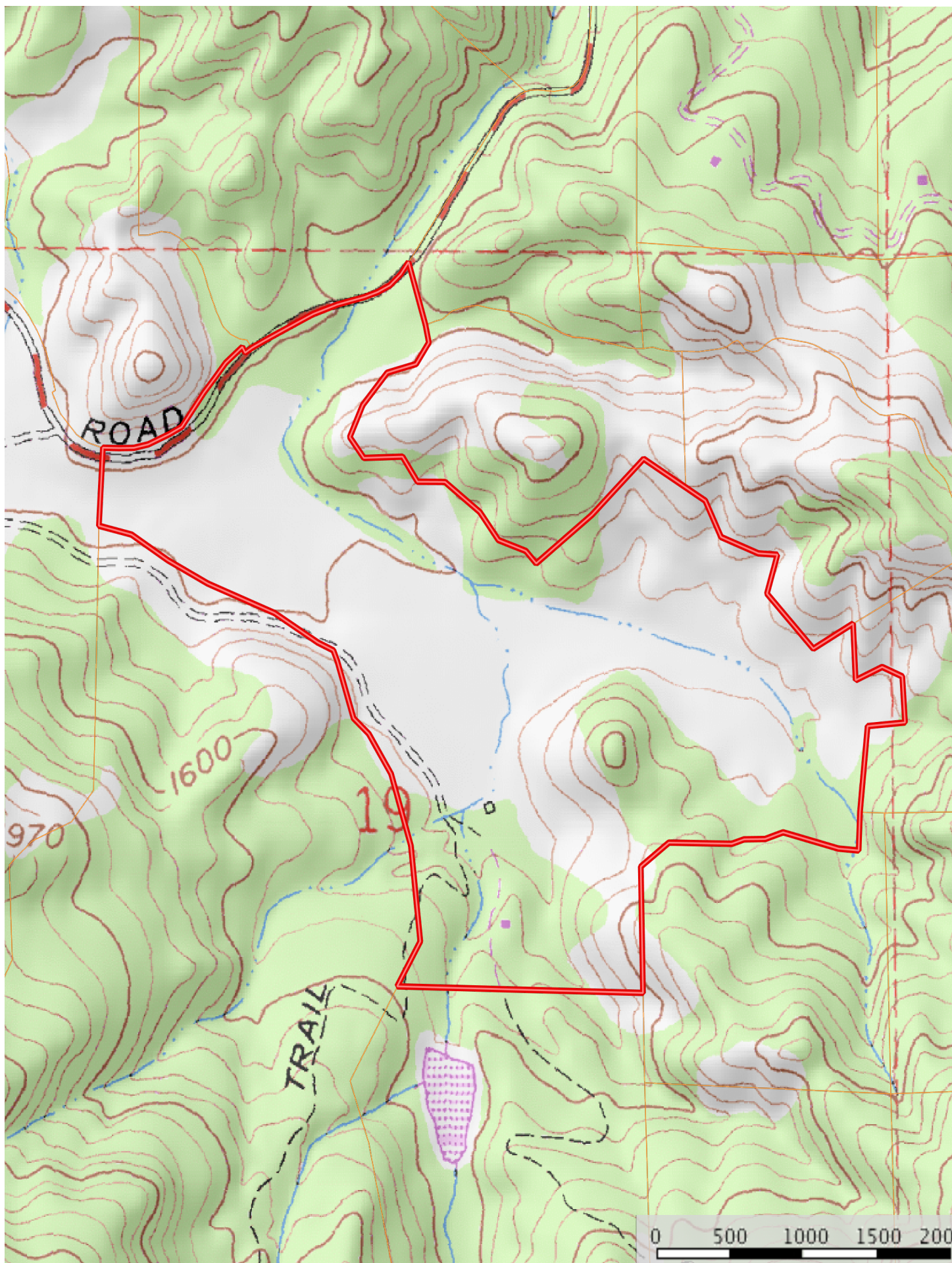
253

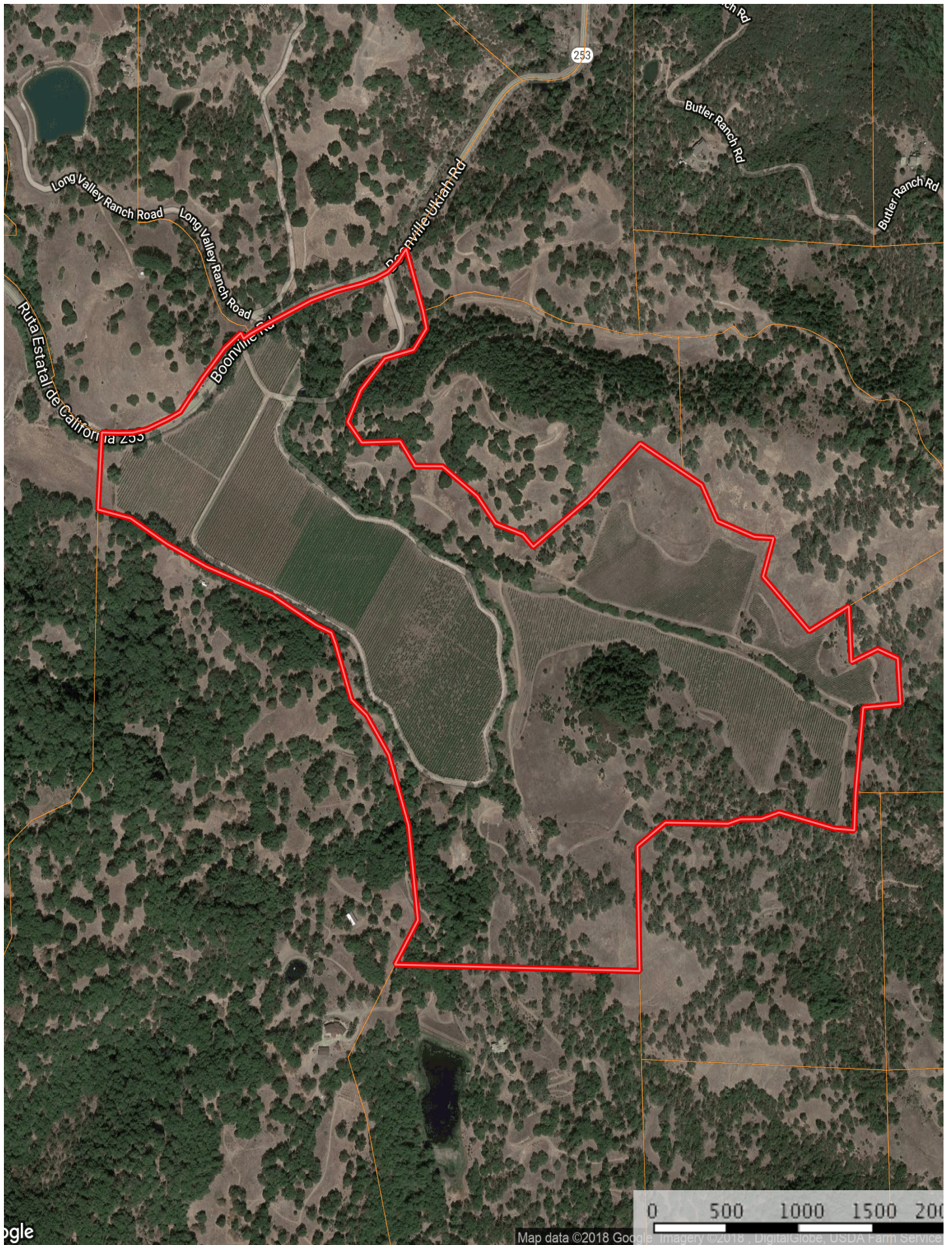
253

0 2000 4000 6000 8000

Map data ©2018 Google Imagery ©2018 DigitalGlobe, Landsat/ Copernicus, USDA Farm Service

ogle







California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

