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Purewal Vineyard

131.40 ± Acres | Yolo County, CA



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DRE# 01838294



Introduction



The turnkey Purewal Vineyard is located in Yolo County about 30 minutes southwest of Sacramento and about five miles southwest of Clarksburg. The property consists of 131.40 total acres with 128 acres currently planted in wine grapes. The remaining 3.4 acres are used for a house, barn, and equipment. The wine grapes on this property are Chardonnay and Riesling, with 64 acres of each variety. In the last few years, the vineyard yielded an average of eight tons per acre. Purewal Vineyard also holds a two-year contract with Gallo Winery for 576 contracted tons per variety.

Appellation: Clarksburg AVA

County: Yolo

APN: 043-310-006

Planted: Wine grapes

Varieties: Chardonnay and Reisling

Type Irrigation: Drip System

Drainage: Reclamation District No. 999

Water: Ditch

Taxes (2022): \$27,454; Williamson Act; Ag Preserve

Average Rainfall: 17 inches

Highlights

131.40-acres

Vineyard:

- 128-acres of planted wine grapes
- Chardonnay and Reisling grapes
- 64 acres of each variety
- 10' x 7' spacing on rows and vines
- Eight ton average yield per acre
- Two year contract for providing grapes to Gallo Winery
- Per the Gallo contract: 576 contracted tons per variety

Water:

- Irrigation water is obtained from Reclamation District No. 999
- Pumped via a 40 HP pump
- Reclamation District No. 999: responsible for maintaining levees, drainage to the district, and providing irrigation water to parcel

Improvements:

- Two story 2,500 SF duplex home
- Currently being rented for additional income by two tenants
- Total of 6 bedrooms, 2 bathrooms; 3 beds/1 bath in each unit
- Barn
- Small shed
- Some Vineyard Equipment is included in the sale:
 - Two Vinestar Harvesters
 - American Harvester
 - AMI Harvester
 - Harvester
 - 2018 YTO Tractor
 - 2017 New Holland Tractor
 - 2012 Kubota Tractor
 - Gondola Sprayer (4)
 - Duster (2)
 - Sprayer

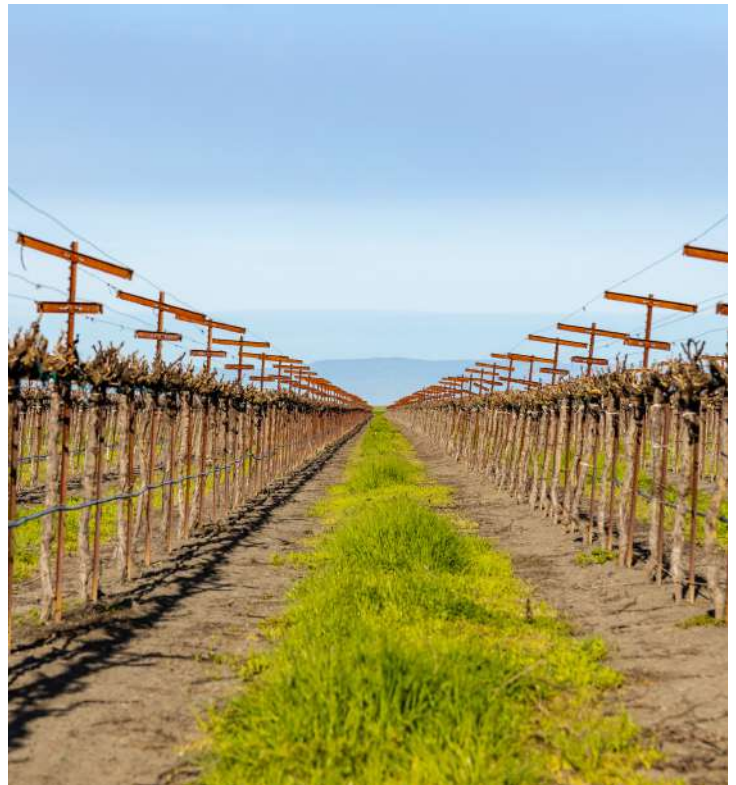


Vineyard

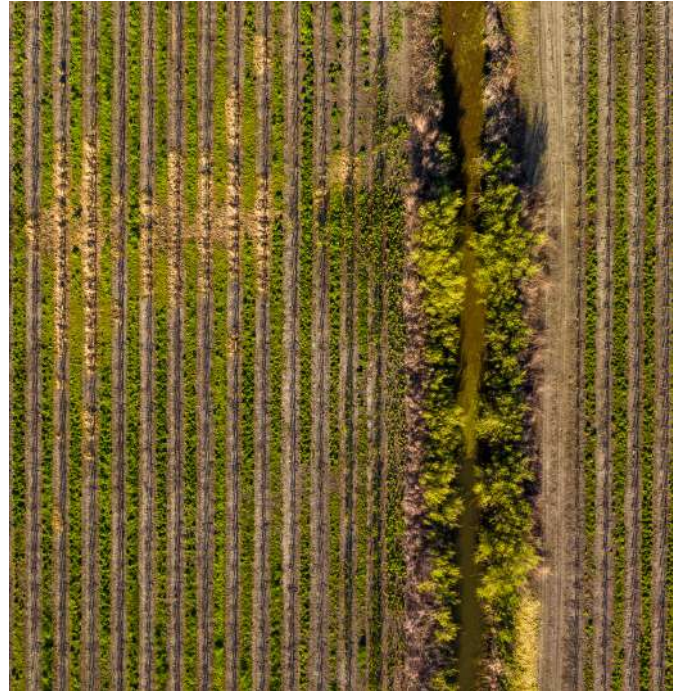


The vineyard, located in Clarksburg AVA, was planted in 2013. It produces Chardonnay and Riesling grapes. There is 10' x 7' spacing on rows and vines with a two-wire vertical trellis system with 12" two-wire cross arms. In the last few years, the vineyard has produced an average yield of eight tons per acre. For crop insurance, the current annual cost is \$5,200.

Purewal Vineyard also has a two-year contract with Gallo Winery. Gallo contracts 576 tons per variety. Chardonnay grape rootstock is 023-S04 and Riesling grape rootstock is 093-S04 per contract.



Water & Irrigation



Irrigation water is obtained from the ditch on the property. The water is pumped via a 40 HP pump that supplies water for the irrigation drip system. The pump is 230 / 460 volts with an RPM of 1,780. There is a filtration system and drainage.

Reclamation District No. 999 is responsible for levee protection, providing drainage to the district, and providing irrigation water to the parcel. An acreage assessment contributes to Reclamation District No. 999 funding.

Water costs (approximate):

- \$4,800/year for water costs
- \$1,800/year for flood insurance
- \$17,000/year electrical costs
 - March to October - \$2,800/month
 - November to February - \$400/month



Soil

Map Unit Symbol	Acres in AOI	Classification
Ob	68.5	3w / 4w
Sc1	62.39	3w / 4w



Ob—Omni silty clay

Map Unit Setting

National map unit symbol: hdwl

Elevation: -10 to 70 feet

Mean annual precipitation: 17 inches

Mean annual air temperature: 57 degrees F

Frost-free period: 280 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Omni and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Omni

Setting

Landform: Basin floors

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed silty and clayey alluvium

Typical profile

H1 - 0 to 12 inches: silty clay

H2 - 12 to 42 inches: silty clay

H3 - 42 to 60 inches: stratified clay loam to silty clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: NoneRare

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Gypsum, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: R017XY901CA - Clayey Basin Group

Hydric soil rating: Yes

Sc1—Sacramento clay, 0 to 2 percent slopes, dry, MLRA 16

Map Unit Setting

National map unit symbol: 2wgt7

Elevation: 0 to 80 feet

Mean annual precipitation: 15 to 23 inches

Mean annual air temperature: 61 to 62 degrees F

Frost-free period: 250 to 300 days

Farmland classification: Prime farmland if irrigated and drained

Map Unit Composition

Sacramento and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sacramento

Setting

Landform: Basin floors

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Clayey alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Apg - 0 to 7 inches: clay

Ag1 - 7 to 16 inches: silty clay

Ag2 - 16 to 31 inches: clay

Ag3 - 31 to 38 inches: clay

Ag4 - 38 to 53 inches: clay

Cg1 - 53 to 60 inches: clay

Cg2 - 60 to 69 inches: silty clay

Cg3 - 69 to 77 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low (0.04 to 0.06 in/hr)

Depth to water table: About 0 to 35 inches

Frequency of flooding: Rare

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 3 percent

Gypsum, maximum content: 1 percent

Maximum salinity: Nonsaline to slightly saline (0.2 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0

Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: R017XY901CA - Clayey Basin Group

Hydric soil rating: Yes



Size & Zoning

The Purewal Vineyards consists of one parcel totaling 131.40 acres. The property is zoned AN (Agriculture Intensive) and is in the Williamson Act.

APN	ACRES	Zoning	WILLIAMSON ACT (Y/N)	TAXES (2022)
043-310-006	131.40	AN	Y	\$27,454
TOTAL	131.40 acres			\$27,454



“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

Location



About Clarksburg:

Clarksburg is located on the Sacramento River in Yolo County. According to the US Census, in 2020 the population in Clarksburg was 366. The most common industries in Clarksburg is agriculture, forestry, fishing, & hunting.

Nearby airports: *Domestic airports:* Stockton Metropolitan Airport (54 miles), Chico Municipal Airport (107 miles).

International airports: Sacramento International Airport (24 miles), Oakland International Airport (91 miles), San Francisco International Airport (110 miles).

About Yolo County:

Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population is 216,403 as of the 2020 United States Census.



Improvements



The 2,500 square foot duplex house has a total of 6 bedrooms and 2 bathrooms; 3 bedrooms and 1 bath in each unit. The house is currently rented out to two tenants. There is also a hired caretaker for the property.

Improvements Cont'd



Additional improvements include a barn and a shed. The barn is currently used for storage, maintenance, and equipment repair.



Equipment included

Item	Description	Year Mfg.	Mfg.	Model	Comments
1	Vine Star Harvester	2008	Vine Star	1000	
2	Vine Star Harvester	2004	Vine Star	1000	Parts only, non-working
3	American Harvester	1993	Up-right Harvester	-	
4	AMI Harvester	2000	AIM	GH2000	
5	Tractor	2017	New Holland	T4.95F	
6	Tractor	2018	YTO	X-1254	Nearly brand new- only 70 hrs of use
7	Tractor	2012	Kubota	M5700	
8	Sprayer	-	Aerofan	-	
9	Duster	-	Aerofan	-	
10	Duster	-	Aerofan	-	
11	Gondola	2012	Vine Star	G12029	
12	Gondola	2013	Vine Star	G12022	
13	Gondola	2014	Up-right Harvester	HG4020	
14	Gondola	2014	Up-right Harvester	HG4020	



Vinestar Harvester



2000 AIM Harvester GH2000



Harvester



Harvester

Equipment included



Pictured on the left:
2017 New Holland Tractor

Middle: Air-o-Fan Sprayer

Far right:
2012 Kubota Tractor

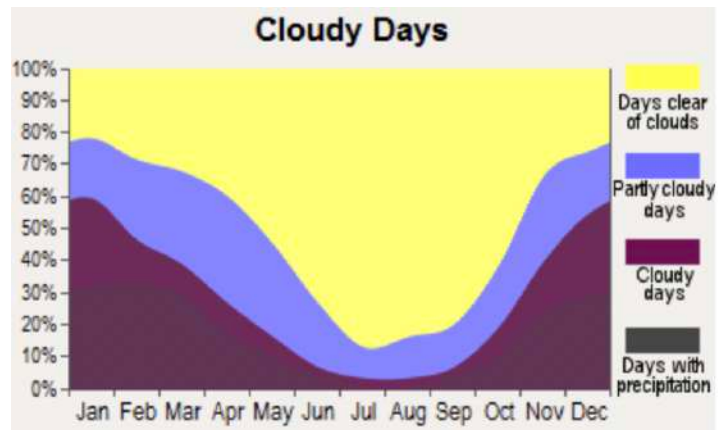
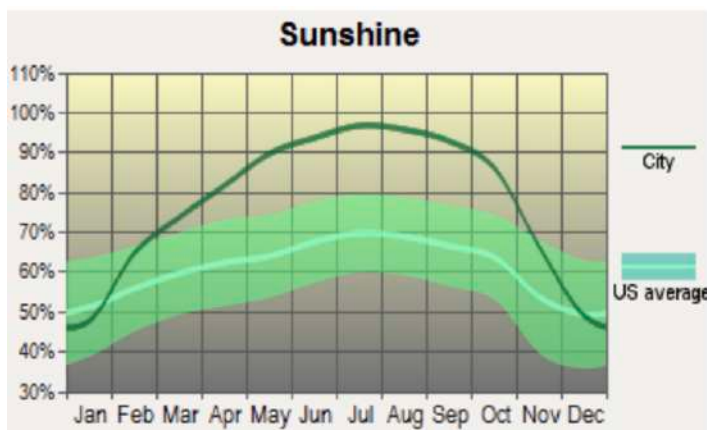
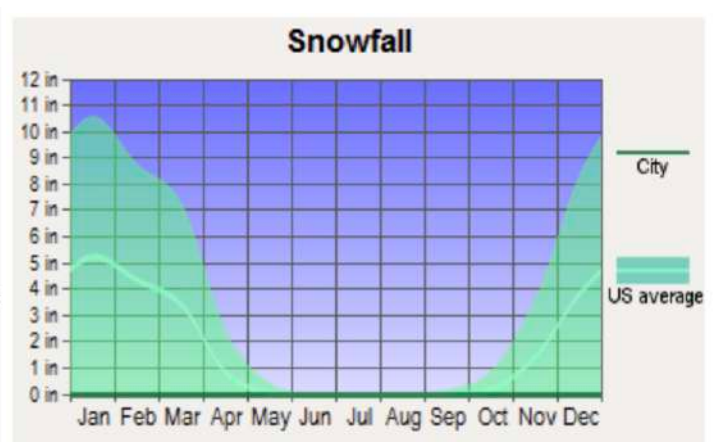
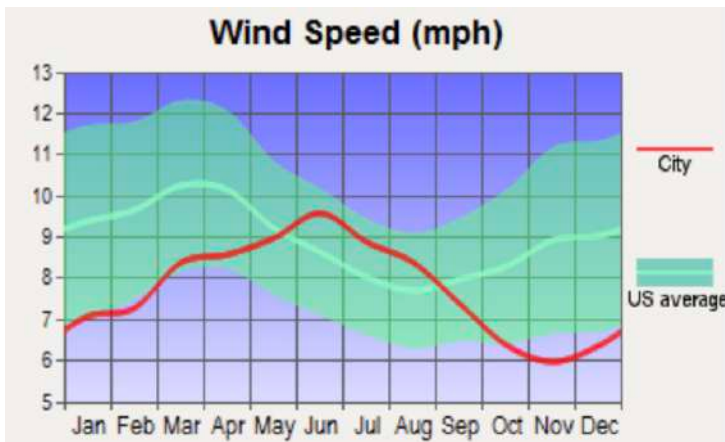
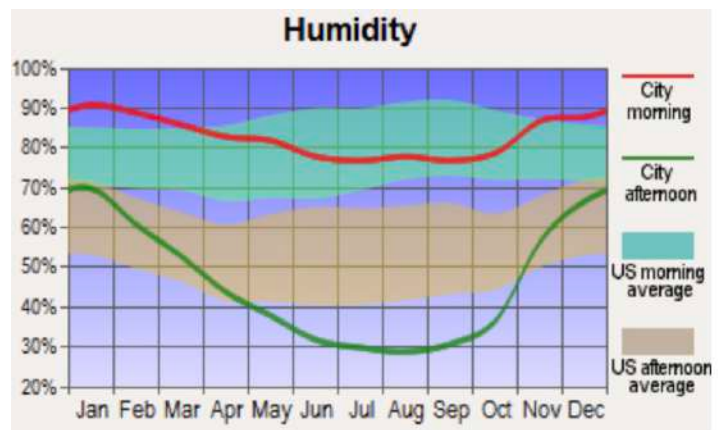
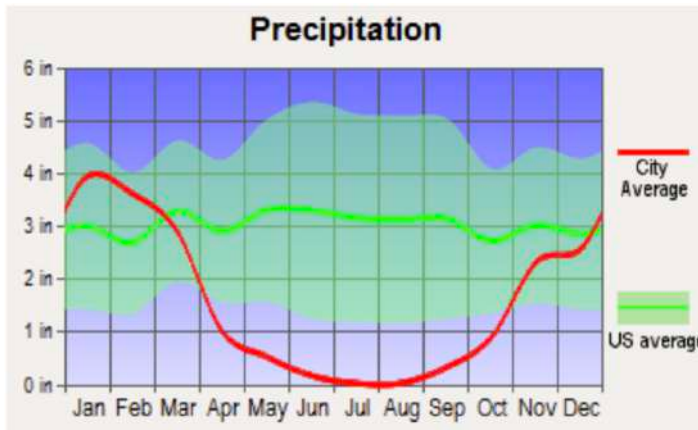
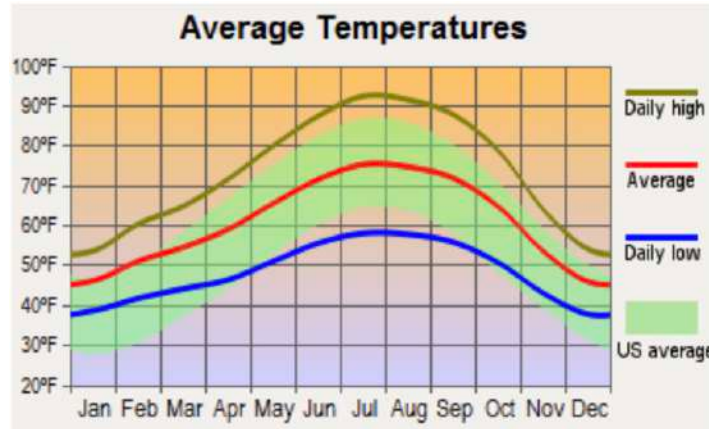


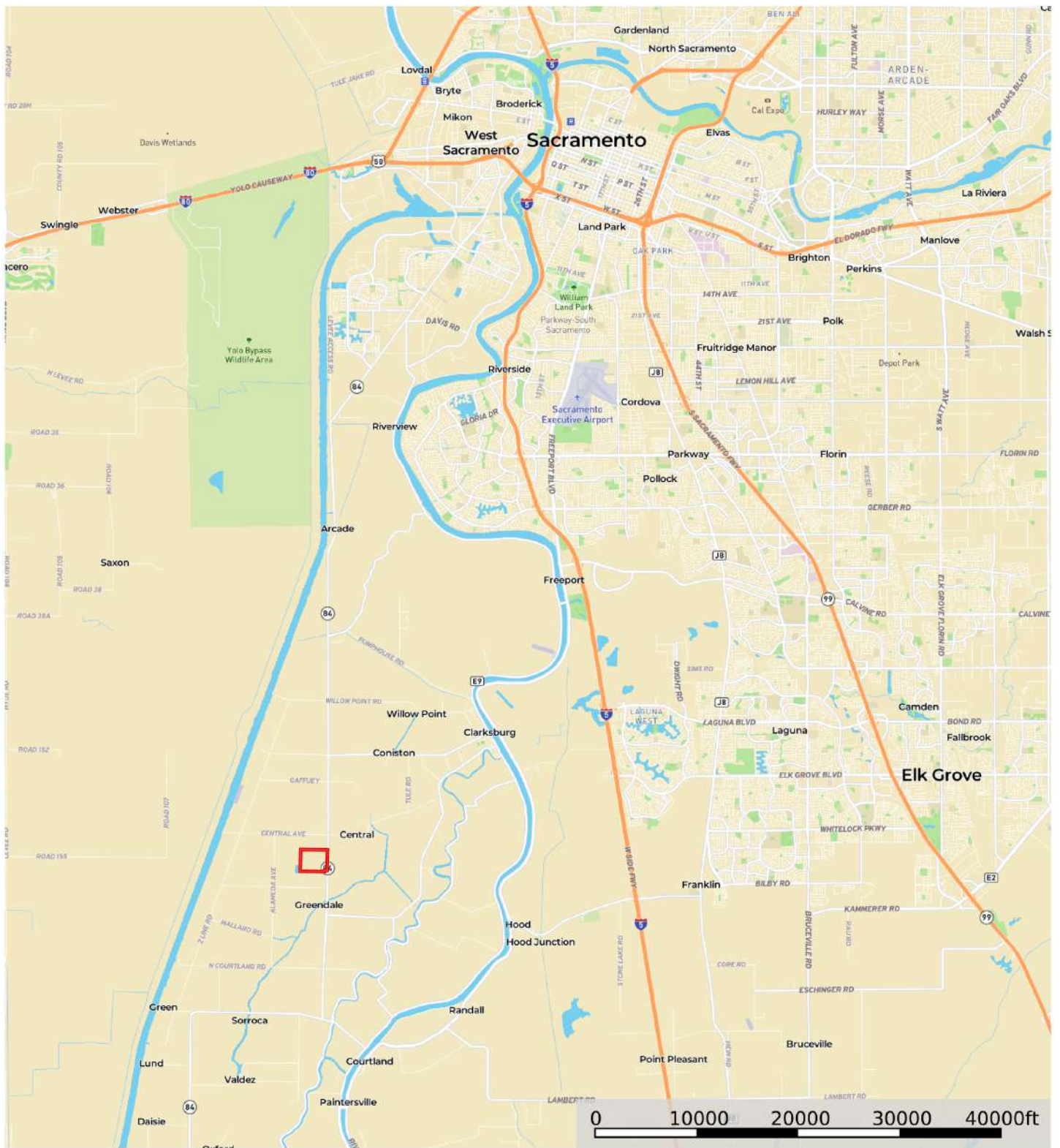
2018 YTO X-1254 tractor



All 3 pictured are sprayers; the
left blue one is Electro and the
other 2 are Air-O-Fan

Weather



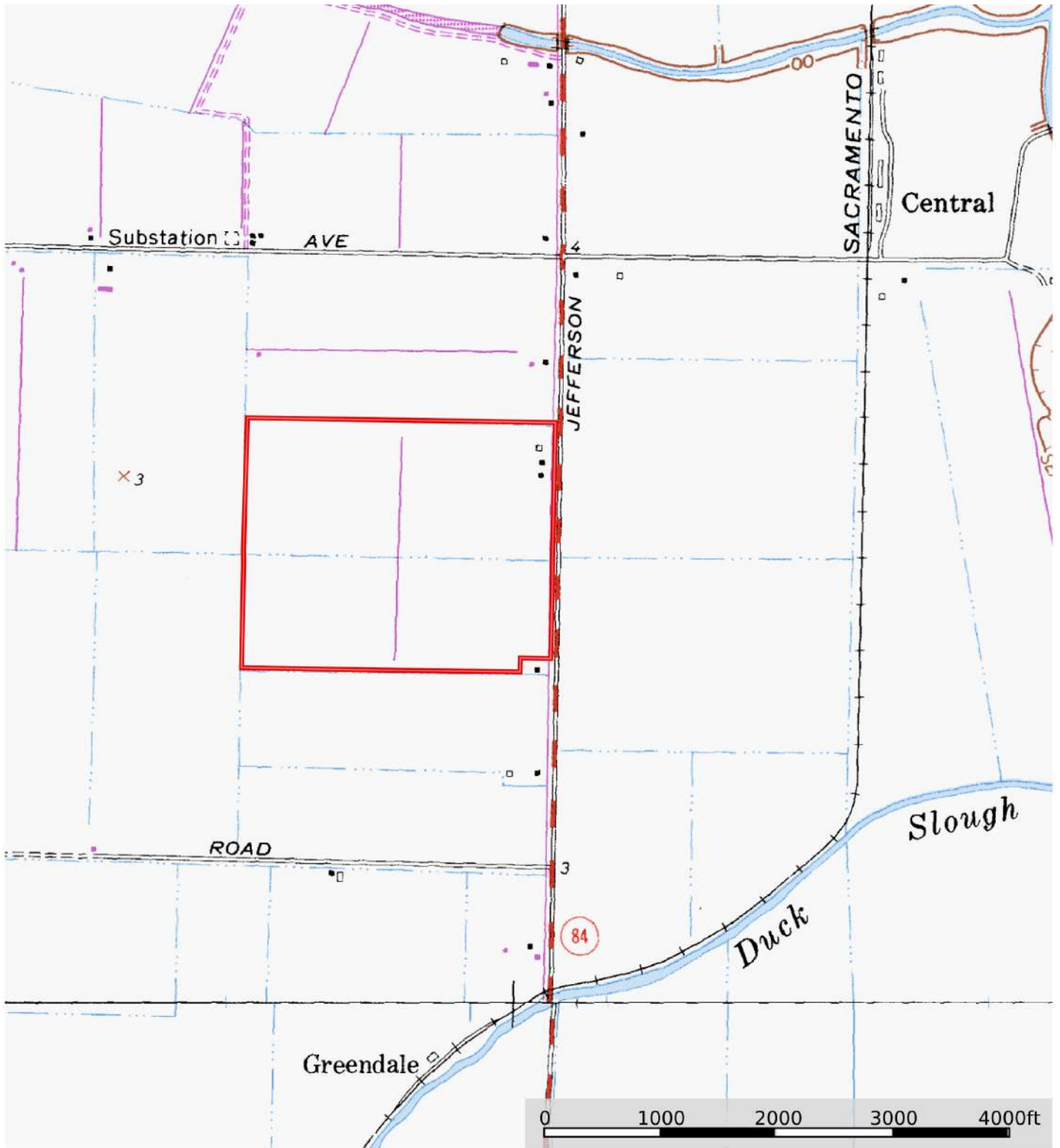


 Boundary





 Boundary



 Boundary



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