

ALGER VINEYARDS

31636 Forward Road, Manton, CA 96059



LOCATION

Manton is a small town of roughly 350 population located approximately 35 miles east of the county seat of Red Bluff (population 14,000) in Tehama County, California. The town sits at an elevation of approximately 2,000 ft. in the foothills of the Cascade Range, not far from Lassen Volcanic National Park, with more than 500,000 Park visitors each year. With a warm-summer Mediterranean climate (abbreviated 'Csb' on climate maps), Manton is home to Manton Valley AVA.

Manton Valley AVA consists of roughly 10,000 acres in Tehama and Shasta counties, with several vineyards in Tehama County and approximately 200 acres under cultivation in both counties. Established in 2014, the AVA's average annual rainfall is 36.38 inches and during the growing season is 10.82 inches. Annual average high temperature is 69.5 degrees and average growing season high temperature is 79.9 degrees. Average low temperature is 44.1 degrees and average growing season low temperature is 50.1 degrees.



SITE OVERVIEW

Located at roughly 2,600 ft. elevation, Alger Vineyard slopes downward from east to west, providing spacious views of the Manton Valley and long hours of afternoon sunlight. Encompassing nearly 52 acres of extremely deep Rocklin Tuff volcanic sandy loams, the vineyard is home to 32 acres of productive and award-winning USDA and CCOF Certified Organic land and vines. Warm days, cool nights, and plenty of water from the aquifer below Mt. Lassen in the Battle Creek watershed make the property perfectly suited to the production of its award-winning wines.

In addition to the manicured vineyard and rock walls bounded by lavender and cherry and apple trees, you will find an inviting home and tasting room reminiscent of an Italian or Spanish estate. With 4 bedrooms, 2 and ½ baths, a formal dining room, and large country kitchen, the 2,900 sq. ft. west-facing home built in 2004 is poised near the top of the property to take advantage of views looking over the vineyard, gravel driveway, the large stocked pond with picnic areas, and the adjacent farms and forest lands.

A breezeway and spacious adjacent patio designed for wine-tasting visitors lead to the 3-car garage with tasting room above and a storage cooler for approximately 1,200 cases of wine below. As you leave the vineyard surrounded by 8' high deer fencing you will notice an additional 2-bedroom, 1 bath foreman's or caretaker's cottage near the entrance gates, approximately 1/2 mile from the main house and tasting room. In addition to the vineyard and improvements, the site includes acres of native oaks and pines, complemented by flowering shrubs, thousands of daffodils, lupines, and other wildflowers and ornamental plants. This is a

unique property that reflects the retiring owners' years of fastidious care and dedication to the site.



VINEYARD

Of the 32 acres of plantings, there are approximately 14 acres of Petite Sirah planted in the early 1970s from UC Davis clones. Another 12 acres is devoted to Syrah, most of which was planted in 1992. There are another 6 acres made up of at least 10 other varietals, including Cabernet Sauvignon, Malbec, Pinot Gris, Viognier, Merlot, Orange Muscat, Zinfandel, Syrah Noir, Mourvedre, Grenache, and Touriga. Another 3 acres of soil has been cover-cropped for more than three years and is ready to be planted to vines, possibly hops, or something else of a new owner's choice.

Alger Vineyards has in the past had long term contracts with well-known Napa and Sonoma wineries and is currently producing bulk wine that is sold through a wine broker. Typically, 80% of the harvest is sold and 20% retained for Alger Vineyard's own award-winning winemaking off-site.



WATER

Deeded senior irrigation rights of 22 miner's inches from Crooker Harris ditch, and an agricultural well together supply mountain spring water to the vineyard through 24 acres of overhead watering and 8 acres of drip watering, including a European Flapper frost control system. The agricultural pump can provide over 80 gallons per minute, which is pumped out of the stocked pond that holds approximately 6 acre-feet of water, and is then distributed to the vineyard.



WINE TASTING ROOM

Above the garage, the wine tasting room encompasses 1,014 sq. ft. of open space with a wine bar with a copper top, tables and chairs, and views over the vineyard and beyond. It has a propane fireplace for ambience and central heating and air. There are three sinks with hot and cold water and a refrigerator. Downstairs is a public bathroom with adjacent storage.

In addition to the wine tasting room, across the gravel motor court is an embankment that makes a natural site for a wine cave, and adjacent to it is an approximate 5,000 square foot site that has been cleared and graded for a future winery building and crush pad. Separate electrical service has already been established and water lines stubbed in. A water treatment system for up to 25,000 cases of wine has already been approved by Tehama County.

ZONING AND LICENSING

The vineyard and homes are located in an R1-A-MH-B:435 planning zone (single family residential-special animal raising combining-special mobile home combining-special building site combining-10-acre minimum district) and the property has a Use Permit for both the wine tasting room and a winery.

In addition, Alger Vineyards has: 1) a bonded winery license; 2) bonded public tasting room license; 3) USDA Organic Certification; 4) CCOF Organic Certification; and 5) CCOF International Organic Certification.

ADDITIONAL USES

Alger Vineyards currently earns income from both Bulk Wine purchases by other wineries handled through a wine broker, and from operating the on-site Tasting Room. The Tasting Room is open on Saturdays and Sundays from 12 to 5 p.m., includes monthly meal events, and is also occasionally booked for special events such as weddings or picnics. A new owner may choose to expand the hours of operation, especially in the summer months, when Lassen Volcanic National Park and Manton draw visitors from all over the U.S. and abroad.

Tehama County has also been encouraging agro-tourism businesses in agricultural areas, including farm visits, farm-stays, glamping, farm-to-table dining, educational seminars, and B&B type experiences. A pad has been built to house a winery on-site, as an alternative to trucking grapes to other locations for processing. Other than wine, another potential hospitality use of the property that could be investigated further would be to grow hops on the property, install a micro-brewery, and have a beer garden by the pond for the warmer summer months, as an alternative to wine-tasting alone. Apple and pear orchards also do well in the Manton soils and climate, and processing fruit for eating, making cider, or distilling spirits are additional options for the three plus acres that are open and ready for planting.

Alger Vineyards already has a successful history as an award-winning grape growing and wine making enterprise, as a beautiful location for country living, and as a potential destination for a variety of additional enterprises attractive to Northern California tourists and Wine Club members. A new owner will have a variety of options for future enjoyment and profit.

For more information, or to discuss possible uses in addition to the vineyard, please contact Scott Soder at California Outdoor Properties (530) 727-7572, or Nikki Rodriguez at Coldwell Banker (530) 921-6540.