



3563 Feliz Creek Rd, Hopland

Offering Memorandum
Price \$5,600,000



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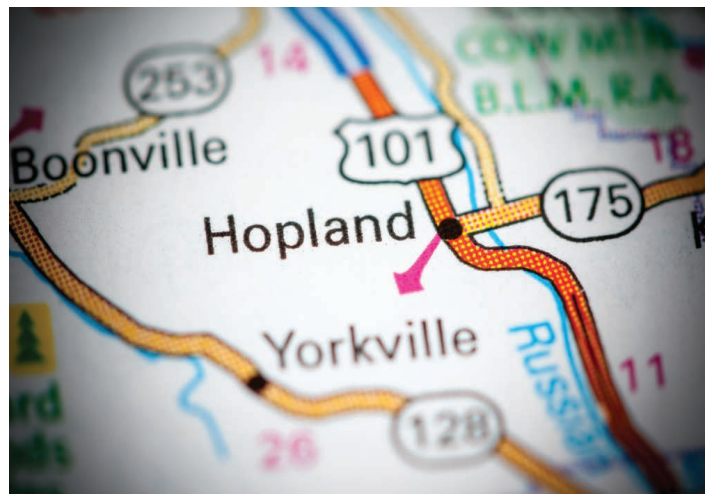
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Property Overview

Location	3563 Feliz Creek Rd, Hopland, CA 95449
Tax	Williamson Act
APN	047-080-23-01 047-080-27 047-080-22-01 047-050-31-01 047-080-11-01
Parcel Size	296.96 +/- acres
Main House	Beds 3 Bath 2.5 3,908 +/- sqft 760 +/- sqft covered portico 20 x 44 ft. inground pool
Other Structures	See page 7
Water	See page 8
Vineyard	38 +/- acres planted to Cabernet Sauvignon
Grape Contract	Buyer can sell fruit at their discretion
Utilities	64 panels for a 14.0 KW Photovoltaic solar PG&E 25 KVA Generator
Other	Rental income 3,650 per month Septics
Price	\$5,600,000

Relive the west at Rancho Feliz Vineyards in southern Mendocino County's eclectic town of Hopland, CA. Rancho Feliz is located in a beautiful valley just minutes west of Highway 101 and 20 minutes north of the Sonoma County line. The 296 acre 4 parcel holding is comprised of 38+/- acres of productive Cabernet Sauvignon vineyards, a 3,908+/- square foot Montana style custom residence, a professional 1.4+/- acre



lighted roping area, two additional homes, fenced pastures and livestock/equestrian facilities. In an uncertain world, Rancho Feliz represents a private retreat and a step back into rich western traditions of farming and ranching.

As you approach the main residence, completed in 2006, key features include an impressive 760 square foot covered portico drive-thru entry. As the front door opens, your eyes can't help but glance at the vaulted ceilings, open truss design, and stone wall fireplace. The kitchen is a whole other level of dining experience with Sub Zero refrigerator, Viking island cook-top, double sink and walk-in pantry. The master suite features vaulted ceilings with access to the pool area and a 48 square foot walk-in steam shower. Attached to the house is a private 632 square foot indoor/outdoor bar and grill with vaulted ceilings, automated screen in option, and outdoor shower. The custom in-ground pool is in a private creek setting surrounded by beautiful landscaping and native trees. The infrastructure is complemented by a 64 panel solar system, with annual power generation averaging 25 megawatts of power, as well as a back-up generator - in case the power was to ever go out.

The opportunity to escape from the grind of the business of living and immerse yourself in the beautiful Northern California country awaits you. The off-stream 18-acre foot reservoir is teeming with large-mouth bass and provides vital water to the premier cabernet vines. Around the ranch, you will find looped ATV roads leading above the valley where the beautiful vistas abound. Wildlife enthusiasts will find black-tail deer hunting, wild boar, and California valley quail.

Key features of the ranch's infrastructure include two guest homes, numerous horse barns/hay barns, and hanger building. The centerpiece is a 435 x 145 square foot lighted roping arena with lead up alley and automated chute - all under irrigation for dust suppression. All of the design and details of the ranch were a labor of love by the current owner and is rarely found in today's fast-paced world.



Ranch Structures

2nd Unit: 3565 Feliz Creek Rd, Hopland
3 Beds 2 Baths | 1,800 SF | Tenant Occupied | Rent: \$1,850 Month

3rd Unit: 3557 Feliz Creek Rd, Hopland
2 Bed + 2 Bonus, 2 Baths | 1,800 SF | Tenant Occupied | Rent: \$1,800 Month

Roping Arena: 435 Ft x 145 Ft
Covered Chutes and Catch Pens | Fully Lighted | Leadup Alley

Arena Ag Building: 2-Story Arena Overlook - Timer Shack | 20 Ft x 20 Ft

Horse Barn: 60 Ft x 30 Ft

Pole Barn : 65 Ft x 70 Ft

Planting Barn: 50 Ft x 50 Ft - Vineyard Use

Quansit Hut: 45 Ft x 25 Ft - Vineyard Use

Hanger Building: 25 Ft X 45 Ft - Vineyard Use



Water Systems

Three Ground Water Wells

Each well has a pump that takes the water to the water storage tanks

Each pump has a timer to schedule the diversion as needed

18 Acre Foot Irrigation Pond

Two - 10,000 Gallon Water Storage Tanks

Gravity Fed by Spring located at South Edge of Parcel No. 047-088-28

Winter Diversion Pump for Small Irrigation Permit to Divert Water from the Creek to the Pond | 3- Phase Transfer Pump

Water License - Issue Date: June 26, 1952 | For Irrigation use of 33 acres total
Diversion Period - June 15th to October 15th

Small Irrigation Water License - 20 Acre Feet

Winter Diversion to Storage Pond | December 15th to March 31st







Block	Variety	Clone	Rootstock	Planted	Spacing	# Vines	Rows	Acres
A	Cabernet Sauvignon	7	110R	2001	7x8	9,770	62	12.56
B	Cabernet Sauvignon	7	1103P	2017	6x8, 5x8	10,265	69	10.57
C	Cabernet Sauvignon	7	110R	2001	5x8	3,346	52	3.07
D	Cabernet Sauvignon	8	1103P	2016	6x8	6,362	60	6.96
E	Cabernet Sauvignon	8	1103P	2016	6x8	4,317	91	4.8
Totals:						24290	334	37.96

The trellises are all: modified vertical shoot positioned with 12” crossbar at top and 6” crossbar at the bottom.

The average vineyard yield historically has been 4-5 tons per acre planted.



Amenity List

Front Entrance:

Solid 8 Ft. Naughty Alder Front Door. Full length glass windows on both sides
12 Ft. Ceilings | Black Walnut Wood Floors
Ralph Lauren – Arrowood Faux Suede Paint
Motion Detectors on Low Profile Lighting when you enter the house

Living Room:

Vaulted Ceiling with Cedar Wood, Open Trusses, Black Powder Coated Braces
Ceiling Fan, Sconces Real Wood Fireplace with Stucco Stone Wall / Hearth
Stucco Stone wrapped Columns
Window Boxes | Drawers for Wood Storage
Custom Built Entertainment Center with pull out CD Storage.
Small work desk and mail sorting storage
Sliding Glass Door | Large Bay Windows
Carpeting inset in Black Walnut Wood Borders
Heater/ Air Conditioning Control for Western Side of the House
Central Vacuum Connection

Kitchen Wet Bar:

Black Walnut Wood Floors | U-Line Wine Cooler
Ice Maker | Instant Hot Water | Central Vacuum Connection
Copper Sink | Green Granite Counters w/ Black Granite & Bar seating

6 x 12 Ft. Pantry

Full Size Upright Freezer | Drop-Down Attic Access Ladder
Renai Instant Hot Water

Heater and Central Heat & Air for the western side of house is in the attic

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Kitchen:

Black Walnut Wood Floors | Naughty Alder Custom Cabinetry

Moroccan Red Faux Leather Paint above cabinets | Green Granite Counters

Double Kitchen Sink w/ Garbage Disposal | Kitchen-Aid Trash Compactor

Six Burner Propane Viking Island Stove w/ drop down Venting

Bosch Dishwasher | Sub-Zero “All Refrigerator”

Monogram Self Cleaning Oven | GE Microwave | Under Cabinet Lighting

Ceiling Fan w/ up or down Lighting | Under Cabinet - Central Vacuum Kick Plate

Screen Porch & Entertainment Bar:

Black Granite Bar | Open Trusses | Cedar Ceiling and Wall | Two Ceiling Fans

Built-in Cabinetry | Double Monogram Refrigerator Drawers Under Counter

Fisher & Paykel Dishwasher Drawer Under Counter

Ralph Lauren Bellagio Faux Wall Paint

23 Ft. Top Down Retractable Executive Screen

Side entrances have Disappearing Screen Doors | ½ Bath

Master Bedroom:

Vaulted Ceiling | Carpeted Floor | Central Vacuum Connection

Sliding Glass Door to back porch

Ralph Laren Tuscan Beigh Linen Look Glaze Faux Paint

Ceiling Fan with Sleep Setting and Remote Control

Master Bathroom:

Dual Walk-in Closets, Vanities and separate toilets | Drop down Attic Access Ladder

Renai Instant Hot Water Heater and Central Heat & Air in the attic

One Under Cabinet Central Vacuum Kick Plate | Tile Floors

8 x 6 Ft. Steam Shower with tile relaxing bench

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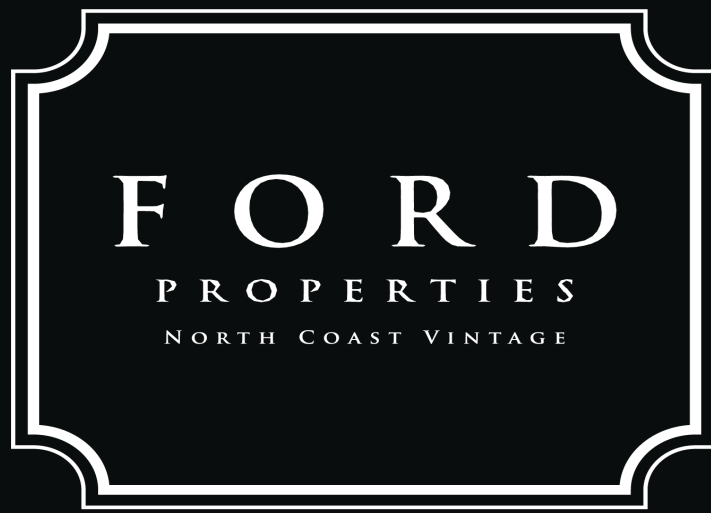
3.5 x 5 Ft. Standard Shower

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Tony Ford

Founder

DRE 01406167

Vineyard , Winery & Estates

Cellular: 707.391.5950

tony@norcalvineyards.com

13500 U.S 101, Hopland

109 Mill St, Healdsburg

404 Mendocino Ave, Santa Rosa

1300 1st St #462, Napa

norcalvineyards.com

COMPASS

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