

FOR SALE

SAN LORENZO VINEYARD

304.6 Net Acres* - Bitterwater Road, King City



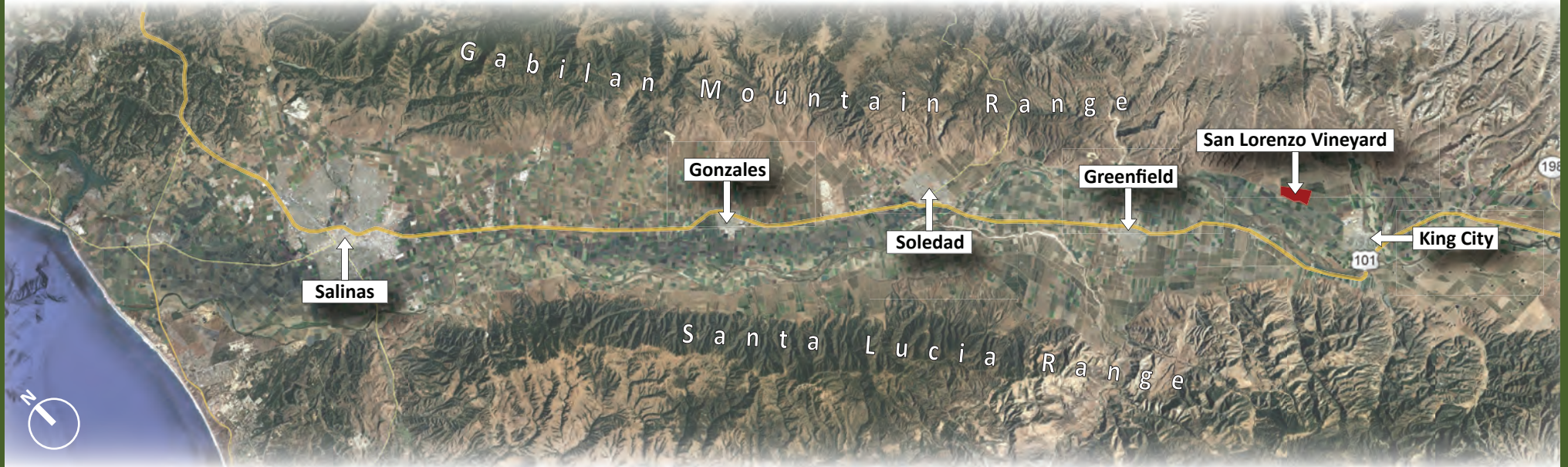
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Location: Located 50+/- miles south of the Monterey Bay on the east side of the Salinas Valley is the San Lorenzo Vineyard--a 356-acre* ranch set on an upper bench overlooking the agricultural farmland of the Salinas Valley.

The vineyard fronts along the east side of Metz Road between the communities of King City and Greenfield, and borders irrigated row crops and vineyards.



Monterey AVA: The San Lorenzo Vineyard is part of the Monterey AVA--the largest AVA in the county which runs the length of the Salinas Valley.

Due to its size, this is a diverse AVA that ranges from a cool coastal climate near the Monterey Bay to warm inland temperatures at the south end of the county.

As this vineyard is at the mid-to-south end of the valley, there is a warm climate that is still influenced by morning fog and onshore winds that limit summer afternoon temperatures.

These temperatures support a variety of grapes, from Chardonnay to Bordeaux and Rhone-style varieties.

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APN: Monterey County APN 245-051-038

Zoning: Farmlands (F/40)

***Acres:** Gross acreage: 382.0
Usable farm acreage: 356.0
Net vine acreage: 304.6

Access: Access is provided by a right-of-way to Bitterwater Road. While the property adjoins Metz Road, a bank separates the road frontage from the vineyard.

Soils: The soils on this vineyard are from the Rincon and Garey Series, which are well-drained soils that are well suited for grapes.

Soil Name	Slope	Class (Irrigated)	Approx. % of Ranch
Garey sandy loam (GbC)	0 to 9%	2	33.6%
Rincon clay loam (RaA)	0 to 2%	2	9.5%
Rincon clay loam (RaC)	2 to 9%	2	44.8%
Rincon clay loam (RaD)	9 to 15%	3	12.1%

Vineyard: Planted in 2000, the San Lorenzo Vineyard has a VSP trellis system with 8 x 5-foot spacing. There are 15 blocks with 13 blocks of Chardonnay and 2 blocks of Merlot, and 10 rows of trees on 9.6+/- acres that provide wind protection.

Varietal	*Net Acres	Approx. % Net Acres	Avg. Yield/Acre (2016-2020)
Chardonnay	262.1	86%	5.1
Merlot	42.5	14%	3.7
Total	304.6	100%	4.9

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Water: Water is provided by the San Lorenzo Water Company--a private mutual water company that provides water to this property and several vineyards and row crop ranches in the vicinity.

This water company was developed in the late 1990s with 9 interconnected wells located on the lower bench of the Salinas Valley. These wells pump water up to several reservoirs located in and around the vineyards, with pumps then distributing water to the individual ranches.

One of these reservoirs is located at the southeast corner of the San Lorenzo Vineyard.

Irrigation: Water is distributed throughout the ranch by high-pressure lines with drip irrigation supplying water to the individual vines.

Lease: The vineyard is leased to Constellation Brands through the 2021 season, which enables an owner-user to take over for the 2022 season.

Price: \$13,750,000 (\$45,000 per net acre)

* The acreages shown are estimates derived from sources that are deemed reliable but are not guaranteed. The maps included in this offering are intended for illustration purposes only and are not intended to represent a survey of the property.



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