



Russian River Valley Ava Vineyard Offering

Hall Road

APN 130-230-071

PRESENTED BY
KM PROPERTIES, INC.
Bill Kunde & Sue Michaelsen
707-537-8989 – KMPROPERTIES.BIZ

Pinot Noir and Sauvignon Blanc vineyard offering

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Pinot Noir and Sauvignon Blanc vineyard offering

- APN 130-230-071
- 53.5 Gross Acres
- Approximately 40 planted to vineyard in 1999
- 15.39 acres of Pinot Noir
- 24.75 of Sauvignon Blanc.
- Resistant Rootstock
- Tertiary water supply services the property.
- Micro Frost protection and drip irrigation
- Zoned DA-20
- Easy Access Off Hall Road
- Offered at \$2,200,000



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2009 Harvest

Pinot Noir	Price Paid/ton	Tons Purchased
Salinia	\$2,000	20.94
La Crema	\$1,000	54.03
David Bruce	\$2,800	12
Radio Coteau	\$2,800	12
Starry Night	\$2,500	1.89

Sauvignon Blanc

Merry Edwards	\$1,533	20.99
Salinia	\$1,000	8.24
Walter Hansel	\$1,600	21.96
C. Donitello	\$1,533	5.24

Note 1: Approximately 40 tons of Sauvignon Blanc was not sold and therefore not harvested.

Note 2: All Pinot Noir was sold. The above figures include the tonnage from the inset parcel which is not for sale but is available for long term lease to farm. Tonnage should be reduced by approximately 40% for more accurate reflection of tonnage from subject parcel.

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Prior Grape Purchasers

- Kosta Browner
- Selby
- Hanna
- Ferrari-Carano
- LaCrema
- Chasseur
- Steve Test
- Hauck Cellars
- Longboard Winery
- August Briggs
- Adobe Road

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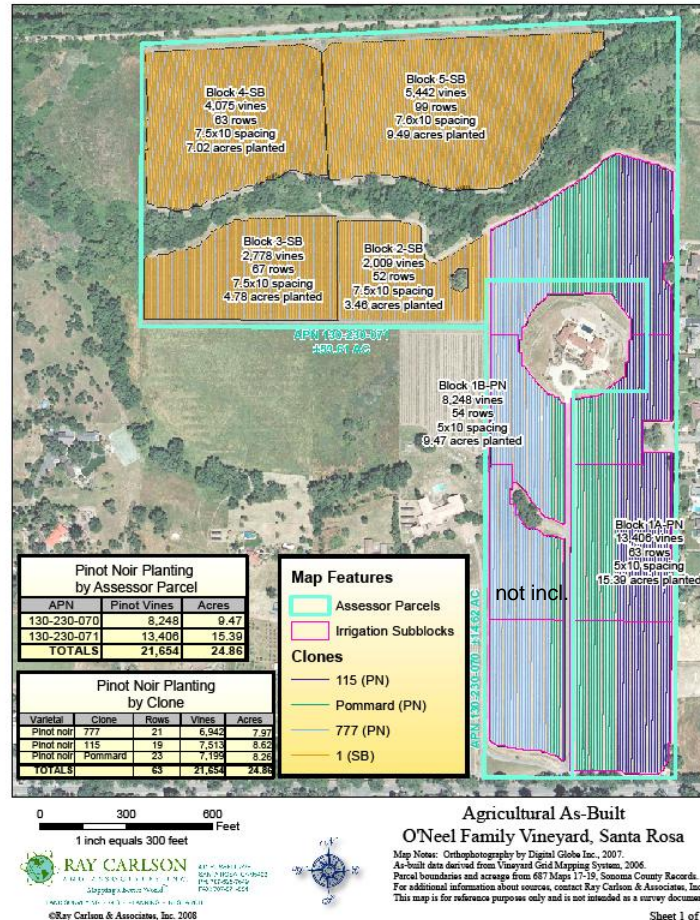
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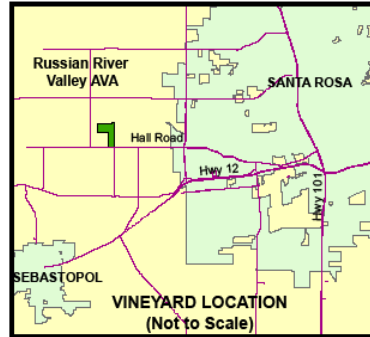
Inset Parcel APN 130-230-070 not included in offering.



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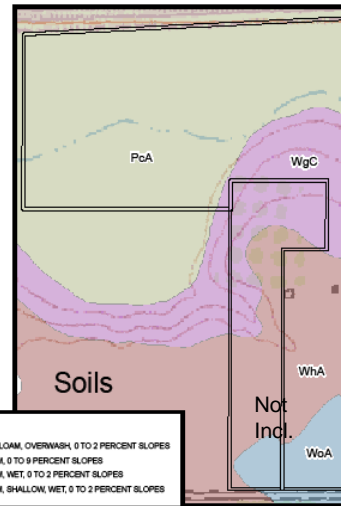
Pinot Noir and Sauvignon Blanc vineyard offering

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Varietals	Rows	Vines	Acres
Pinot noir	83	21,654	24.86
Sauvignon blanc	281	14,304	24.75
TOTAL	344	35,958	49.61

Irrigation Subblock	Vines	Acres
1PN-1	3,615	4.15
1PN-2	2,332	2.68
1PN-3	1,976	2.27
1PN-4	3,881	4.45
1PN-5	2,276	2.61
1PN-6	2,054	2.36
1PN-7	5,520	6.34
TOTALS	21,654	24.86



Soils WhA and WgC are classified as "Farmland of Statewide Importance" by the USDA Natural Resources Conservation Service. Soil PoA is classified as "Prime Farmland" when irrigated or drained, as appropriate.

	POA, PAJARO CLAY LOAM, OVERWASH 0 TO 2 PERCENT SLOPES
	WGC, WRIGHT LOAM, 0 TO 9 PERCENT SLOPES
	WhA, WRIGHT LOAM, WET, 0 TO 2 PERCENT SLOPES
	WoA, WRIGHT LOAM, SHALLOW, WET, 0 TO 2 PERCENT SLOPES

Source: USDA Natural Resources Conservation Service Soils Database for California. USGS Sebastopol 7.5-minute topographic quad from InSitu Peak Systems, Inc. County of Sonoma GIS Central.

O'Neil Family Vineyard, Santa Rosa

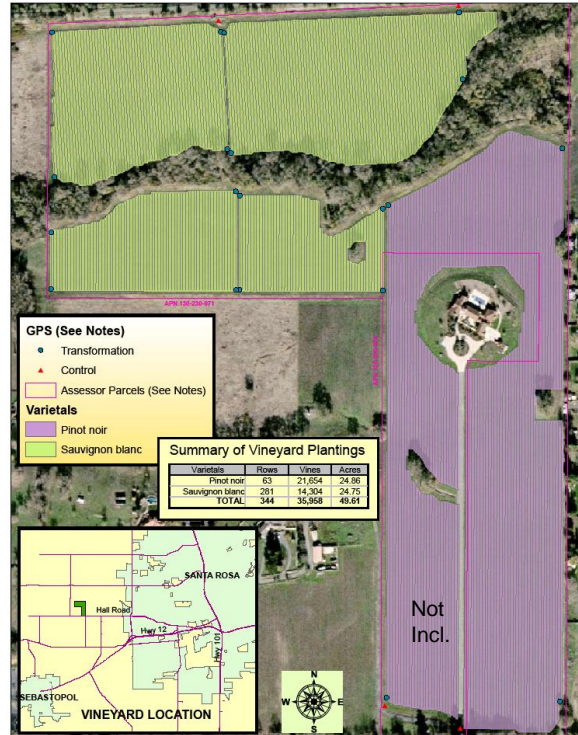
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Agricultural As-Built

O'Neel Family Vineyard, Santa Rosa

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ANY BOUNDARY SHOWN IS STRICTLY FOR REFERENCE PURPOSES ONLY. PARCEL BOUNDARIES ARE BASED ON GPS TIES TO 827 MAPS 17-19 SC4.

VINEYARD BLOCK BOUNDARIES WERE DERIVED FROM ROWS MAPPED FROM FIELD DATA, THEN SINITIALLY ADJUSTED TO GPS POINTS USING AFFINE TRANSFORMATION.

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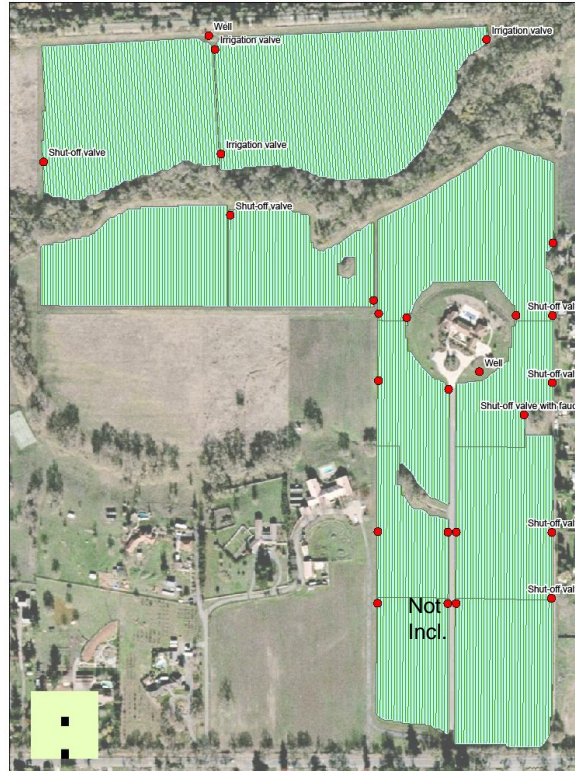
1 inch equals 200 feet
0 100 200 400 Feet

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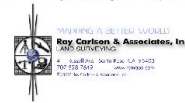
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Irrigation As-Built
O'Neil Family Vineyard, Santa Rosa

Map Document: (D:\305606-056 KM Miles Vineyards GIS\Crafting\Irrigation\Irrigation.mxd) 10/6/2008



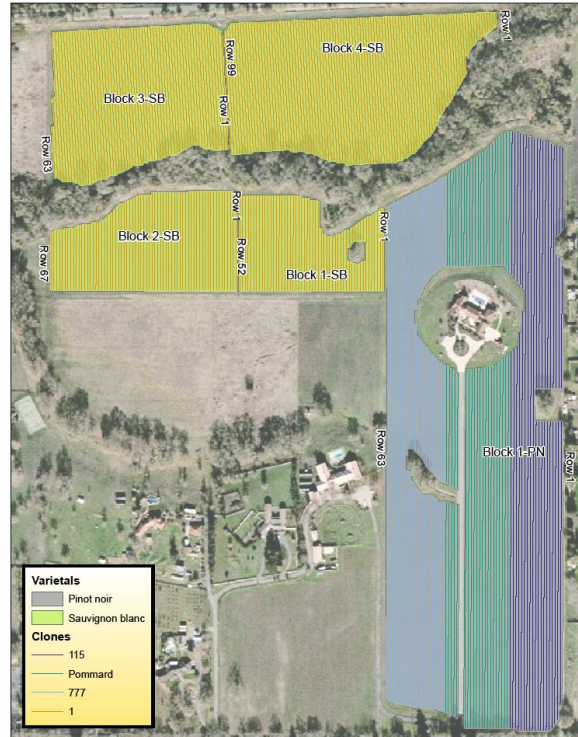
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Agricultural As-Built
O'Neil Family Vineyard, Santa Rosa

Vineyard Row Details



1 inch equals 200 feet
0 100 200 400 Feet



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