



Trenton Road Vineyard Offering

Russian River Valley AVA

APNs 078-020-009 & 078-020-060

6875 & 6570 Trenton Road, Forestville, CA

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

Vineyard Offering

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- APN 078-020-009 & 078-020-060
- 101.08 and 39.16 acres totaling 140.24 acres.
- Zoned: Lia 60 B6 Z & Lia 60 B6 Z, F2, BR, VOH
- Acreage planted to vineyard 47.92
- 3 farm-style homes, currently rented
- Office Building
- Storage Barn – well maintained
- Vineyard planted in 1999
- Potential Winery Site
- Offered at \$4,995,000



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Water Supply

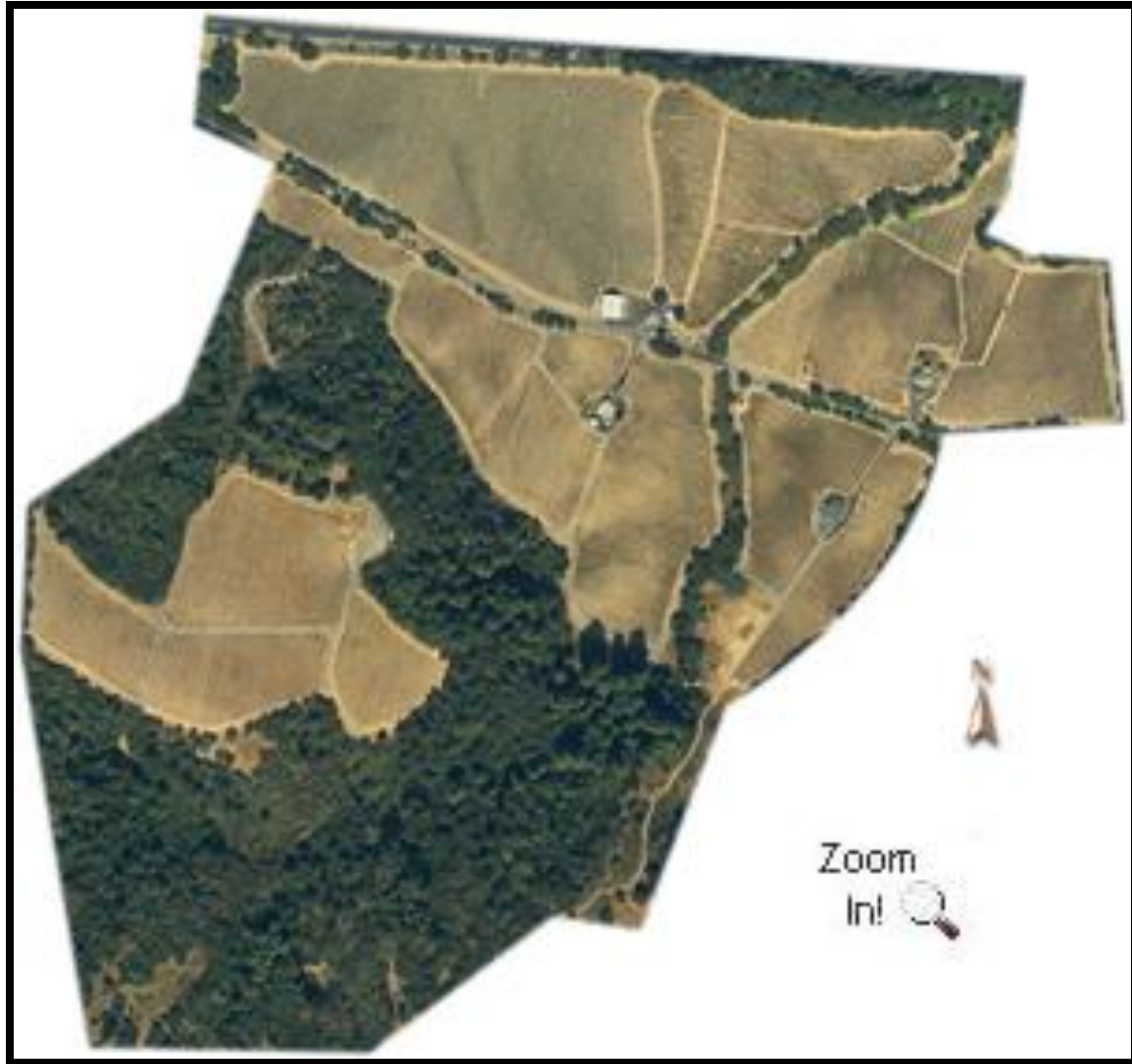
- Richard's Ridge Well – approximately 50 gpm
- Flat Corner Well – approximately 20 gpm
- Old Barn Block Well – approximately 25 gpm

(Approximations provided by owner)

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Vineyard Particulars

Pinot Noir

Pinot Noir Acres 16.31

Soil Types: Goldridge fine sandy loam 15-30% slope (GdE)

Yolo loam overwash 0-5% slope (YoB)

Laniger loam 15-30 % slope (LaE)

Clone	Source	Location	Plant Date	Spacing	Rootstock	Vines	Acres
37		Old Barn Block	1999	6' x 10'	M.G. 101-14	6,927	9.55
37	Old Barn Block	Pasta Boys Block	1999	6' x 10'	M.G. 101-14, Paulsen 1103	737	1.02
777		Roller Coaster Ridge Upper	2001	6' x 10'	M.G 101-14	1381	1.90
777		Roller Coaster Ridge West	2001	6' x 10'	M.G 101-14	1579	2.17
777		Lawn Block	2001	6' x 10'	M.G 101-14	533	0.73
777			2001	6' x 10'	Paulsen 1103	681	0.94

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Vineyard Particulars

Pinot Gris and Syrah

Pinot Gris Acres 10.49

Soil Type: Goldridge fine sandy loam 15-30% slope (GdE)

Clone	Source	Location	Plant Date	Spacing	Rootstock	Vines	Acres
4		Flat Corner Block	2001	6' x 10'	M.G.101-14	592	0.82
146		Hill West	2001	6' x 10'	Paulsen 1103	1,960	2.70
146		Hill East	2001	6' x 10'	Paulsen 1103	1563	2.15
146		Redwood Ridge	2001	6' x 10'	Paulsen 1103	3498	4.82

Syrah Acres 17.97

Soil Type: Goldridge fine sandy loam 15-30% slope (GdE)

Clone	Source	Location	Plant Date	Spacing	Rootstock	Vines	Acres
7		Patch Block	1999	6' x 10'	Paulsen 1103	505	0.70
7		Kashee Indian Block	1999	6' x 10'	Paulsen 1103	2,277	3.14
7		Pasta Boys Block	1999	6' x 10'	P. 1103, 101-14	2,028	2.79
7		Richard's Ridge North	2002	6' x 10'	Paulsen 1103	2,482	3.42
7		Richard's Ridge South	2002	6' x 10'	Paulsen 1103	1,591	2.19
174		Lion Ridge Northeast	2000	6' x 10'	Paulsen 1103	2,206	3.04
174		Lion Ridge Southeast	2000	6' x 10'	Paulsen 1103	753	1.04
174		Richard's Crown	2002	6' x 10'	Paulsen 1103	1199	1.65

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Vineyard Particulars

Viognier and Zinfandel

Viognier Acres 1.45

Soil Type: Goldridge fine sandy loam 15-30% slope (GdE)

Clone	Source	Location	Plant Date	Spacing	Rootstock	Vines	Acres
1		Richard's Ridge	2002	6' x 10'	Paulsen 1103	1,052	1.45

Zinfandel Acres 1.70

Soil Type: Goldridge fine sandy loam 15-30% slope (GdE)

Clone	Source	Location	Plant Date	Spacing	Rootstock	Vines	Acres
Century	R. Kunde	Lion Ridge West	2000	6' x 10'	Paulsen 1103	1,231	1.70

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2009 Harvest Information

- Syrah – 44.501 tons @ \$2,554.27/average
- Viognier- 4.4795 tons @\$3,750.00/average
- Pinot Noir – 44.867 tons @ \$3,204.10/average
- Pinot Gris – 15.558 tons @ \$2,096.95/average
- Zinfandel – 4.8375 tons @ \$2,500.00/average

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2009 Fruit Contracts

Argot Wines
DeLoach Vineyards and Winery
DuMol Wine Co.
Francis Ford Coppola Winery
Joel Gott Wines
Joseph Swan Vineyards
J Vineyards & Winery
Lost Canyon Winery (Now owned by Fritz Winery)
MacLaren Wine Co.
Purple Wine Co.
Tessier Wines
Wild Hog Vineyards
ZMor

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