

# BRACCIALNI CHANDLER RANCH

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31819 Redwood Hwy N, Cloverdale

Offered at \$1,800,000



Luxe  Vineyards



# LISTING DESCRIPTION

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Owner may carry this lucrative 18.5 +/- acre Cabernet Sauvignon and Zinfandel vineyard nestled in the rich soils of the upper end of Alexander Valley AVA. Historically, there have been excellent tonnages and grape sales. The property has roughly a 10% cap rate based on the 2024 harvest and contracts in place for 2025. Further, boost the income by renting the 3/1 home at a market rent of roughly \$1,600 monthly.

Not to mention reduced taxes from the Williamson Act contract. This vineyard is a prime investment with diverse possibilities, from continuing as a high-yield vineyard to developing into a prestigious winery or a private estate with an active vineyard. The combination of robust income potential, tax advantages, and scenic beauty makes this property rare in Alexander Valley AVA.



# PARCEL DETAILS

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## **Parcel:**

1. 22.63 gross acres
2. APN 115-150-025
3. Parcel is under the Williamson Act
4. LIA, Land Intensive Agriculture
5. Not in the Flood Zone

## **Residential Structure:**

1. 924 sq ft, wood frame, wood sided
2. Three bedrooms, one bath
3. Power, Phone, Propane
4. Domestic Well

## **Barn:**

1. Single story barn, all wood frame, pier and post construction. 1,000 sq ft total

## **Vineyard:**

1. 18.48 net acres total
2. 4.9 net acres of 2005 Zinfandel, 6x9, under contract to Seghesio
3. 13.58 net acres of Cabernet Sauvignon, 2007 to 2014, 5x10, 6x10, 6x9, sold to Rodney Strong
4. Agricultural well, 80 feet deep,

## **Site Improvements;**

1. Gravel Covered Entry Road
2. Partially fenced

## **Well:**

1. "Highway well" 3 hp 3 phase 230 volt. Set on 72 1 ½" pvc drop pipe. Pump controlled by starter panel.
2. "Tank well" 3 hp 3 phase 230 volt, submersible pump. Pump controlled by starter panel.
3. Vineyard irrigation booster pump B1wps 5 hp 3 phase 230 volt.

# Braccialini Chandler

31819 Redwood Hwy. North  
Cloverdale, CA 95425

In Case of Emergency Call:  
**911**  
Cross Street:  
**North Redwood Hwy**



REDWOOD EMPIRE VINEYARD MANAGEMENT										
Braccialini Chandler Vineyard										
										2/18/2016
Block	Variety	Clone	Rootstock	Trellis	Planted	Grafted	Spacing	# Vines	Rows	Acres
1	Cab Sauv	7	039-16	Quad	2009		6x10	3782	52	5.21
2	Cab Sauv	7	039-16	T-Trellis	2007		6x9	528	12	0.65
3	Zinfandel	DuPrat	Borner	T-Trellis	2005		6x9	3923	69	4.9
4	Cab Sauv	7	039-16	Quad	2013		5x10	3380	52	3.9
5	Cab Sauv	7	039-16	Quad	2014		5x10	3380	52	3.9
							<b>Totals:</b>	<b>14993</b>	<b>237</b>	<b>18.48</b>

# VINEYARD YIELDS

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2018				
Chandler	Tons	Price per ton	Gross	
Zin	24.86	\$2,400.00	\$59,664.00	
Cab Sauv	111.18	\$3,100.00	\$344,658.00	
<b>Totals</b>	<b>136.04</b>		<b>\$404,322.00</b>	
2019				
Chandler	Tons	Price per ton	Gross	
Zin	23.02	\$2,400.00	\$55,248.00	
Cab Sauv	88.2	\$2,900.00	\$255,780.00	
<b>Totals</b>	<b>111.22</b>		<b>\$311,028.00</b>	
2020				
Chandler	Tons	Price per ton	Gross	
Zin	18.02	\$2,400.00	\$43,248.00	
Cab Sauv	89.11	\$2,900.00	\$258,419.00	
<b>Totals</b>	<b>107.13</b>		<b>\$301,667.00</b>	
2021				
Chandler	Tons	Price per ton	Gross	
Zin	13.12	\$2,400.00	\$31,488.00	
Cab Sauv	47.03	\$2,900.00	\$136,387.00	
<b>Totals</b>	<b>60.15</b>		<b>\$167,875.00</b>	
2022				
Chandler	Tons	Price per ton	Gross	
Zin	14.44	\$2,400.00	\$34,656.00	
Cab Sauv	46	\$2,900.00	\$133,400.00	
<b>Totals</b>	<b>60.44</b>		<b>\$168,056.00</b>	
2023				
Chandler	Tons	Price per ton	Gross	
Zin	15.85	\$2,400.00	\$38,040.00	
Cab Sauv	99	\$2,750.00	\$272,250.00	
<b>Totals</b>	<b>114.85</b>		<b>\$310,290.00</b>	
2024				
Chandler	Tons	Price per ton	Gross	
Zin	28.02	\$2,400.00	\$67,248.00	
Cab Sauv	100.35	\$2,750.00	\$275,962.50	
<b>Totals</b>	<b>114.85</b>		<b>\$343,210.50</b>	

# PROFIT & LOSS

2023 - Chandler's P&L						
Income	Acreage	Tons/Acre	Tons	Price per Ton	Total	
Zindandel	4.9		3.23	15.85	\$2,400.00	\$38,040.00
Cab Sauv	13.66		7.24	99	\$2,750.00	\$272,250.00
<b>Total</b>	<b>18.56</b>		<b>114.85</b>		<b>Gross Income</b>	<b>\$310,290.00</b>
Expenses	Description	Cost	Notes			
	Labor	94,497.18	Includes harvest and pesticide application			
	Pesticide Supplies	8,166.50	Grow West is our advisor and supplier			
	Insurance	6,182.50	Includes crop insurance and Umbrella Policy Insurance			
	Utilities	1,636.22	Electricity for irrigation. Most months of the year are around \$10. Bill in summer months is around \$400 to \$500 while irrigating			
	Fuel	773.36	Diesel for equipment			
	<b>Total Operating Expenses</b>	<b>111,255.76</b>				
	<b>Gross Income</b>	<b>\$310,290.00</b>				
	<b>Operating Cost</b>	<b>(\$111,255.76)</b>				
	<b>Net Income</b>	<b>\$199,034.24</b>				

2024 Operation Expenses Chandlers					
REVM	\$95,811.67				
Lopez & Sons	\$47,950.00				
Rebotarro Equipment	\$2,037.87				
Misc.					
<b>Total:</b>	<b>\$145,799.54</b>				
		Harvest			Total
		Cab Sauv	100.35	tons	\$275,963
		Zin	28.02	tons	\$67,248
					<b>Total Income</b>
					<b>\$343,211</b>
					<b>Less Expenses</b>
					Farming
					\$145,799.54
					Utilities
					\$2,160.00
					Vineyard Insurance
					\$6,291.00
					Property Tax (est.)
					\$11,394.00
					<b>Total:</b>
					<b>\$165,644.54</b>
					<b>Net Profit</b>
					<b>\$177,566</b>







# Luxe Vineyards



Paul Walia  
REALTOR®  
707-540-3766  
paul@luxeplaces.com  
DRE 02056131

Tom Larson  
Founder & CEO  
707-433-8000  
tom@luxeplaces.com  
DRE 01057428

Aaron McCann  
REALTOR®  
707-972-7919  
aaron.mccann.am@gmail.com  
DRE#02005318

**LuxeVineyards.com**

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