

INDUSTRIAL & AG LAND

700 Ford Rd, Ukiah, CA

Offered at \$2,499,000



Luxe  Vineyards



LISTING DESCRIPTION

Spanning approximately 68 acres in the heart of Ukiah Valley, this property combines 31+/- acres of I2:6k-zoned industrial land with 45 acres of income-producing Chardonnay vineyards. The industrial parcel fronting Highway 101 features turnkey infrastructure, including PG&E power, natural gas, city water and sewer easements, paved road access, and heavy-duty utilities, positioning it perfectly for manufacturing, warehousing, or general industrial development.

The professionally managed vineyards, planted in 2004 and 2007, yielded 354 tons in 2024 and generated \$486,750 in gross revenue (with \$181,400 paid to the lessor), supported by a high-producing well, Russian River diversion rights, an 8-acre-foot reservoir, and modern sprinkler and drip irrigation.

On-site improvements include a renovated 1,200 sq ft rental residence (\$2,100/month) and a 5,000 sq ft hop barn, all within a federally designated Opportunity Zone. This uniquely diversified estate generates stable passive income today while offering significant upside for industrial development tomorrow.



PARCEL DETAILS

Parcel

County: Mendocino

AVA: Mendocino

Parcel Size: 68.17+ | - Gross Acres

APN: 170-200-15-00 | 170-210-08-00

Zoning: I-2 General Industrial District - 170-200-15-00 | 31.57±

AG-40 Agricultural District | 170-210-08-00 | 36.60±

Site Features

1. Small Home 1200 sqft, 3 Beds, 1 Bath
2. Large Ag Barn
3. Highway 101 Exposure
4. Riparian Rights & Access to the Russian River
5. Two High Producing Wells
6. 8-Acre Foot Lined Pond
7. Connections to Mill View Water District
8. Mixed Zoning: Agricultural & Industrial Uses
9. Profitable Contracted & Leased Vineyard

PARCEL DETAILS

Vineyard

Size: 44.38 + | - Acres Planted to Chardonnay

Grape Contract: 2025 Entire Ranch Approx 350-390 Tons

Irrigation: Solid Set Sprinklers & Drip Irrigation

Vineyard Lease Terms:

The initial lease term is one year with annual renewal, unless notice of termination is provided by either party, not to exceed ten years (10). Commenced on December 1, 2021, and shall terminate on December 1, 2032.

Rent & Operating Expenses

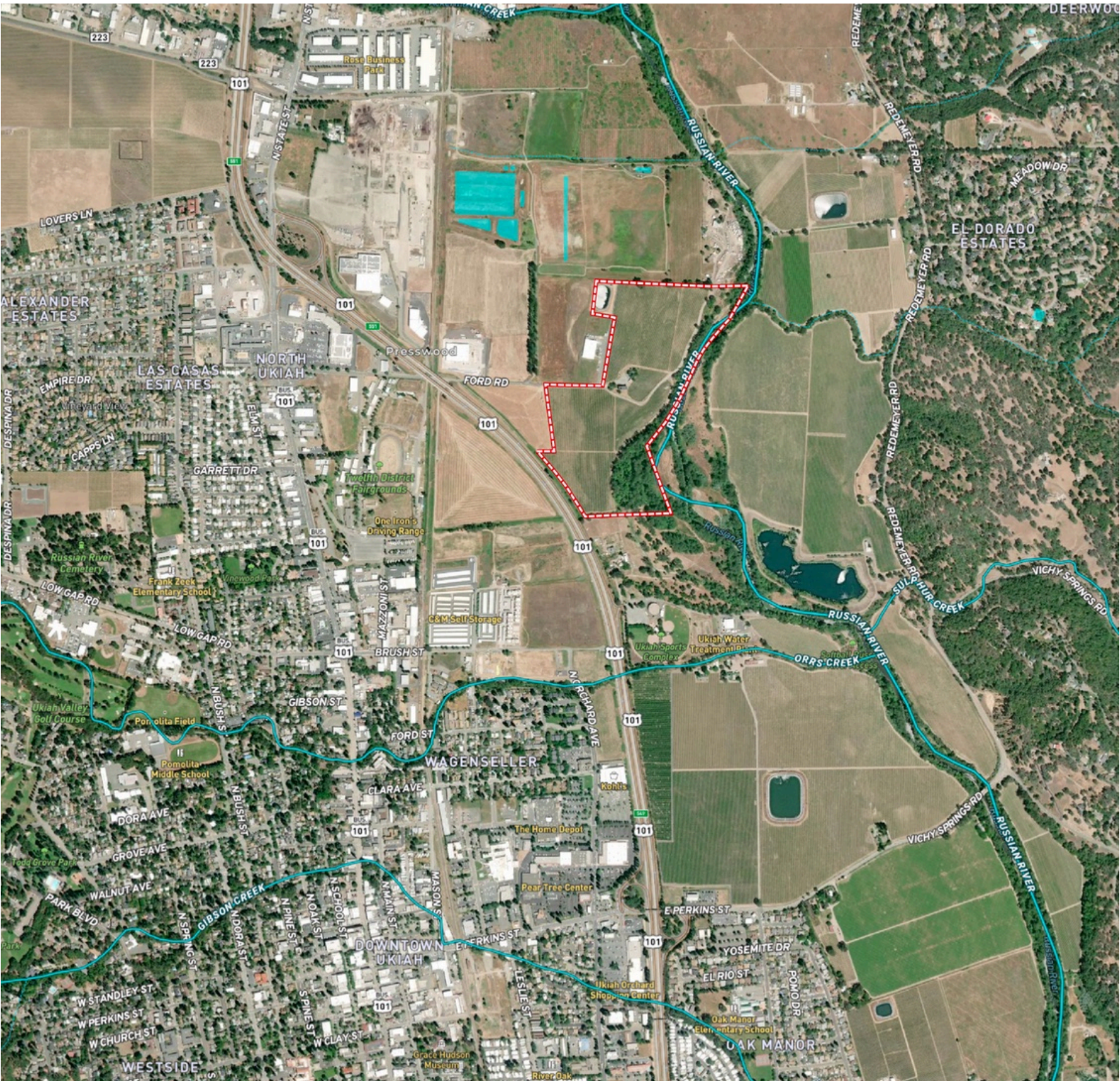
The tenant shall own the crop during the entire Term and Duration of the lease term.

The Tenant will be responsible for selling the crop and paying for all the direct farming expenses. The Landlord will be responsible for all the property expenses (such as property tax, insurance, building repairs and maintenance, Russian River Flood Control Water fees, well and pond pump repairs, etc). The rent paid to the Landlord will be eighty percent (80%) of the gross annual winegrape sales during the Term and Duration of the lease in excess of two hundred sixty thousand dollars (\$260,000). Tenant shall retain one hundred percent (100 %) of the gross annual winegrape sales during the Term and Duration of the lease up to two hundred sixty thousand dollars (\$260,000), after which point the gross annual revenue will be split 80%/20% between Tenant and Landlord. Landlord's rent will be paid on March 1st of the year immediately following the harvest of the Vineyard.

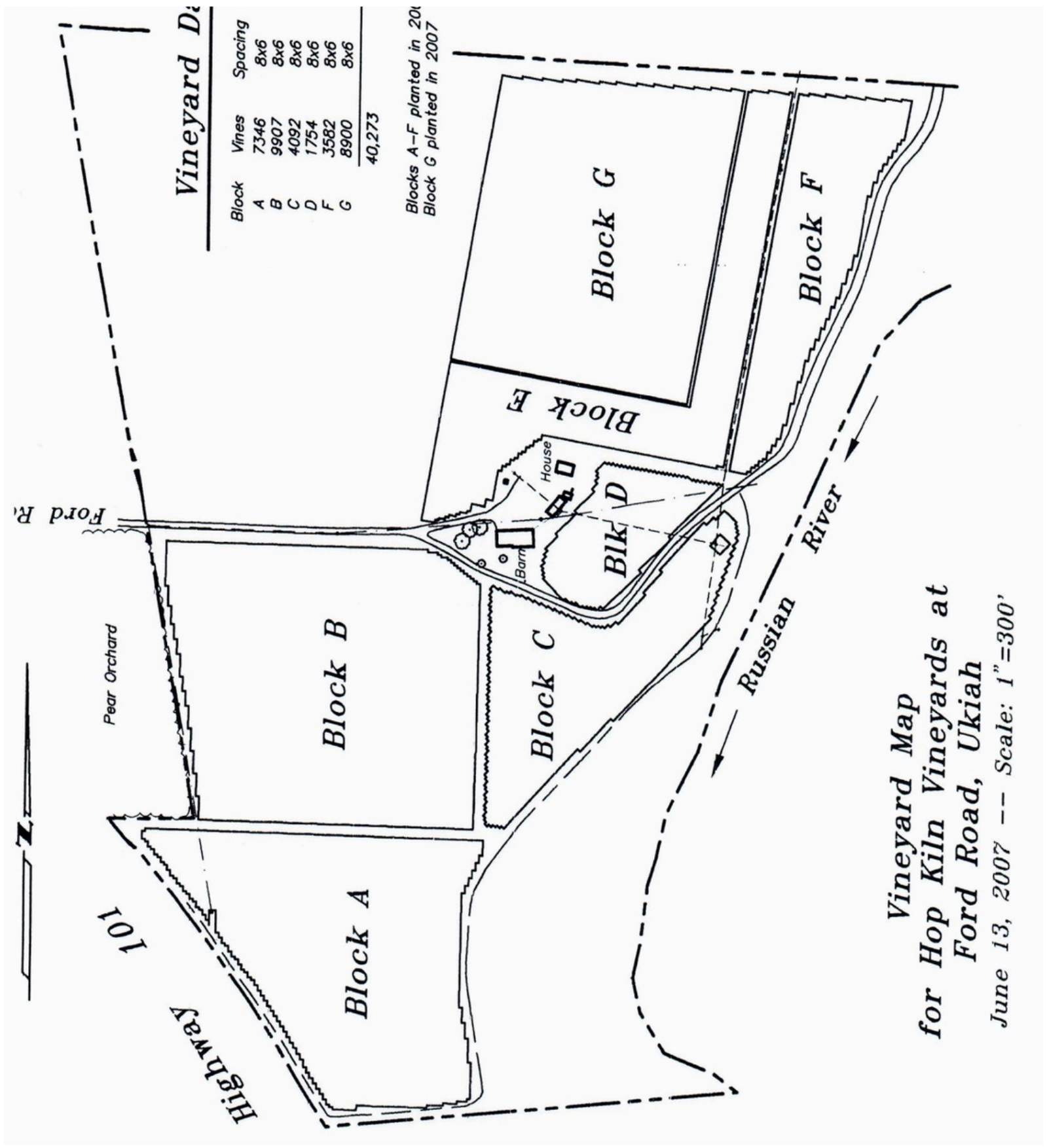
PARCEL MAP



PARCEL MAP



BLOCK MAP



BLOCK DETAILS & YIELDS

<i>Block</i>	<i>Vines</i>	<i>Spacing</i>	<i>Acres</i>
<i>A</i>	<i>7346</i>	<i>8x6</i>	<i>8.09</i>
<i>B</i>	<i>9907</i>	<i>8x6</i>	<i>10.92</i>
<i>C</i>	<i>4092</i>	<i>8x6</i>	<i>4.51</i>
<i>D</i>	<i>1754</i>	<i>8x6</i>	<i>1.93</i>
<i>F</i>	<i>3582</i>	<i>8x6</i>	<i>3.95</i>
<i>G</i>	<i>8900</i>	<i>8x6</i>	<i>9.81</i>
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	<i>40,273</i>		<i>44.38</i>

Blocks A–F planted in 2004
Block G planted in 2007

Yields

2012: 363 tons

2013: 331 tons

2014: 204 tons

2015: 217 tons

2016: 364 tons

2017: 226 tons

2018: 345 tons

Yields

2019: 243.26 tons

2020: 206.5 tons

2021: 71.33 tons*

2022: 262.33 tons

2023: 235 tons

2024: 354 tons

12 Year Average: 279.26 tons

2024 LEASE REVENUE

<i>Buyer</i>	<i>\$/Ton</i>	<i>Tons</i>	<i>Gross \$</i>
JWF	\$1,375	354	\$486,750
Lease Threshold			\$260,000
Lease Split Over \$260K			\$226,750
Talarico Revenue			\$181,400
Mendocino Ag Revenue			\$ 45,350



APPROX 36.6 ACRES ZONED AG



APPROX 31.57 ACRES
ZONED I2 INDUSTRIAL





Luxe Vineyards



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LuxeVineyards.com

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