

MCFADDEN FAMILY VINEYARD & FARM

16000 Powerhouse Rd, Potter Valley, CA

Offered at \$7,950,000



Luxe  Vineyards



LISTING DESCRIPTION

Discover the unparalleled charm of McFadden Family Vineyard & Farm, a 442-acre agricultural paradise nestled in the heart of Mendocino County's Potter Valley AVA. There are currently 149+/- acres of vineyard certified by CCOF. This estate is extremely private, with the entrance at the end of the public road. This extraordinary "Potter" estate, enriched by decades of organic farming, offers a unique blend of natural beauty and sustainable innovation. The property features a hydroelectric plant on the Russian River, solar panels, and a breathtaking event site by the river. With water rights, domestic wells, and a host of infrastructure—including a 4,502 sqft primary house, guest house, office building, and various agricultural facilities—this property is perfectly equipped for both vineyard and rangeland use. Embrace the legacy of Guinness McFadden and his pioneering spirit by stepping into a future of endless possibilities. Secure your slice of history with the vineyard that has cultivated award-winning wines and sustainable agriculture for over half a century.



PARCEL DETAILS

Parcel:

1. County: Mendocino
2. AVA: Potter Valley
3. Parcel Size: 442.17 +/- Gross Acres
4. Williamson Act
5. Zoning: Ag & RL (Agriculture & Rangeland)
6. Flood Zone Determination: Out
7. APN: 72-170-06, 172-170-05, 172-120-03, 172-290-03, 172-300-01, 172-300-03, 172-300-06, 173-030-22, 173-030-21, 173-030-01, 173-030-04, 173-030-17, 173-030-18, 173-030-08, 173-040-02, 173-040-01, 173-04-013 & 173-03-009

Site Features:

1. Hydroelectric Plant on the Russian River (1983)
2. 300 Solar Panels (2003)
3. Beautiful Event Site by the River
4. Covered Livestock Handling Facility
5. Underground Freezer

Irrigation:

1. Water Rights to the Russian River (new pumps & filters for irrigation)
2. Two Domestic Wells

PARCEL DETAILS

Infrastructure:

1. Farm's Primary House | 4,502 sqft
2. Guest House | 864 sqft
3. Foreman's House | 1,527 sqft
4. Bunkhouse | 1,880 sqft
5. Office Building | 2,480 sqft
6. Shop | 3,150 sqft
7. Metal Bodega Shop | 3,470 sqft enclosed (total building measures 8,890 sqft)
8. Greenhouse 5075 sqft

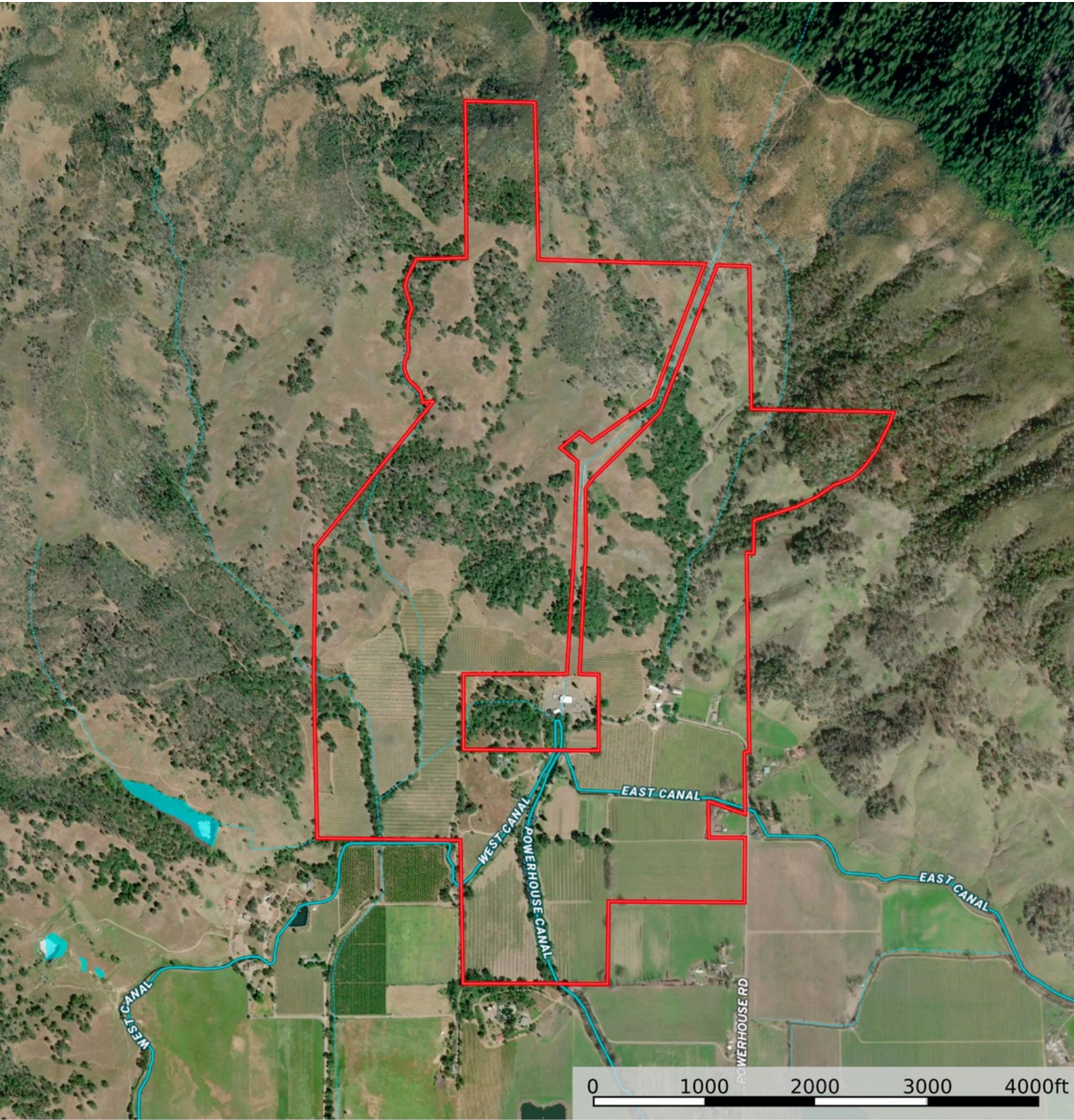
Vineyard:

1. 2025 Grape Contracts: Buyer to Sell at Their Discretion
2. Embraced Organic Farming Since 1991, Certified by California Certified Organic Farmers.
3. 149 +/- Acres Planted (see block map and tonnage below)

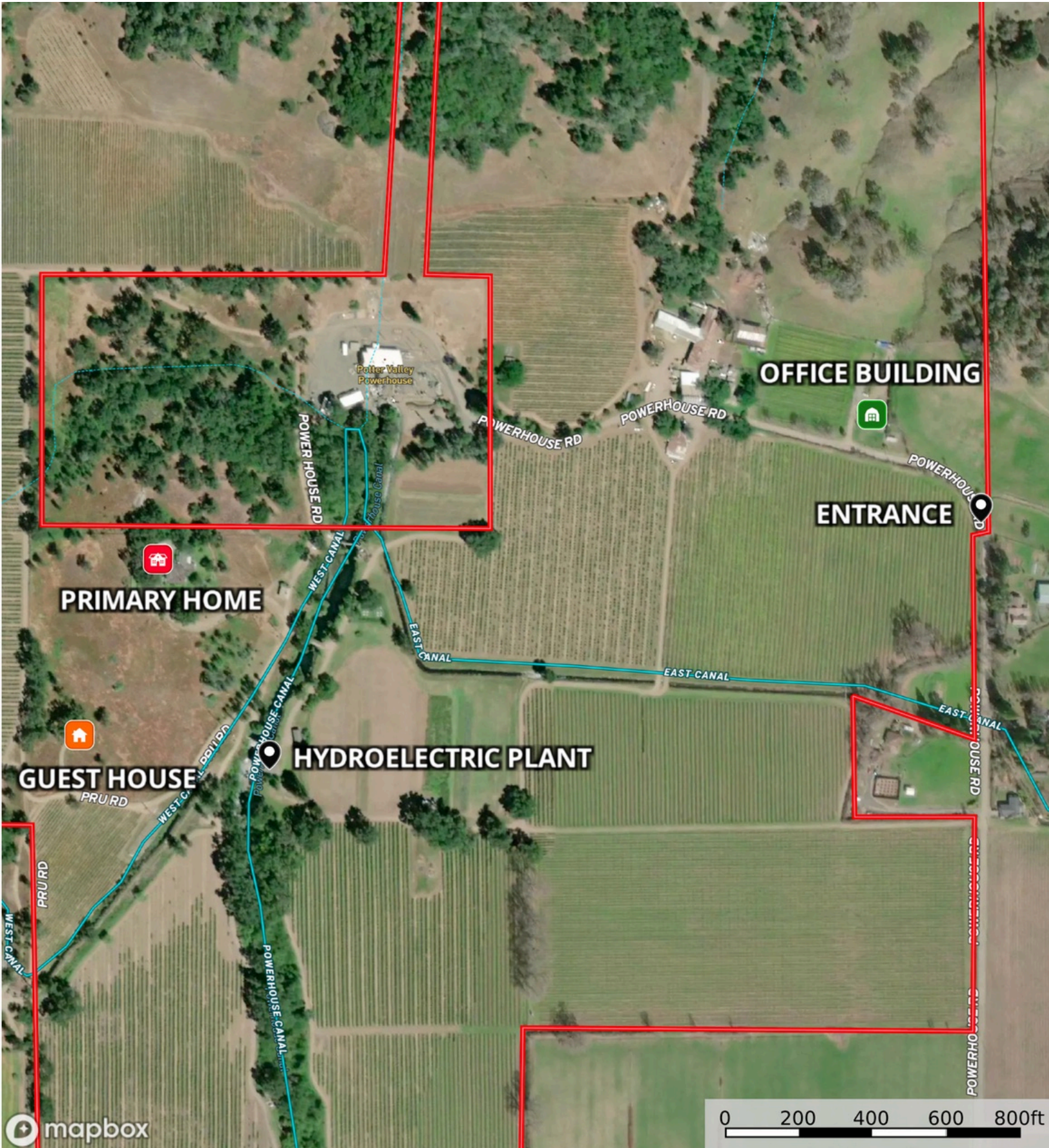
Varietal:

- Sauvignon Blanc | 52 Acres
- Chardonnay | 31 Acres
- Pinot Noir | 19.5 Acres
- Gewurztraminer | 16 Acres
- Riesling | 14 Acres
- Pinot Gris | 9.5
- Zinfandel | 7 Acres

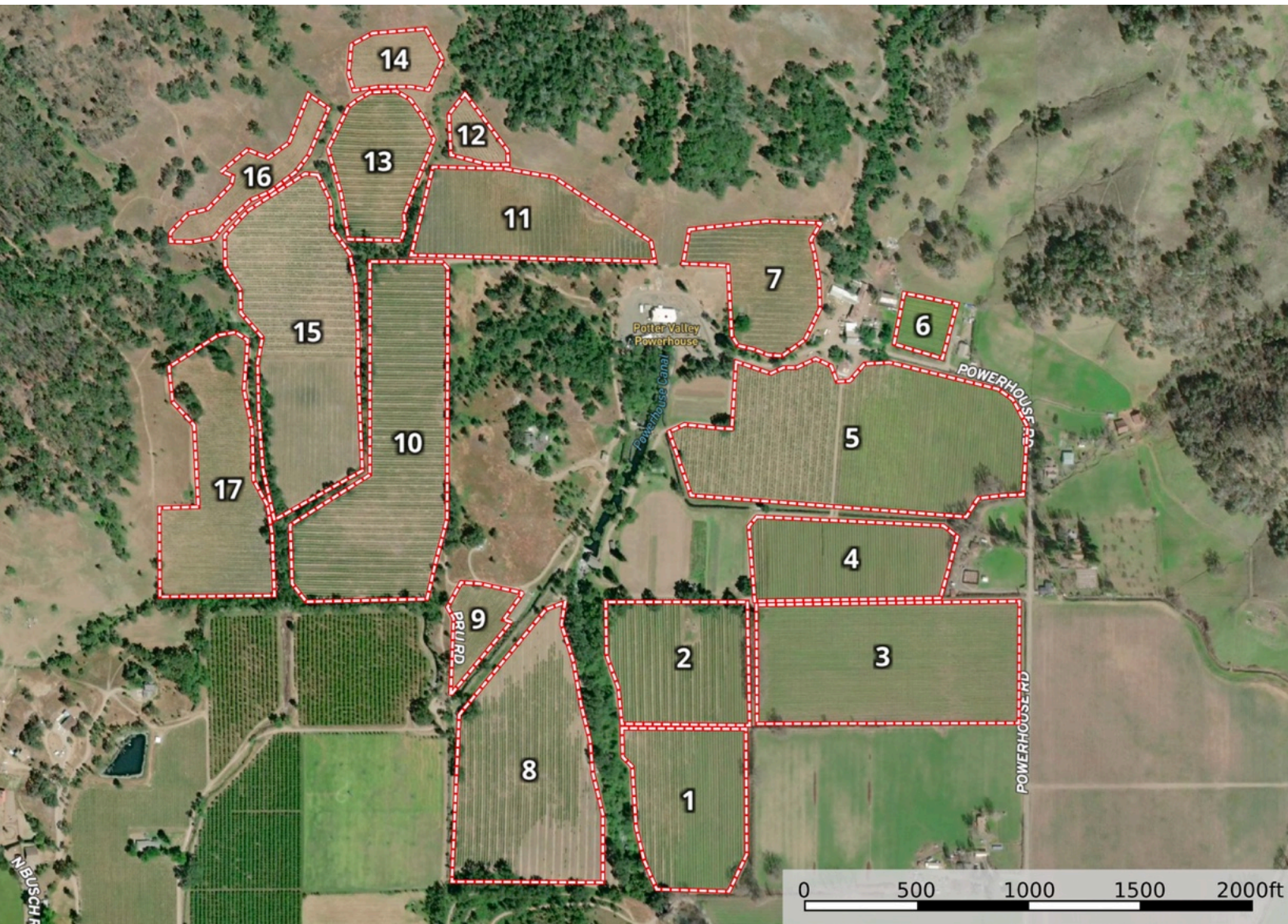
PARCEL MAPS



PARCEL MAPS



VINEYARD MAPS



	Variety	Planted	Acres			Variety	Planted	Acres
1	Riesling	1971	8		10	Chardonnay	1976	16
2	Sauvignon Blanc	1994	7		11	Pinot Noir	2012	7.5
3	Gewurztraminer	1994	16		12	Zinfandel	1971	1
4	Riesling	1974	6		13	Sauvignon Blanc	2003	5
5	Sauvignon Blanc	1974	24		14	Zinfandel	1971	3
6	Pinot Gris	2000	2		15	Sauvignon Blanc	1976	16
7	Pinot Gris	2000	7.5		16	Zinfandel	1971	3
8	Chardonnay	1976	15		17	Pinot Noir	2001	9
9	Pinot Noir	2000	3			Total		149

Variety	Block	Final 2013	Final 2014	Final 2015	Final 2016	Final 2017	Final 2018	Final 2019	Final 2020	Final 2021	Final 2022	Final 2023
Chardonnay	8	54.166	64.49	41	68	56.41	52.48	52	39.9	25.35	32.99	36.94
	10	75.848	79.46	59	101	86.45	84.002	93	72.53	26.78	35.05	47.032
		130.014	143.95	100	169	142.86	136.482	145	112.43	52.13	68.04	83.972
Sauvignon Blanc	13	8.207	32.024	22	23	31.6	32.09	32	19.58	17.97	22.84	16
	5	43.8	47.968	40	48	56	49.81	42	29.74	22.95	28.39	49.72
	2	46	59.52	69	55	57	55.69	43	56.36	21.58	24	45.67
		70.46	69.96	64	53	77.45	78.18	77	75.47	55.06	67.7	52.3
	15	57	49.748	27	37	39.31	45.62	35	29.97	22.939	30	31
		225.467	259.22	222	216	261.36	261.39	229	211.12	140.499	172.93	194.69
Pinot Gris	6 & 7	28.268	19.8	10	17			17	12.6	6.95	6.55	10.403
		0	3.19	3	5				16.96	3.08	14.612	23.143
		28.268	22.99	13	22	23.786	22.17	17	29.56	10.03	21.162	33.546
Gewurztraminer	3	82.57	70.08	25	66	38.3	71.47	59	52.18	32.92	55.08	54.07
Pinot Noir	9	12.35	8.28	8	12	11.57		8	7	4.94	5.69	6.256
	17	33.98	28.38	21	18	26.6		30	0	0	10.78	17.646
	11	0	0	0	13	22.3		31	22.99	8.42	19.028	30.473
		46.33	36.66	29	43	60.47	5.05	69	29.99	13.36	35.498	54.375
Riesling	4	33.248	29.63	25	31	36.5	0	34.4	0	23.227		
	1	24.598	25.499	32	39	37.445	0	25.06	0	17.304		
		57.846	55.129	57	70	73.945	0	59.46	0	40.531	26.794	11
Zinfandel	12 & 14	10.426	4.1	5.49	10.99			6				
	16	8.26	7.32	8.81	1.04			10	5.14	3.642	4.77	8.7
		18.686	11.42	14.3	12.03	3.28	10.9987	16	5.14	3.642	4.77	8.7
Total Tons		589.181	599.449	460.3	598.03	604.001	507.5607	594.46	440.42	293.112	384.274	440.353









Luxe Vineyards



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