Exclusive Offering by,
Al D. Mendrin
559-288-0671
al@londonproperties.com

Viewing by appointment only!
Property Overview

Location
The Vineyard 208 property is located at the northeast corner of Hwy 41 and Road 208, in the lower Foothills of Madera County. The property offers a serene tranquil setting where you can enjoy the beauty of the Sierra and Coastal mountain ranges. According to Caltrans statistics, over 16,000 vehicles travel daily in each direction, north and south. State Hwy 41, the Southern Yosemite Highway, runs from the Central California Coast to Yosemite National Park via Paso Robles, Fresno, Coarsegold, Oakhurst and Bass Lake. Other locations of interest in the general area are Westbrook Wine Farm, The Estate by the Elderberries including Chateau du Sureau, Spa Sureau and Elderberry House and Chukchansi Gold Casino. Vineyard 208 has approximately 1,400 feet of Hwy 41 frontage and is located 45 miles south of the entrance to Yosemite National Park.

The Winery
Boutique winery includes; 2,800 sq. foot concrete building that contains the winery/tasting room, large outdoor patios, water fountain, landscaping and tranquil views. Adjacent to the winery is a bonded area which has a 1,700 sq. foot pole barn (future winery expansion area), a 30 foot x 15 foot crush pad and contained waste drain. Winery equipment includes, full point of sale processing with VinNow software, bottling line consisting of a 12-spout filler, vacuum corker and foiler, basket press, crusher, 430 gallon & 594 gallon refrigerated stainless tanks, plumbed compressor, electric forklift, 380 gallon porta-tank, two 275 gallon totes, macro bins with lids, picking totes and propane hot water pressure washer. Farming equipment includes tractor, 3-point disk, drag disk, scraper, spring tooth, forklift and mower. Winery bond and license are current, trademark is pending. 2006 production was 650 cases. Wine sales range between $18 to $34 per bottle. Future wine production may be expanded to 5,000 cases per year subject to county approval.

Vineyard
Planted in June 2007, approximately 0.43 acres of Charbono vines and 0.60 acres of Aleatico vines. The vineyard planting is spaced 6” x 12’ and includes end posts, stakes, and wire; grow tubes and injector equipped irrigation system.

Water
Water to the home, guest house, winery and irrigation system for the vineyard is supplied by a 5 HP centrifugal pump from a natural spring well located just west of the home & winery. A spring fed pond is also located on the property stocked with large-mouthed Bass.

General Plan, Zoning, Williamson Act
According to the Madera County Planning Department 559-675-7821, the General Plan designation is AE, Agricultural Exclusive 36 acre minimum parcel size and Zoning is ARF 2.5 acre minimum parcel size. Property is not in the Williamson Act agricultural preserve. NOTE: Directly across Hwy 41 from the Vineyard 208 Winery property is a service commercial facility; gas station and mini mart. From the City of Fresno to approximately Coarsegold, there is no existing service commercial on the east side of Hwy 41 to service northbound traffic.
Main House
Approximately 3,800 sq. feet, split-level. 2 bedroom suites (bedroom & sitting room), can be made into 4 bedrooms, 3 ¼ bath. Most of lower level currently being used as an office. Large and sunny kitchen/great room, with separate living room and 2 fireplaces. Built in late 70’s, the home was remodeled in 2002, including the kitchen, security system, and heating/cooling system that is separated into three zones for energy efficiency. A new roof installed May 2007. The home has many windows and large deck to take in “fabulous views” of the landscaping & grounds and the Sierra Nevada & Coastal Mountain ranges.

Guest House
The guest house is adjacent to the winery building, approximately 1,100 sq. feet with 2 bedrooms and 1 bath. The second bedroom is currently being used as an office. The guest house was completely remodeled in 2004 and contains vaulted ceilings, washer/dryer hook up and security system. Beautiful yard and landscaping with three patio areas for enjoying the mountain views.

Wines & Prices
“The wines at Vineyard 208 range from $18 to $34 per bottle”.

MUSCAT CANELLI Amazingly fragrant, Muscat Canelli is a sweet fruity white wine, also known as Muscato Bianco. Its fresh grapey character is easy to recognize as it combines creaminess, refreshing fruit and a crisp, lingering finish. Wonderful with salads, fresh fruit, fish and light pastries that are moderately sweet. 100% Madera County.

PRIMITIVO This deeply colored rich red wine has been called the father of the Zinfandel. Its bold fruity flavor concentrates on zesty cherry, clove, wild blackberry and raspberry aromas. Consumed young, it will have vibrant fruitiness, but is also a fine wine to cellar up to 5 years. Pair with roasted red meats, spicy cheeses, lamb, pork or simply, pizza. 100% Sierra Foothills.

BARBERA This Italian varietal is a rich, robust red. Its dark color and simple flavor delivers ripe black fruit aromas such as plum and black cherry. It is a very good candidate for cellaring up to 5 years but can be enjoyed while young. Pair with hearty red meats, pizza, sausage, salami, savory stews and aged cheeses such as Parmiggiano and Asiago. 100% Sierra Foothills.

MUSCATO SECCO DRY MUSCAT CANELLI Light bodied with crisp seductive aromatics. Flowery, tropical fruit bouquet. Try with salmon or shrimp tacos and mango salsa. This wine is dry but has a full lingering Muscat flavor. Mouth feel is full, fresh and persistent with a balanced acidity. A sophisticated treat! 100% Muscat Canelli, 100% Madera County. 100% Whole Cluster Pressed, Unfiltered.
Vineyard 208
Slope Map
42415 Rd 208, Friant, CA

APN 051-032-014
35 Acres

Legend
- Well
- 20 ft Contours (USGS NED)
- Parcel 051_032_014 (Madera Co. GIS)
- Structures
- Pond
- Vineyard outline - Approx. 1 acre

Percent Slope
- 0% - 10%
- 10% - 15%
- 15% - 20%
- 20% - 25%
- 25% - 30%
- 30% - 40%
- >40%

Disclosure: All information herein is approximate and must be verified; Property Boundaries, Acres, Numbers, etc. All Maps may not be to scale.
Vineyard 208
Aspect Map
42415 Rd 208, Friant Ca

APN 051-032-014
35 Acres

Charbono
0.43 Acres
spacing: 12' x 6'

Alestico
0.6 Acres
spacing: 12' x 6'

Legend

Veil
20ft Contours (USGS.NED)
Parcel 051_032_014 (Madera Co. GIS)
Structures
Pond
Vineyard outline - Approx. 1 acre

Aspect
Flat (-1)
North (0°-22.5°)
Northeast (22.5°-67.5°)
East (67.5°-112.5°)
Southeast (112.5°-167.5°)
South (167.5°-222.5°)
Southwest (222.5°-277.5°)
West (277.5°-332.5°)
Northwest (332.5°-387.5°)
North (387.5°-360°)

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* Sale is subject to changes of acreages offered for sale, change of price & terms, withdrawal from market without notice, and other conditions that may be required by Seller. Seller reserves the right to accept or reject any offer(s). Seller reserves the right to accept backup offers, and continue to market subject properties for sale until escrow(s) have been completed.

* Sale includes the all permanent structures; winery building, winery pole barn, home, guest house, and natural spring pump and well. The winery label(s) and equipment are also included.

* Buyer(s) shall conduct their own due diligence of the home, guest home, winery, vineyards, including, but not limited to; building inspections, winery permits and bond, Archeological Site, Water Quality & Availability, Irrigation Systems & Requirements, Soils, Rootstocks, Neighboring Properties, Environmental, Wildlife, County General Plans, Zoning, Williamson Act, Flood Zones, Air Quality Regulations, Weather, Federal, State, County, & City Rules & Regulations, etc.

DISCLOSURE: Acreages and property boundaries herein are approximate, maps and photos are not to scale. This offering was prepared solely as a brief overview of the subject properties being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the properties, prior to, during, and after this offering was prepared. Neither the Broker nor the Seller makes any representation or warranty, express or implied, as to the completeness and accuracy of the information contained herein, and subsequent information that Seller or third parties may provide to Buyer’s. It is the Buyer’s responsibility to confirm & verify all subject properties information obtained from any source, including, but not limited to: winery permits, boundaries, gross acres, net farmable acres, rootstocks, clones, crop production, climate, water availability and quality, governmental regulations, environmental concerns, etc. The Buyer’s are advised to conduct a careful, independent investigation of the properties, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the properties for Buyer’s intended uses.

Subject Property will be sold in it’s “AS-IS” condition.

All offers and requests for additional information shall be submitted to:

**Al D. Mendrin**  
London Properties  
6442 N. Maroa Ave.  
Fresno, CA  93704  
559.288.0671 Cell  
al@londonproperties.com  
559.436.0151 Fax
London Properties, Ltd.
6442 N. Maroa Ave.
Fresno, CA 93704

Al D. Mendrin
559.288.0671  Cell
559.436.0151  Fax
al@londonproperties.com