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 Land, Ranch, and Recreation Properties**

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Indian Peak Vineyards

Manton, CA

General Description

A small family owned mountain winery and vineyard in one of California's newly established AVA's. With its rich red volcanic soil, ideal micro climate and wine making style, this winery produces some of the best wines in the AVA. Created in 2000, the Indian Peak Vineyard is being offered for sale for the first time.



Offered at \$1,217,500



- Winery
- Producing Vineyard
- Established AVA
- Estate Bottled Wines
- Unique Volcanic Soils
- Ideal Micro Climate
- 10 +- Acres
- 6 +- Acres Planted to Vineyard

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Indian Peak Vineyards

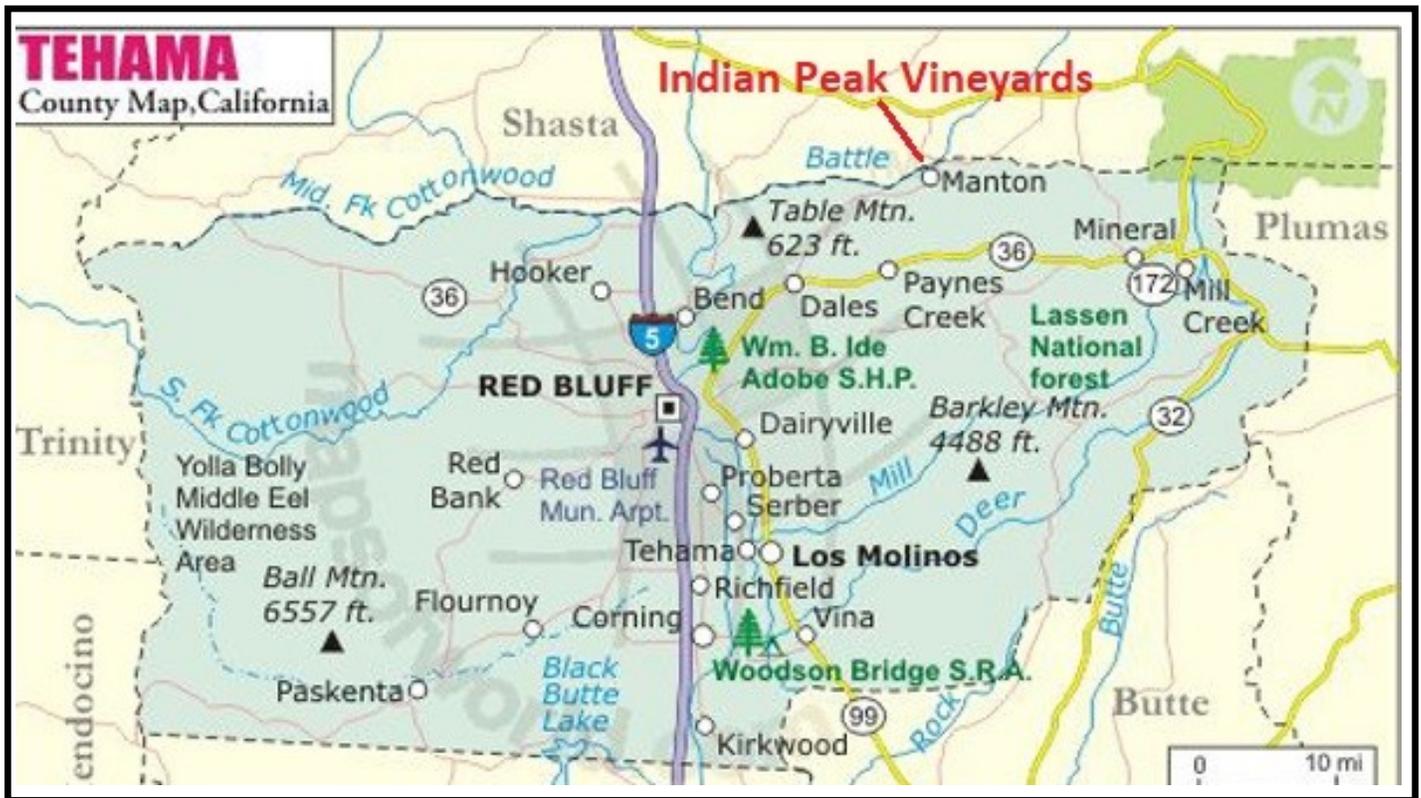


Acreage

The acreage consists of approximately 10+ deeded acres with close to 6+ acres planted in vineyard. The vineyard is planted in Cabernet Sauvignon, Merlot, Sauvignon Blanc, Cabernet Franc, Petit Verdot, Malbec and Pinot Noir.



Indian Peak Vineyards



Location

The Indian Peak Vineyards is nestled in the foothills of California's majestic Cascade Mountain Range. It is located just outside of the small rural community of Manton in Northern California's scenic Tehama County. It is approximately 38 miles southeast of the City of Redding (pop. 90k) in Shasta County and 31 miles northeast of Red Bluff (pop. 14k) in Tehama County.

The Manton Valley is off the beaten track, but there is a population of about 1 million between Redding and the university town of Chico to the south. There is fairly good weekend traffic as well as visitors to Mt. Lassen National Park. The Park Service hosts a wine tasting every year at the park's south entrance.

Surrounded by the best spring, summer, fall and winter outdoor recreation in the nation, the Indian Peak Vineyards is within 90 minutes of it all! Lying within the heart of the Shasta Cascade Wonderland, the property is located near national parks, recreation and wilderness areas; numerous lakes; several rivers; skiing and snowmobiling; hunting and fishing, etc.

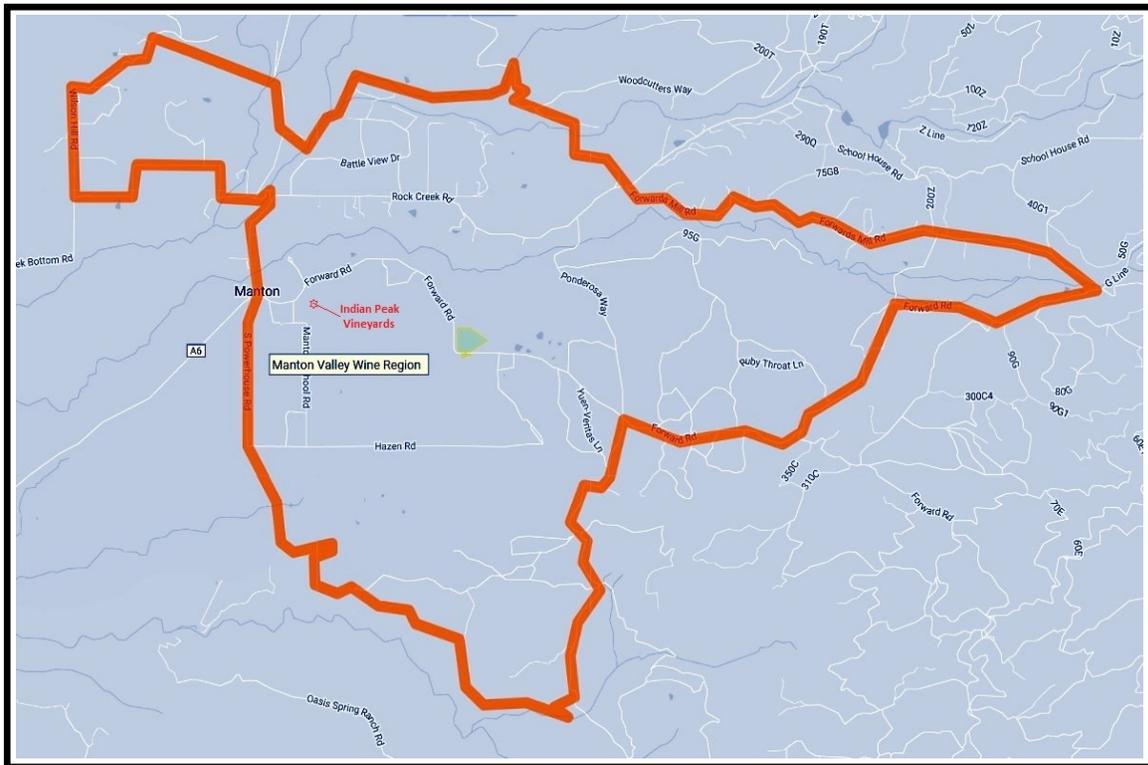
Indian Peak Vineyards

Aerial Image



Indian Peak Vineyards

The Manton Valley American Viticultural Area (AVA) sits in the shadow of Mt. Lassen in the far northern reach of California. Nestled in the foothills of the Cascade Mountains, you'll find the small town of Manton which boasts a population of 347, a diner, a bar, and a handful of wineries and small vineyards that thrive in its volcanic soils. Proceeding east from Manton, your tour begins, with majestic Mt. Lassen in full view ahead of you. At each stop along this gently curving mountain road, you meet new friends you feel you've known forever as you enjoy their hospitality and taste their wines. These wines are special; you'll learn the rich volcanic soil that Lassen Peak provides creates some of the best red wines in the country.



As the road gently climbs up the valley, vineyard rows are a beautiful surprise among the increasing pines and peaceful meadows of the mountain landscape. The vineyards in the upper reaches of the valley regularly see blankets of snow and this too helps create those flavors unique to these mountain wines. The slightly eclectic flavor of each vineyard also conveys the flavor of the location. You'll learn how harvest techniques change the flavor of the experience. Manton asks you to "Change your altitude" which is frequently misread as "Change your attitude". You'll find changing your altitude does change your attitude with each surprise discovery you make as you experience Manton ascension.

Indian Peak Vineyards is proud to be part of this experience, and with an annual production of between 1,200 and 1,500 cases, Indian Peak Vineyards is one of the largest wineries in the appellation.

Indian Peak Vineyards



Buildings

Property includes a metal 2400 sq ft bonded winery building. The building contains a large tasting room, offices, lab room, bottling room, bathroom and storage for the tanks, barrels and wine.



Indian Peak Vineyards

Soils

"Red, red, red volcanic soils abound..." The Manton Valley American Viticultural Area, with the rich volcanic soil that Mt. Lassen provides, creates some of the best red wines in the country. The AVA lays in the foothills of the Cascades, with elevations running 2000 to 3500 feet. 28 different soils, mostly characterized by gravelly loam and sandy loam can be found in the valley. Resulting from volcanic overlays on Chico and Red Bluff formations, which came from much earlier times when this part of California was under the ocean, they are well draining. Yields tend to be low as a result. The top Tuscan formation created a significant aquifer within the Battle Creek watershed which provide ample annual water.

Irrigation Water

The Indian Peaks Vineyard has dedicated water rights from the state of California. The vineyard is allotted 1.3 decreed miners inches of water (approximately 11 GPM) The source of the water are springs and snow melt from Mt. Lassen to the east. The water is delivered from the mountain by the Crooker-Harrison Water Ditch, which serves several neighboring properties, as well as the vineyard. The water is then distributed throughout vineyard acreage through a drip irrigation system.

Domestic Water

Drinking water for the winery is supplied by a domestic well on the property. The well is 172' deep and produces approximately 20 GPM. The water is then filtered through a purification system.

Topography

The topography of the property is characterized by gentle sloping terrain with a westerly and southerly exposure. Elevation ranges from approximately 2214' on the high east side to 2114' on the west side.

Indian Peak Vineyards

History

The first Vineyards in the Manton Valley were planted around the Mid 1970's and have produced many award-winning wines that would rival any produced in the more established AVA's, not only in the State of California, but in the World.

The owners started Indian Peak Vineyards as a hobby in their Cottonwood, CA backyard in 1996. Then in 1998, they made a decision to turn their fruitful hobby into a business and subsequently in 1999, they bought property in Manton, California making their vision a reality. Planting their first Grapevines in 2000, Indian Peak Vineyards became Manton's first Bonded Winery in 2004 with Commercial Crops in 2006.

Potential Uses

If you have ever dreamed of owning and operating your own vineyard and winery, the Indian Peak Vineyards would be ideal!

The Vineyard is currently permitted to produce up to 5,000 cases of wine per year. In addition, there is a permit to operate an "off site" tasting room.

Potential uses include operating the business "as is". The owners would be willing to act as consultants for one year, if desired.

Additional potential includes: Sites for constructing entertainment facilities.....weddings, live music, picnic area, bar-b-que, etc. Establishing an "off site" tasting room in a metropolitan area; Expand the number of retail outlets and restaurants to feature the wine; Development a line of Indian Peak Vineyard merchandise and apparel; Expand marketing and exposure through commercial and social media; Increase the number of hosted special events.

Financing

The Indian Peak Vineyards is currently offered for \$1,217,500. The price does not include the wine inventory.

Indian Peak Vineyards

Reports

An American Viticultural Area (AVA)

A designated wine grape-growing region in the United States distinguishable by geographic features, with boundaries defined by the Alcohol and Tobacco Tax and Trade Bureau (TTB) of the United States Department of the Treasury. The Federal government officially sanctions the effort to identify truly one-of-a-kind winegrowing districts through its system of “American Viticultural Areas” or “AVAs.” When appearing on a label, these legal place names impart to the consumer important information and guarantees about the wine’s origin. By law, to use one of these official site designations, 85% of that bottle’s grapes must have been grown within the AVA’s boundaries.

Manton Valley Viticultural Area

Created in August 2014, the Manton Valley AVA is one of the newest to the United States system. This remote 9,800 acre AVA is found in a highly volcanic region of Northern California and features just a few wineries and 200 acres of existing vineyards.

Estate Bottled

The winery listed on the label owns or controls 100 percent of the grapes that went into the bottle, and the wine was crushed, fermented, finished, aged and bottled all in the same place, and that place has to be located in the same viticultural area .

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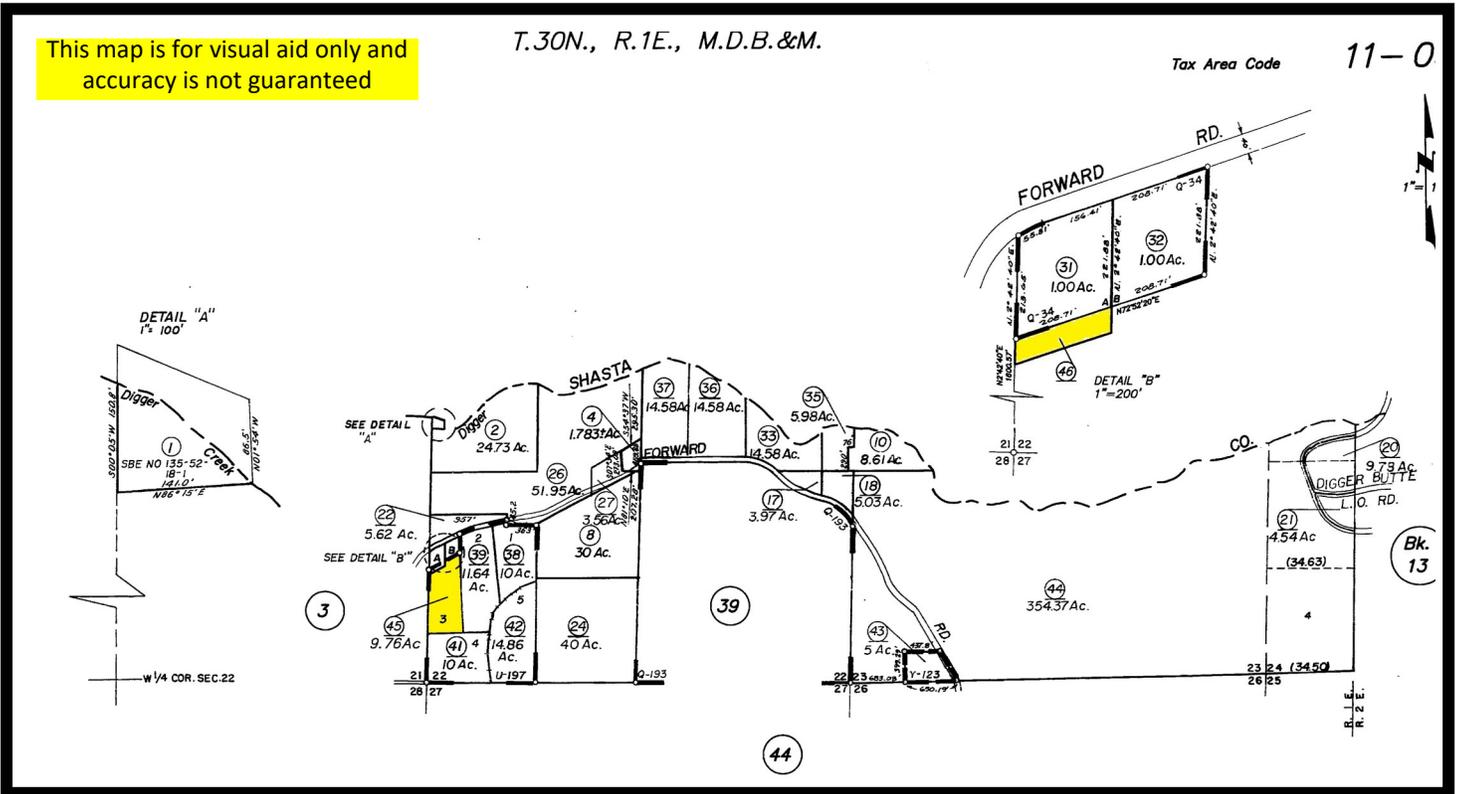
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Indian Peak Vineyards Assessor Parcel Map

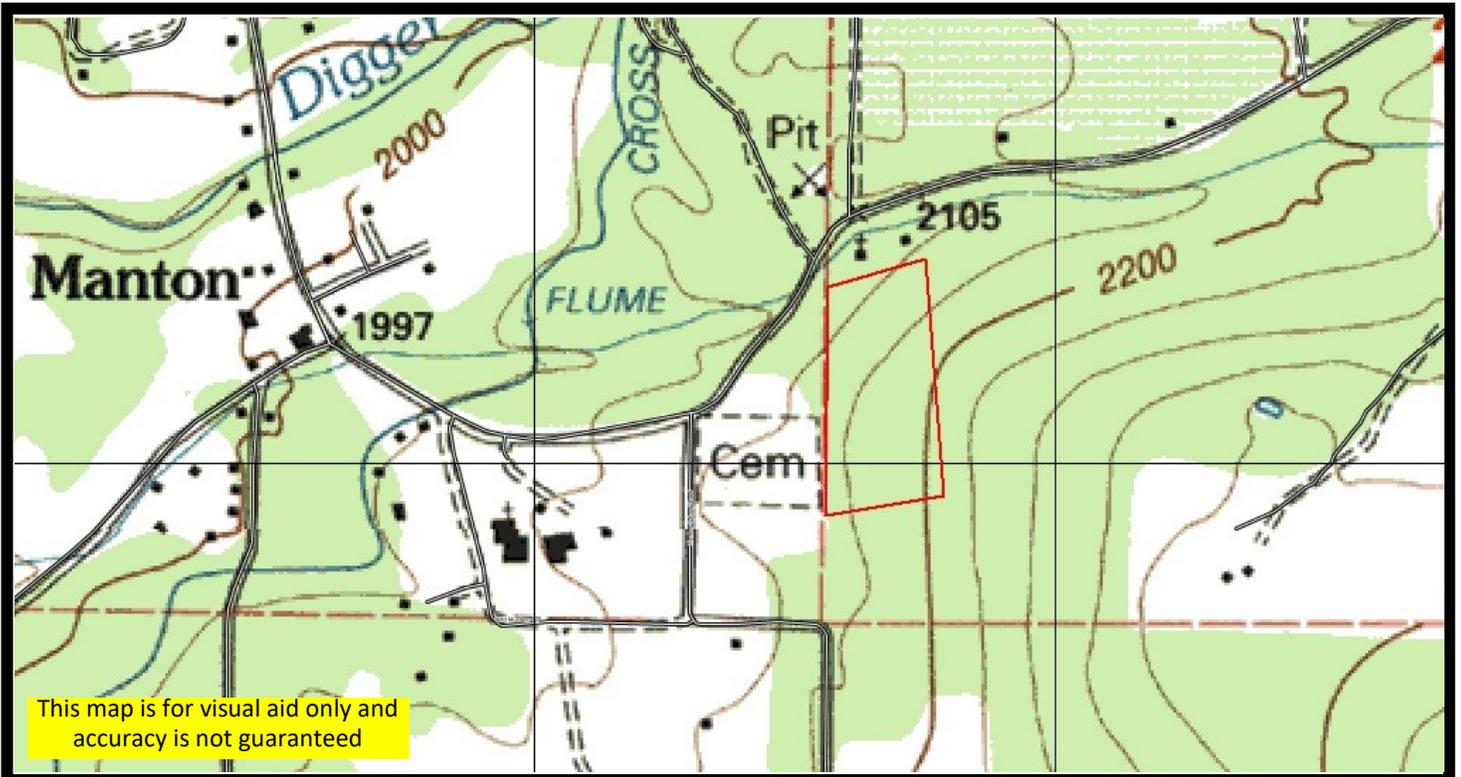
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T.30N., R.1E., M.D.B.&M.

Tax Area Code 11-0



Topo Map



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