

**Comptche Ridge Vineyard & Ranch**  
25901 Comptche-Ukiah Road  
Comptche, CA 95427

**\$3,800,000**  
265.200± Acres  
Mendocino County





**Comptche Ridge Vineyard & Ranch**  
**Comptche, CA / Mendocino County**

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**SUMMARY**

**Address**

25901 Comptche-Ukiah Road

**City, State Zip**

Comptche, CA 95427

**County**

Mendocino County

**Type**

Ranches, Residential Property

**Latitude / Longitude**

39.231887 / -123.507779

**Dwelling Square Feet**

2450

**Bedrooms / Bathrooms**

2 / 1.5

**Acreage**

265.200

**Price**

\$3,800,000

**Property Website**

<https://www.landleader.com/property/comptche-ridge-vineyard-ranch-mendocino-california/41294>



## **PROPERTY DESCRIPTION**

First time ever on the market in its entirety - the 265-acre Comptche Ridge Vineyard. Set in the coastal mountain hamlet of Comptche, the Comptche Ridge Vineyard epitomizes the best of Mendocino County - redwood and fern strewn valleys, year round creeks, rolling vineyards highlands, breathtaking views, secluded yet accessible and all located in temperate year round climate.

Leaving the town of Comptche behind, you meander 15 minutes on a paved two lane treelined country road until the pavement meets the gravel that then winds you through towering redwood benches until the curtain is drawn back and you emerge into the light filled and almost Shangri-La like vision of the Comptche Ridge Vineyard.

Originally homesteaded in the late 1800s by Finnish immigrants seeking sunlit meadows and ridge tops to plant their orchards and graze their livestock, the Ranch provided the sustainable backdrop for generations of Johnsons. Besides what they farmed, the Ranch provided a rich bounty of resources: steelhead & coho salmon in the year-round creeks, deer, bear and other game in the surrounding woods and redwood and hardwood species to both build and burn.

In 1996, the Weir brothers, John and Mark, seeking a refuge to raise their Family away from the bright lights and chaos of the Bay Area, bought two adjacent ranches, with John's being 160 acres and Mark's being 105.2 acres for a combined acreage of 265.2 acres. This was the beginning of the collaborative effort that would ultimately produce the Comptche Ridge Vineyard.

When the brother arrived, only remnants were left of the original homestead and almost all had to be constructed from scratch. The brothers aimed to create structures harmonious with their surroundings resulting in residences, studios, barns and other outbuildings feeling more like an integral part of the environment they occupy. Redwood and open beam construction bring the depth of outside into the buildings to give an ample sense of space, while partially covered deck with big mountain vistas allows one to soak in the ambience of nature itself. The Pagoda House is a testament to the highest level of wood craftsmanship. Entering its vaulted ceilings seems as though one is entering a cathedral. The other 3 residences carrying forth with this spiritually harmonic theme. Pathways lead you between the other residences, yoga studio, office and guest cabins while rolling vineyards invite you to stroll their maze of rows.

Leaving the mountain enclave behind, miles of internal roads winds you down through redwood and fir forests to the convergence of Johnson Creek, Sheep Creek and John Smith Creek. Trails shoot off from the main road offering endless possibilities for the more adventure oriented on 265+ acres nature preserve - backing up against Mendocino Redwood Company's 100,000+ acres of private land further assures this property will continue to be a wildlife sanctuary unburdened by development.

The brothers realizing they had something special, next sought to make the land produce. Seeing the success of Pinot Noir in Anderson Valley, they thought the Ranch could do all of that plus some and went about preparing the ridge tops for planting. Using four proven clones - Swan, Pommard, 115, 828 & 667 and planting close spacing(6x4 & 8x4) the acreage of Pinot Noir was planted in 2000 followed by additional acreage in 2006 for a total of approximately 8 acres of vines (12,000 vines). There is an additional 8-10 acres that could potentially be planted.

A relationship was struck up somewhere in this period between winemakers Anthony Filiberti, Webster Marquez and David Low of Anthill Farms and the Weirs. There was a common recognition amongst the parties that what was being produced here was notably distinct and superb in quality and taste from other nearby regions. Their efforts into turning the fruit into something has paid off dearly. Today there is a waiting list for the wine.

Besides the commercial vineyard, Comptche Ridge Vineyard is also zoned TPZ (timber preserve zone) benefiting the owner by reducing the property tax liability. There currently is an NTMP (Non-Industrial Timber Management Plan) on the Ranch allowing for long term management of the Redwood and Douglas Fir timber stands which in turn allows for sustainable timber harvesting or allows for a basis to establish carbon credit bank.

### **Property Highlights:**

- 265+ acres with Multiple Legal Parcels
- Pagoda House: 2450 Sq.Ft (2BR/1.5BATH)
- Manor House: 2200 Sq.Ft. (4BR/BATH)



- Westside Sentry House: 1404 Sq.Ft. & Deck 1742 Sq.Ft. (1BR/1BATH)
- Yoga Cabin, 256 sq.ft. - Deck 160 Sq.Ft.
- Office, 775 sq. ft.. - Deck 230 Sq.Ft.
- Caretakers Cabin - 775 Sq. Ft. (2BR/1BATH)
- Garage/Solar, 429 sq. ft.
- 3 Sleeping Cabins, 220 sq. ft. each the same with outside Decks (water, electric & propane connected)
- Pump Houses and Utility Sheds
- Ag Barn, 1380 sq. ft.
- Green house, 2040 sq. ft.
- All Buildings have water and electrical service from Off-Grid power system. The exception would be Ag building, no service. Green house is professionally wired, can run off of generator, not provided.
- 8 acres of Pinot Noir Vineyard on four proven clones - Swan, Pommard, 115, 828 & 667 spaced tight resulting in approx. 12,000 vines of premium grapes. (Point of Sales Alcohol Licenses may be available) clones are Swan, 828, 667, 115 and Pommard. Close spacing of 6 x 4 and 8 x 4 rows allow for approx. total of 12,000 individual vines. 8 -10 additional acreage could be potentially added.
- Water: 6 wells, one of over 100 gallons per minute and others in the 20 to 60 gpm range. Multiple holding tanks totaling approximately 20,000+ gallons. Two domestic use pond of approx. 750,000 gallons each (water to be verified)
- Multiple Off-Grid systems with solar panels and battery storage and back up generators
- Designated TPZ zoning for lower property taxes
- NTMP in place allowing for long term management of the redwood and Douglas fir timber stands which in turn allows for sustainable timber harvesting or allows for a basis to establish carbon credit bank.





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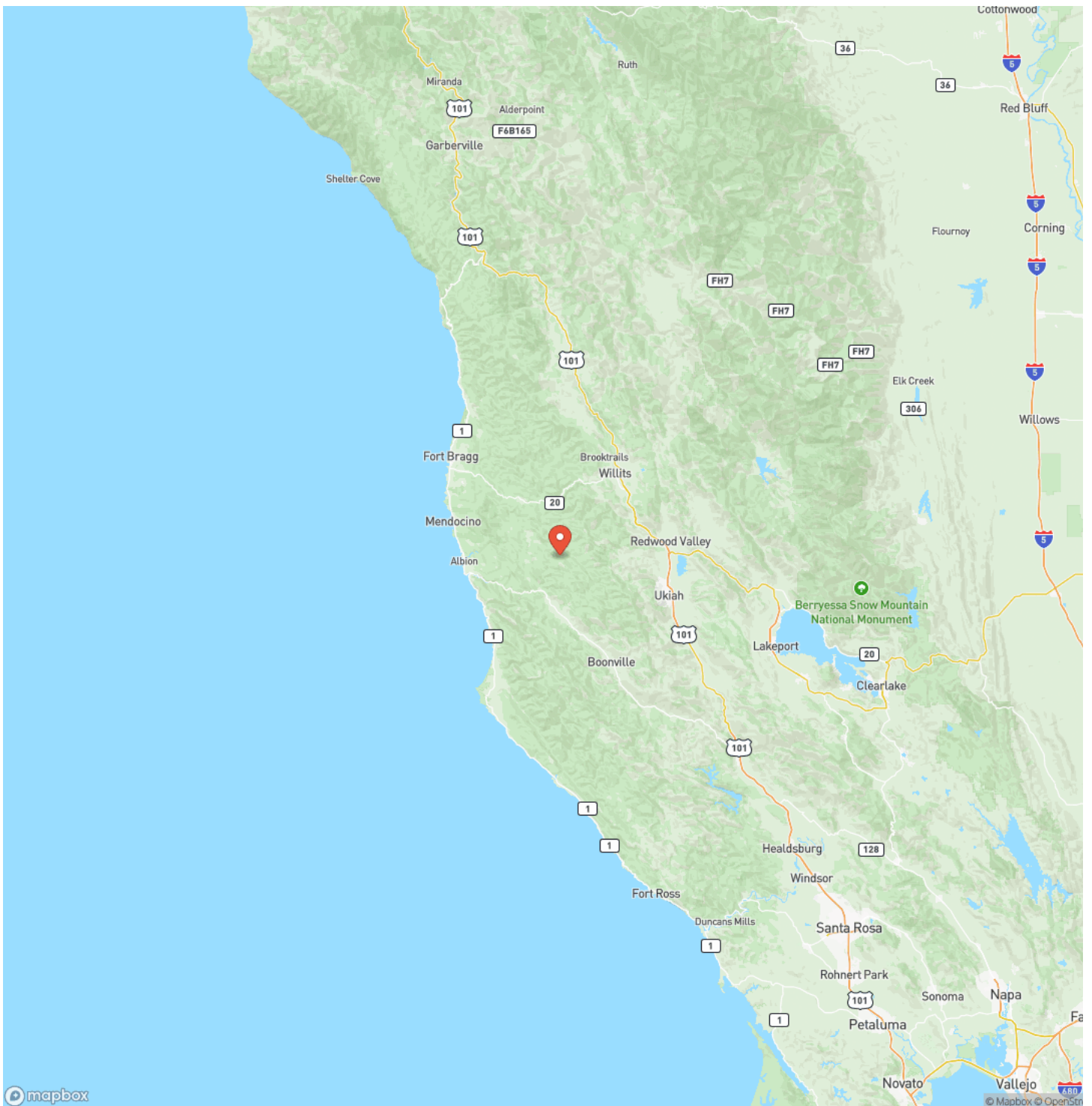


## Locator Map





## Locator Map





## Satellite Map







## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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