



## A Rare Gem on the True Sonoma Coast

*Elevating Prestige and Profitability with Exquisite Pinot Noir and Chardonnay*



Lancel Creek  
14755 Morelli Ln. Sebastopol, CA 95472  
Site: 29 – Code: U7

Block	Varietal	Clone	Root Stock	Acres	Spacing	Year Planted
1	Pinot noir	Pommard	110R	5.1	9 x 5	2002
2	Pinot noir	777	110R	7.5	8 x 6	2002
3	Pinot noir	Calera	110R	1.9	9 x 5	G-2014
4	Pinot noir	Pommard	110R	2.9	9 x 5	2002
5a	Chardonnay	Montrachet	420A	1.45	6 x 4	2010
5b	Chardonnay	Montrachet	420A	1.17	6 x 4	2010
5c	Chardonnay	Montrachet	420A	0.77	6 x 4	2010
6	Chardonnay	Dutton18	420A	1.68	6 x 4	2010

Total Acres: 22.47

Lancel Creek Vineyard – Opportunity: January 1, 2025



---

**Lancel Creek Vineyard – Opportunity: January 1, 2025**



# *Summary*

- **Premier Grape Production**

- **Pinot Noir:**

- **Size:** 17.4 acres
    - **Yield:** 38 - 42 tons/year
    - **Elevation:** 750 ft

- **Chardonnay:**

- **Size:** 5.07 acres
    - **Yield:** 12.5 - 16 tons/year
    - **Elevation:** 721 ft

- **Strategic Location**

- Southwest-facing, situated in the cool-climate hills above Occidental
  - **Proximity:** 5 miles from the Pacific Ocean
  - **Microclimate:** Ideal for ultra-premium grape cultivation

- **Heritage and Expertise**

- **Planted and Cultivated** by Ulises Valdez and Valdez & Sons Vineyard Management
  - **Managed by** Zepvine Vineyard Management (Napa)
  - **Website:** [www.Zepvine.com](http://www.Zepvine.com)

- **Market Validation**

- Esteemed wineries crafting beautiful wine with Lancel Creek Vinyard fruit:
    - [Thompson 31Fifty Pinot](#)
    - [Ferren Chardonnay](#)
    - [Gary Farrell Pinot](#)
    - [Texture Wines](#)
    - [Bannister Wines](#)
    - [Aubert Wines](#)
    - [El Molino Winery](#)

- [Arista Winery](#)
  - [Hersly Wines](#)
  - [Laurel Glen – Glen Helen Winery](#)
  - **Pre-Market Release Pricing**
    - Pinot Noir: *\$7,000 per ton*
    - Chardonnay: *\$8,000 per ton*
  - **Objective**
    - Provide wineries and winemakers with exceptional fruit to enhance portfolios and meet the demands of the ultra-premium wine market.
- 

## *Key Investment Highlights*

### **1. Premier Pinot Noir Vineyard**

- **Size and Yield**
  - **17.4 Acres** dedicated to Pinot Noir
  - **Annual Yields:** 38-42 tons
- **Planting and Cultivation**
  - **Established by** Ulisses Valdez and Valdez & Sons Vineyard Management
  - **Managed by** Zepvine leverages cutting-edge viticultural techniques powered by evidence-based data and analytics.
- **Terroir Excellence**
  - **Coastal Proximity:** 5 miles from the Pacific Ocean ensures a cool maritime climate
  - **Diurnal Temperature Variation:** Warm days and cool nights enhance sugar accumulation and vibrant acidity
  - **Goldridge Soil:** Fine sandy loam with excellent drainage and moisture retention, contributing to concentrated flavors and distinct minerality
- **Clonal Diversity**
  - **Pommard Clone (10 Acres):** Structured, age-worthy wines with dark fruit and earthy notes
  - **777 Clone (7.5 Acres):** Aromatic intensity, bright red fruit, and silky texture

---

**Lancel Creek Vineyard – Opportunity: January 1, 2025**

- **Calera Clone (1.9 Acres):** Adds spice, dark fruit, and complexity

## 2. Distinguished Chardonnay Vineyard

- **Size and Yield**
  - **5.07 Acres** dedicated to Chardonnay
  - **Annual Yields:** 12.5-15 tons
- **Planting and Cultivation**
  - **Established by** Ulisses Valdez and Valdez & Sons Vineyard Management
  - **Managed by** Zepvine, leveraging Napa expertise to enhance grape quality
- **Terroir Excellence**
  - **Cool Maritime Climate:** Influenced by the Pacific Ocean, ensuring optimal acidity and complex flavor development
  - **Goldridge Soil:** Enhances grape concentration and minerality
- **Clonal Diversity**
  - **Montrachet Clone (3.4 Acres):** Richness, depth, citrus, stone fruit, and distinct minerality
  - **Dutton 18 Clone (1.68 Acres):** Intense aromatics, tropical fruit, and pronounced floral character

---

## 3. Unrivaled Terroir: Foundation of Excellence

- **Coastal Proximity**
  - **5 Miles from Pacific Ocean:** Provides a cool maritime influence, extending the growing season and enhancing flavor complexity
  - **Balanced Acidity:** Maintains wine's finesse and age ability, highly sought after in luxury markets
- **Diurnal Temperature Variation**
  - **Warm Days & Cool Nights:** Essential for achieving optimal sugar levels and vibrant acidity, contributing to depth and structure in wines
- **Sonoma Coast AVA**
  - **International Acclaim:** Renowned for elegant, complex, and long-lived Pinot Noir and Chardonnay

- **Western Placement:** Ensures a cool-climate signature aligning with consumer demand for terroir-driven expressions

#### 4. Goldridge Soil: A Mark of Premium Quality

- **Optimal Drainage and Composition**
    - **Fine Sandy Loam:** Prevents waterlogging and retains necessary moisture, promoting concentrated grape flavors
    - **Distinct Minerality:** Adds complexity and character to finished wines
  - **Reputation**
    - **Top Sonoma Vineyards:** Goldridge soil is a hallmark of celebrated vineyards in Sonoma Coast and Russian River Valley, reinforcing Lancel Creek's potential for exceptional quality
- 

#### 5. Meticulous Viticulture by Valdez Family and Managed by Zepvine Vineyard Management

- **Generational Expertise**
    - **Ulisses Valdez and Valdez & Sons:** Multi-generational knowledge ensured optimal vine health and consistent fruit quality.
  - **Modern Management**
    - **Zepvine (Napa):** Implements advanced viticultural practices to enhance grape quality and vineyard sustainability
  - **Sustainability Commitment**
    - **Eco-Conscious Practices:** Appeals to environmentally aware consumers, enhancing brand image and market appeal
  - **Attention to Detail**
    - **Precise Pruning, Canopy Management, Cluster Thinning, and Expert Harvest Timing:** Ensure fruit reflects the unique terroir and meets the highest quality standards
- 

#### 6. Clonal Diversity: Crafting Complex Wines

- **Pinot Noir Clones**
    - **Pommard Clone (Blocks 1 & 4, 8 Acres):** Structured, age-worthy with dark fruit and earthy notes
    - **777 Clone (Block 2, 7.5 Acres):** Bright red fruit, floral notes, and silky texture
- 

**Lancel Creek Vineyard – Opportunity: January 1, 2025**

- **Calera Clone (Block 3, 1.9 Acres):** Adds spice, dark fruit, and complexity
  - **Chardonnay Clones**
    - **Montrachet Clone (Blocks 5a, 5b, 5c, ~3.4 Acres):** Rich, deep, citrus, stone fruit, and minerality
    - **Dutton 18 Clone (Block 6, 1.68 Acres):** Tropical fruit and floral character
  - **Winemaker Benefits**
    - **Versatile Palette:** Enables blending or single-clone bottlings to create wines with remarkable complexity and distinct personalities
    - **Market Appeal:** Captures diverse segments of the high-end market through nuanced and sophisticated wine profiles
- 

## 7. Proven Track Record and Market Validation

- **Some Acclaimed Partnerships**
    - **Gary Farrell Vineyards & Winery:**
      - [2019 Pinot Noir: 95 points \(Wine Enthusiast\)](#)
      - **Retail Prices:** Typical **\$65 - \$95** per bottle
    - **Ferren Wines:**
      - [2021 Chardonnay: 96 points \(Golden Gate Cellars\)](#)
      - [Ferren Chardonnay: Ratings \(Morrellwine.com\)](#)
      - **Retail Prices:** Typical **\$85-\$145** per bottle
  - **Market Demand**
    - **Critical Acclaim:** Wines sourced from Lancel Creek consistently receive high scores and recognition
    - **Pre-Market Pricing:** Demonstrates strong market demand and financial viability
  - **ROI Assurance**
    - **Proven Success:** Established wineries attest to the quality and marketability of Lancel Creek grapes, ensuring a strong return on investment
- 

## 8. Exclusivity and Limited Production

---

**Lancel Creek Vineyard – Opportunity: January 1, 2025**

- **Controlled Supply**
    - **Total Acreage:** 17.4 acres Pinot Noir + 5.07 acres Chardonnay
    - Ensures a limited, high-quality supply of ultra-premium fruit
  - **Quality Over Quantity**
    - **Low Yields:** Focus on producing concentrated, high-character grapes
  - **Market Differentiation**
    - **Exclusive Access:** Ideal for boutique wineries aiming to craft special, limited-production wines
    - **Premium Pricing:** Enhances brand prestige and allows for higher price points in the luxury market
- 

## **Conclusion: A Strategic Partnership for Success in the Luxury Wine Market**

- **Comprehensive Excellence**
  - **Unparalleled Terroir:** Coastal proximity, diurnal temperature variation, and Goldridge soil
  - **Expert Viticulture:** Legacy of the Valdez family and modern management by Zepvine
  - **Diverse Clonal Selection:** Enables crafting of complex, nuanced wines
  - **Proven Market Success:** High scores and premium pricing validate quality and demand
- **Investment Benefits**
  - **Elevate Brand Prestige:** Align with a vineyard known for producing award-winning, high-value grapes
  - **Enhance Wine Portfolio:** Source exceptional Pinot Noir and Chardonnay that meet the highest standards
  - **Achieve Significant ROI:** Proven track record ensures financial success and market competitiveness

## *Contact*

Explore a partnership with Lancel Creek Vineyard and discover how we can help your winery achieve its goals in the luxury market. To inquire about availability and current pricing, contact us today.

**Contact: Nathan Feileacan: (707) 479-9252, (415) 855-1775 or [LancelCreek@gmail.com](mailto:LancelCreek@gmail.com)**

---

**Lancel Creek Vineyard – Opportunity: January 1, 2025**