



Mendocino Mineral Water Estate & Bottling Facility

FOR SALE:

42.26 acres with USGS-registered
mineral water soda springs &
commercial bottling plant





A Rare California Water Production Investment

Unique Natural Resource

42.26-acre property includes well-documented, life-sustaining geological mineral springs with historical water and mineral production rights for commercial bottling.

Built-Out Bottling Facility

Approximately 7,200 square foot commercial bottling plant served heavy industrial power, with comprehensive installed infrastructure and equipment ready to be reactivated by a new owner.

Premium Artesian Mineral Water

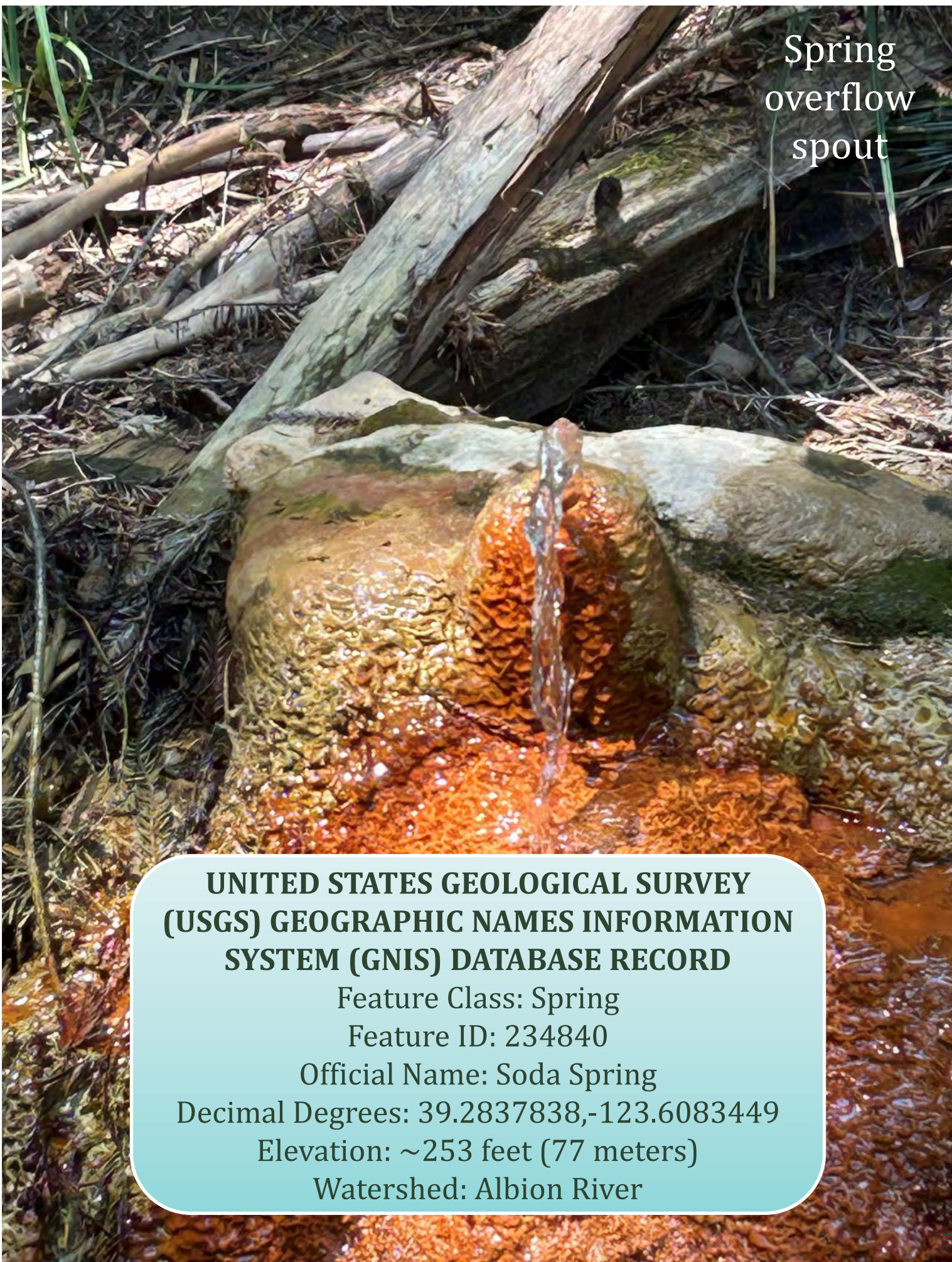
Positioned to capitalize on robust consumer demand for premium mineral water brands. Naturally-sourced product with a known origin has substantial draw for the target consumer segment.

Water Supply

The subject property's long-term value is supported by the harsh and reality of growing water scarcity, and the irreplaceability of the natural springs. A consistent supply of spring water carrying healthy minerals, naturally bubbling up from deep below, is a rare find.



Private drive leading to the bottling plant



Spring
overflow
spout

USGS-Registered Geological Asset with Historical Riparian Rights

A tangible and irreplaceable, life-sustaining natural resource.

The subject property offers direct ownership of a proven geological mineral water source with strong yield and existing bottling infrastructure.

Private water and mineral rights rarely available in California.

The rareness of the natural soda springs, combined with the historical rights and grandfathered commercial plant, create an irreplaceable long-term competitive moat.

Increasingly strategic amid drought and water scarcity.

With resource competition fiercer than ever and water conflicts looming on the horizon, private riparian and mineral rights represent a secure and appreciating asset class.

**UNITED STATES GEOLOGICAL SURVEY
(USGS) GEOGRAPHIC NAMES INFORMATION
SYSTEM (GNIS) DATABASE RECORD**

Feature Class: Spring

Feature ID: 234840

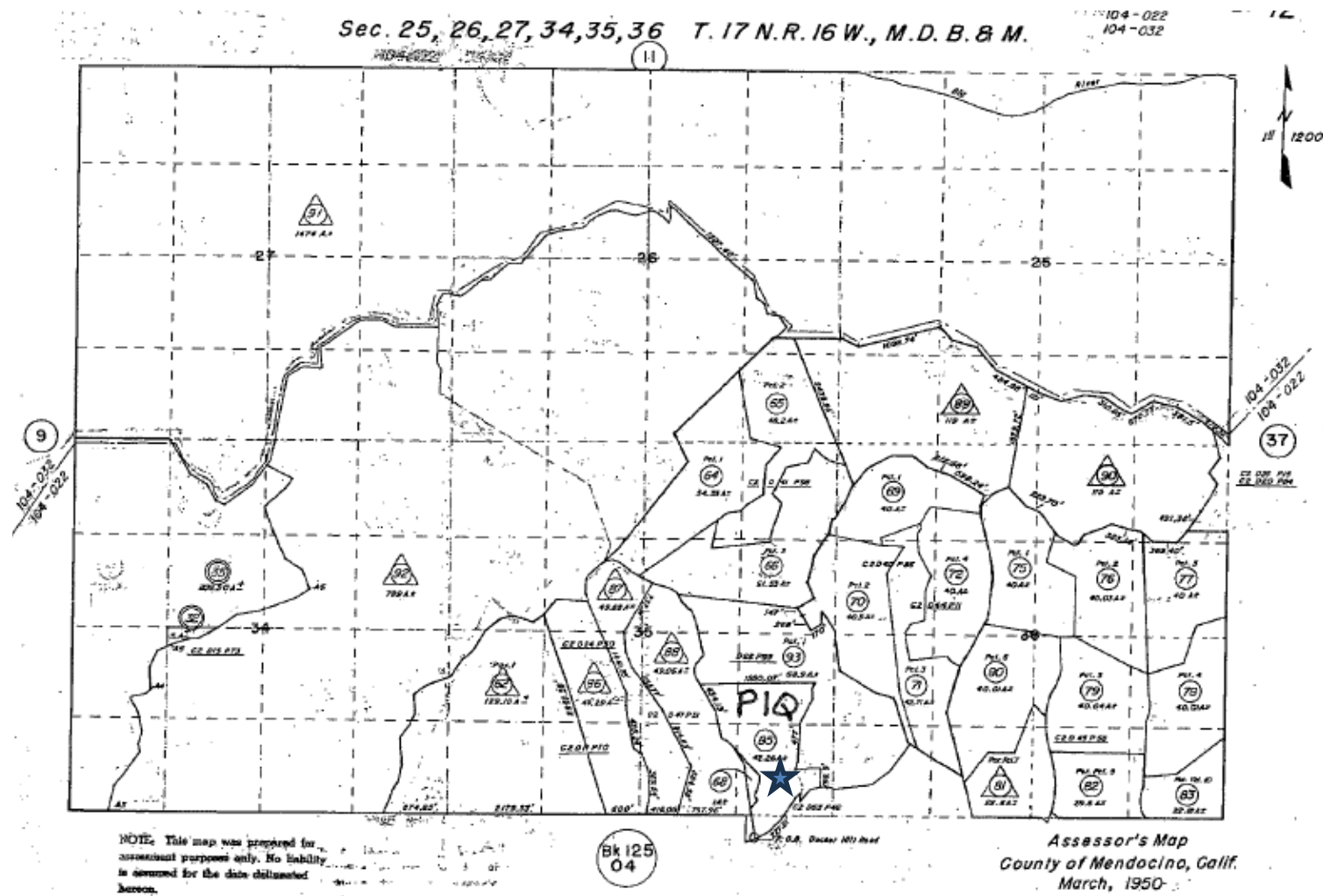
Official Name: Soda Spring

Decimal Degrees: 39.2837838,-123.6083449

Elevation: ~253 feet (77 meters)

Watershed: Albion River

Parcel Map & Points of Interest





Soda Springs are artesian mineral springs, where effervescent, bubbling, or carbonated (“soda”) water naturally rises to the surface of the earth from underground without any assistance from pumps. Soda spring water is often charged with carbon dioxide gas from deep geothermal activity and is typically characterized by notable mineral profiles.

The Soda Springs



Primary spring overflow and bridge over Soda Spring Creek

Two Robust Natural Soda Springs

The property features two sources of high-quality spring water known to be rich in calcium, magnesium and iron. The springs are never known to have gone dry and were historically recognized by the native Pomo Indians. Recent bottling operations at the site have previously utilized just one of two soda springs and drilled wells.

Desirable Mineral Composition

Rich in calcium, magnesium, and iron, the the premium mineral composition of the primary spring water features Total Dissolved Solids (TDS) content of 1,300 mg/l with a measured drilled well TDS of 310 mg/l, suitable for consumption as mineral water in addition to a wide range of alternate applications.

Proven Geological Yield with Dependable Flow

Existing stable flow from the primary soda spring is estimated up to 60+ gallons per minute (GPM), in combination with the well easily supporting commercial bottling operations. A 93-hour continuous flow test of the primary spring was last conducted in 2006, measuring average flow of ~43+ gallons per minute (GPM) during the study from the primary soda spring and well system.



The Bottling Plant



Comprehensive Filtration, Production, Bottling and Distribution Infrastructure

Approximately $\pm 7,200$ square foot industrial bottling facility equipped for commercial production, featuring comprehensive water filtration and processing equipment, well as bottling and packaging machinery. The plant enables seamless operations, from water extraction through the bottling, labeling and packaging stages. Conveyor belt systems connect bottling and packaging apparatuses to the storage and distribution bay. The plant includes roughly 15,000-gallon water storage capacity, plus an on-site industrial backup generator to guarantee uninterrupted operations.



"Front door" to the bottling plant (staff quarters and office)





The Bottling Plant



Water storage capacity totaling approx. 15,000 gallons.





Docker Hill
Mineral Water
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DRE #02282345



The Bottling Plant



CONFIDENTIAL

The Bottling Plant

Extensive trade fixtures
and improvements
with efficient production
process flow
configuration for bottling
operations in-place.



The Bottling Plant

Heavy industrial power, with three-phase drop and 1,600-amp service.

Diesel backup generator guarantees uninterrupted operations.





Primary Spring Infrastructure



Pump house propelling water from the spring to the plant



Soda spring overflow spout and nearby bridge over Soda Spring Creek



Underground spring water source (encased in stainless steel, with welded seams and gravel bottom, accessed through a sealed manhole vault)

Water Transmission Infrastructure

Water transmission pipes from the pump house to the storage tanks at the plant



Flow meter



Secondary Natural Soda Spring



Unexploited Secondary Mineral Spring Source Holds Expanded Production Potential

A second natural soda spring on the property, replete with its own separate existing drilled well, has not been utilized for commercial bottling operations. The secondary spring source could potentially enable substantial additional future production at the site.

Built-In Operational Redundancy

Along with providing an acquirer the strategic opportunity to expand commercial production, the secondary spring represents a backup water source to mitigate risk. This embedded redundancy brings operational resilience while enabling future growth to meet demand without additional property acquisition.

The Mobile Home

**Double-wide
manufactured
home**



Set in a clearing just up the hill from the plant and the primary spring, providing accommodation for a groundskeeper or other staff.

There is also a small apartment attached within the bottling plant, which combines with the mobile home to enable 24/7 facility management and reduced commute logistics for key personnel.





Ownership & Bottling History



The property is currently held by absentee ownership. The bottling plant is commercially dormant but has been maintained to a high standard.

The seller, Mendocino Beverages International, Inc., previously distributed its products under the Mendocino Sparkling Mineral Water brand.

The bottle and label are still recognizable to those who resided in Northern California or the greater Western region during the mid-1990's through the early-2010's.

Prior to the current ownership, the property was held by Mendocino Mineral Water, Inc., responsible for construction of the existing bottling facility.

Going all the way back to the late 1800's, there is record that the soda spring was used for drinking, bottling and distribution. The Henderson family acquired roughly 360 acres including the subject parcel in 1888, and by 1889 they were bottling soda water from the spring.



Branding, label and bottle previously distributed by Mendocino Beverages International (sample)





Branding Opportunity & Product-Market Fit

The natural soda springs of the Docker Hill Estate have been acknowledged and recorded for hundreds of years. The native Pomo Indians are known to have honored the springs as sacred, life-giving waters. Early loggers and settlers wrote journal entries about stopping along their journeys to drink from the springs.



Exclusive Artesian Brand Potential

Upon re-establishing licensure and restarting operations, a new owner will have the chance to capitalize on compelling brand positioning and product-market fit among the narrative-focused and health-conscious target consumer demographic. The customer demand and addressable market potential for premium mineral water has experienced strong and continuing secular growth across popular culture.



The Docker Hill Mineral Water Estate preserves a unique Northern California heritage where natural resource stewardship and commercial enterprise have coexisted harmoniously, creating an authentic brand narrative that resonates with conscious consumers seeking premium healthy products with meaningful provenance.



Contact & Next Steps

Explore this unique Mendocino County mineral water asset.

Rare natural and legal attributes constitute a once-in-a-generation offering for discerning water investors and bottlers.

Contact broker for details, pricing or to arrange a private tour:

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Mendocino County, California



Mendocino County,
California

Schedule Your Site Visit Today

Explore this unparalleled opportunity to own a unique Mendocino County mineral water estate. Contact our team to arrange detailed due diligence and private property tours.



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Docker Hill Mineral Water Estate


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Appendix - Water Regulation and Classification

In the United States, the FDA distinguishes between several types of water:

Drinking Water

Bottled and obtained from an approved source. Normally filtered (e.g. with activated carbon or particulate), and treated with ozone or an equivalent disinfection process. Spring waters with Total Dissolved Solids (TDS) between 50 mg/l and 500 mg/l are commonly known as Drinking Waters.

Natural Water

Bottled water that is obtained from an underground spring or well and not from a municipal or public water source. Natural Water is not blended with other water and no dissolved solids are added or removed.

Spring Water

Must be derived from an underground geological formation, from which water flows naturally to the surface of the earth. No particular physical/chemical properties are required other than those normally applied for Drinking Water.

Mineral Water

The FDA classifies Mineral Water as Spring Water that contains at least 250 mg/liter (or 250 parts per million) of Total Dissolved Solids (TDS), (no minerals may be added). The water's mineral content must be verified through a lab test in which a liter of the water is evaporated at 180 degrees celsius, leaving a residue of minerals and salts. When the residue measures from 250 to 500 mg/liter, the water is considered Low Mineral Content or Light Mineral Water. When measured above 500 mg/liter the water is considered Normal Mineral Content, and in North America, only waters containing above 1000 mg/l are usually considered High Mineral Content.

Well Water

Water that is bottled from a hole that was drilled, bored or otherwise constructed in the ground by humans, usually to tap the water of an underground aquifer.

Purified Water

Bottled water that has been purified by means of distillation, deionization, reverse osmosis or other qualifying processes.

- Distillation: The water is heated until it vaporizes. After condensing it is free of any dissolved minerals.
- Deionization: Water is passed through resins, which remove most of the dissolved minerals.
- Reverse Osmosis: High pressure forces the water through membranes, which remove about 90% of dissolved, soluble.

Club Soda and Seltzer Water are not classified as water, but rather soft drinks.



Appendix - Mineral Water Overview

Some 70% of the earth is covered with water, but nearly all of the planet's water is unavailable for human consumption without first being processed. The oceans make up about 97% of the world's water, and the polar ice caps hold another 2%. Only about 1% is "soft" water from lakes, rivers and underground sources, and even out of that fraction, much is still unsuitable for human consumption.

Mineral water contains minerals or other dissolved substances that alter its taste or give it therapeutic value, generally obtained from a naturally occurring mineral spring or underground source.

Dissolved substances in mineral water may include naturally-formed elements, salts and sulfur compounds.

Mineral water can be sparkling (with effervescence), or still (without effervescence).

Traditionally, mineral waters were used or consumed at their source, often referred to as "taking the waters" or "taking the cure," at sites such as spas, baths or wells. Since ancient times, tourist centers have grown around many mineral water sites, including Vichy (France), Jermuk (Armenia), Yessentuki (Russia), Spa (Belgium), Bath (England), and Northern California's own Calistoga Springs, among many others.

In contemporary times, mineral waters are more commonly bottled at source for distributed consumption.

Traveling to the mineral water site for direct access to the water is now less common, and impossible in many cases.

There are thousands of brands of mineral water available worldwide, but few that match the desirability of the mineral content found in the Docker Hill soda spring water.





Docker Hill

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Mineral Water
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**Geological Mineral
Water Resource**

Soda Springs

Docker Hill Mineral Water Estate




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