

# NORTH COAST PRODUCTION FACILITY



## OFFERING MEMORANDUM

PRICE: \$2,000,000



# NORCALVINEYARDS

*A Division of Remax Full Spectrum*

*"Specializing in Sales and Acquisitions of Vineyards, Wineries and Fine Estates."*

[www.norcalvineyards.com](http://www.norcalvineyards.com)

# NORTH COAST PRODUCTION FACILITY

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# *Property Overview*

Wildhurst Winery is in its twenty-fifth year. Primarily organized to produce wines from Lake County, Wildhurst sources grapes from Holdenreid Vineyards and also does custom crush for other growers and wineries located in Lake County, California. Bottled wines are marketed locally and direct to consumers at present, with licensing permits to 25 states. Bulk wines are shipped all over the U.S to wineries in the Midwest and on the East Coast. The facility has a large winery use permit approved by the County of Lake. This offering is for the real property and equipment only. The Wildhurst business and inventory is not included.

# Salient Facts

**LOCATION:** 3495 Benson Lane, Kelseyville, Ca (Lake County)  
APN: 008-025-21

**PARCEL SIZE:** 16.5 +/- Acres

**PRESENT CAPACITIES:** 180,000 +/- Gallons of stainless, 3,000 Barrels, Production Capacity of 100,000 cases, wastewater permit for 65,000 cases.

**POWER:** Location has ample power. Winery: 400 Amp 220 Volt 3 phase. Storage: 400 Amp 440 Volt, 3 phase. Shed: 400 Amp 220 Volt, 3 Phase.

**CELLAR:** It is equipped with sloped floors and drains, electrical service up to 200v three phase, a glycol tank chilling system, and plumber water service. It functions well for fermentation purposes and currently houses about 180,000 +/- gallons of stainless steel cooperage. The facility also has a recessed loading dock and a receiving station.

**WATER** Presently, wastewater is dispensed with a leach line waste system. Permit has been approved by Lake County for a large Winery. Ponds are sized for 100,000 case production but permitted for 65,000 cases in a 100 year flood.

A- Agricultural District

**ZONING:**

**PRODUCTION:** Wildhurst also produces wines for custom clients. Total custom production in 2015 was 500+/- tons. Custom work includes bulk wine production, custom bottling, custom aging in barrels, and stainless storage. Custom production in 2014 was 450 tons. 2014 was 850 tons. Production in 2013 was 200,000 gallons.

# Equipment List

<b>Wildhurst Vineyards</b>						
<b>Winery Equipment</b>						
<b>Stainless Steel Tanks</b>						
<b>Manufacturer</b>	<b>No</b>	<b>Size</b>		<b>Total Gallons</b>	<b>Temp Control</b>	<b>Cost</b>
		<b>Gallons</b>	<b>Jacketed</b>			
Mueller	1	5000	Yes	5000	no	
Unknown	1	5000	no	5000	no	
Santa Rosa Stainless	2	5000	yes	10000	yes	
Santa Rosa Stainless	13	6000	yes	78000	yes	
Santa Rosa Stainless	1	10000	yes	10000	yes	
Liquid Assets	2	6000	yes	12000	yes	
Liquid Assets	2	3000	yes	6000	yes	
Unknown	2	3000	yes	6000	yes	
Liquid Assets	4	2000	yes	8000	yes	
Unknown	2	850	yes	1700	yes	
Unknown	1	1040	yes	1040	yes	
Unknown	8	3000	yes	24000	yes	
Quality Stainless	2	6000	yes	12000	yes	
	41			178740		<b>\$464,458</b>
Cost does not include Fittings and Temperature Controls						
<b>Other Equipment</b>				<b>Year Purchased</b>	<b>Cost</b>	
Barrel Racks	1000		25	Various	\$25,000	
Barrels	900		150	Various	\$135,000	
Dellatofa Plate Filter	1			1992	\$9,647	
Filter Extension	40			1997	\$2,139	
Portable Water Heater	1	3 phase		1992	\$4,000	
Oxygen Meter	1			2004	\$1,320	
Delta Vaslin Crusher	1			1997	\$15,167	
Howard Bucher Press	1			1997	\$15,000	
Control Panel	1			2004	\$6,465	
Europress 150 Hectoliter	1			2004	\$103,000	
Yamaha Air Pump	1			2000	\$4,719	
Waukesha Pump	3			2000-2004	\$16,719	
Century Chiller 10 Ton	1			1998	\$21,000	
Macro Bins	180		250	1997-2000	\$45,000	
Fermenting Bins	28		298	1998	\$8,344	
Century Refrigeration Unit 50HP	1			2005	\$59,076	
Aqua Tech Hot Water Cart	1			2005	\$11,288	
Carlsen Grape Receiving Hopper	1			2006	\$15,551	
Forklift Nissan Electric 3500 Cap purch 2012	1			2011	\$20,000	
					<b>\$518,435</b>	
<b>Total Winery Equipment</b>					<b>\$1,036,870</b>	

# Buildings

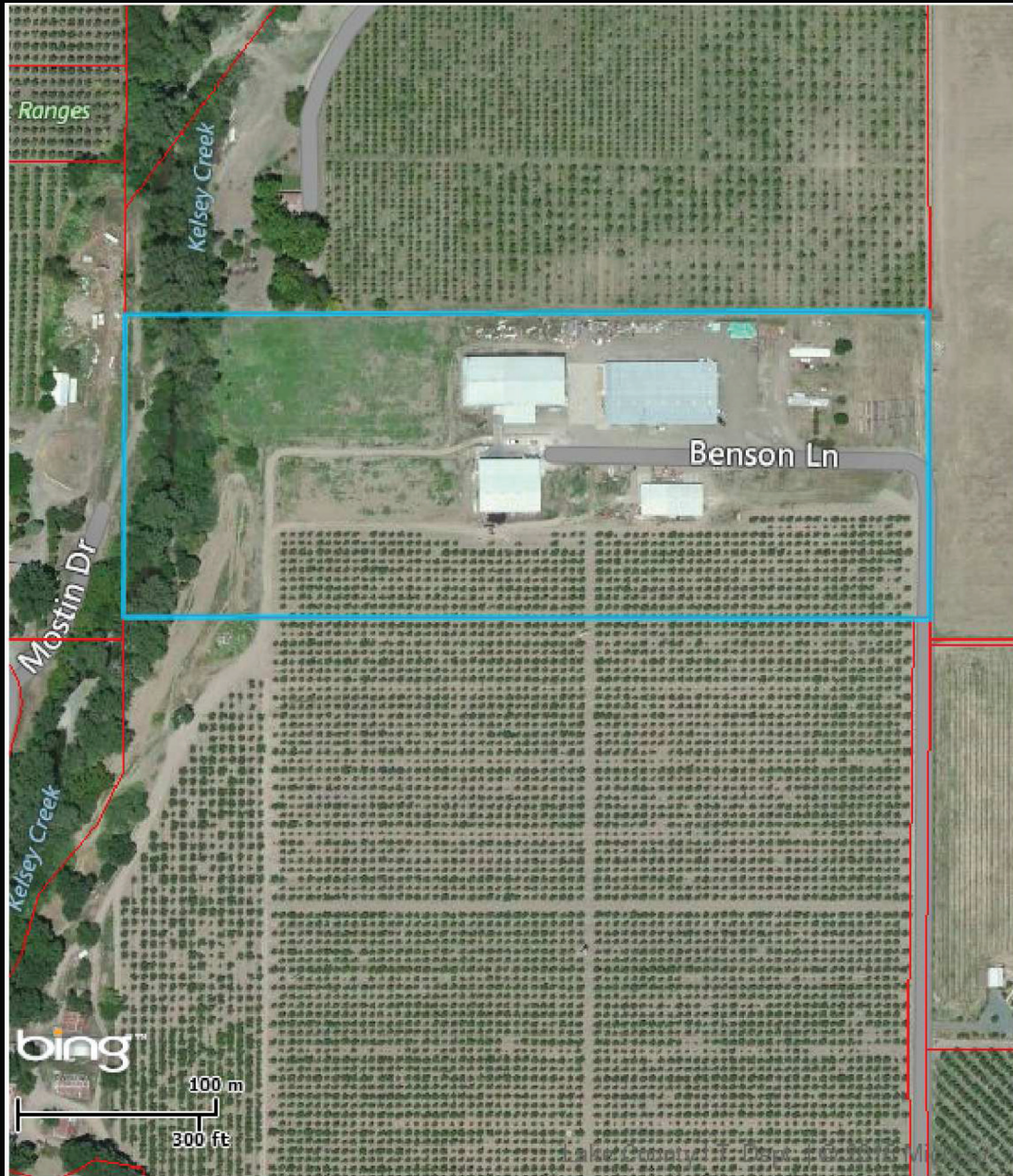
## Benson Lane Winery -

The subject property is improved with a winery facility and numerous support buildings.

Building	Use	Yr Built	SqFt	Foundation	Frame	Exterior	Roof
Cold Storage	Winery/Barrels	1985	12,800	Pad	Steel	Metal	Metal
Cellar Building	Winery/Fermentation	1998	6,000	Pad	Steel	Metal	Metal
Crush Canopy	WineryReceiving/Crush	1998	1,920	Pad	Steel	Metal	Metal
Shed/Office/Lab	Storage/Office/Wine Lab	1975	18,500	Pad	Steel	Metal	Metal
Shop	Equipment Repair	1997	5,000	Pad	Steel	Metal	Metal



# Maps





# *Appellation Overview*

## **The Soil**

Napa vineyards attribute their quality to the volcanic soils laid down by Mt. St. Helena. The mineral content, durability and high porosity of igneous rock combine to create an ideal environment for the growing of wine grapes, and the alluvial topsoil is just thin enough, yet packed with nutrients, to produce intensely flavored fruit. Lake County shares this unique soil profile with its famous neighbor, the Napa Valley, as the two regions owe their soil base to the same volcanic activity.

## **The Altitude**

Lake County's ideal climate and altitude support sustainable wine grape production, giving growers here a leg up. Not only is winegrape quality excellent, few pests can tolerate the climate. Winegrapes are grown from lake level (1370 feet) up to about 2600 feet. This elevation provides cooler winter conditions and later growing season start than in other California grape-growing regions. Summer growing conditions are suitably warm ripen the varieties Lake County is famous for, Cabernet Sauvignon and Sauvignon Blanc. Proud of their environment, most growers will mention that Lake County has the cleanest air in the state and that the elevation allows rapid cooling in the evening.







# County Overview

## **The Region**

Lake County, north of the Napa Valley and east of Mendocino County, was one of California's most highly acclaimed growing areas before the ax of Prohibition fell. The earliest vineyards were planted after the Civil War, and by the turn of the century Lake County boasted thirty-six wineries and over 7,000 acres of vineyard.

In the early 1900s, wines from Lake County were perennial award winners in prestigious international competitions, earning the area world-class standing that has only recently begun to be reclaimed. There are several factors key to this success:

## **The Lake**

The largest natural body of fresh water in the state of California, Clear Lake exerts a moderating influence on the temperature and humidity of surrounding vineyards. Moist air moves up the hillsides with the warmth of day and back down into the lakeside valleys at night, keeping the climate stabilized. This gives Lake County fruit all the benefits of the "coastal" influence, without the colder temperatures and excessive moisture that occur nearer the Pacific Ocean.

## **The Growers**

Most of the growers in Lake County count their acres in dozens, not hundreds. These are farmers who know their vineyards block by block, and most have been farming this area for generations. The relative youth of the vineyard business here also means Lake County is planted almost entirely to premium varietals, by experienced professionals, taking every advantage of the very latest in technology and research.





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