

Kelsey Bench AVA Vineyard & Ranch



OFFERING MEMORANDUM

PRICE: \$3,000,000



NORCALVINEYARDS

A Division of Remax Full Spectrum

Specializing in Sales and Acquisitions of Vineyards, Wineries, and Fine Estates

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Kelsey Bench AVA Vineyard & Ranch

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Salient Facts

Location: 9820 Kelsey Creek Drive, Kelseyville, CA

APN: 011-005-02; 011-004-26; 011-004-36; 011-004-58; 011-004-59

County: Lake

Acreage: 650

AVA: Kelsey Bench

Vineyard acreage: 45.6 (gross)

Plantable Land: Slope maps on file

Varietals: Cabernet Sauvignon

Clonal Selection and Rootstock: Clones 6, 7, 8, and 337 on Rootstock 110R and 3309. Vineyard planted between 1998 and 2014.

Grape Purchase Contracts: Grapes crushed off-site and sold as bulk wine at \$22.00 per gallon, or a net of approximately \$3,050 per ton

Water: 3 riparian water claims totaling approximately 80 acre feet

Farm Infrastructure: 2 homes, 5,000 square foot shop and winery, outbuildings

Building Site: Possible locations


Vineyard Production In Tons:

2014 – 73

2015 – 95

2016 – 114



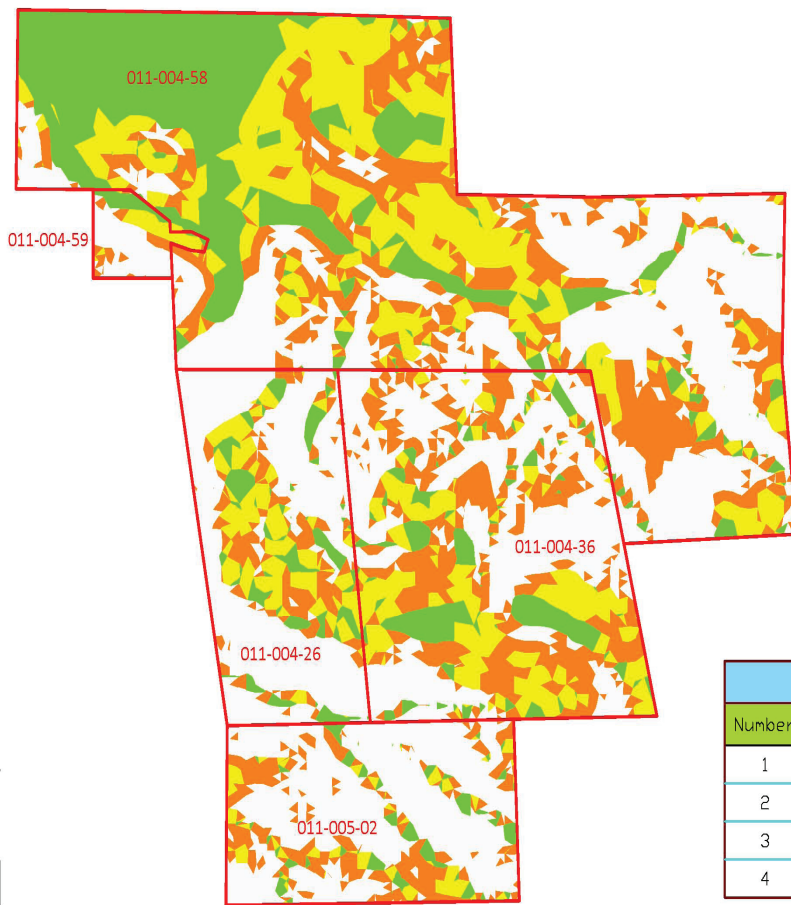
An aerial photograph of a vineyard. The foreground and middle ground are filled with rows of young grapevines planted in a grid pattern on a sloping hillside. The soil between the rows is a light brown, sandy color. In the background, there is a dense forest of tall, thin trees, possibly pines or firs, covering a hillside. The sky is bright blue with scattered white clouds. A semi-transparent white text box is overlaid on the right side of the image.

This 650-acre ranch property consists of 5 parcel numbers situated at the convergence of Sweetwater Creek and Kelsey Creek in beautiful Kelseyville, California. Secured behind an iron gate, the ranch features a beautifully kept single level ranch home with amazing views, a production vineyard with steel 5,000 square foot shop and winery building, a modest secondary residence, and older shed/small barn structures. The fruit from the 45+/- acre Cabernet Sauvignon vineyard is crushed at an off-site winery facility and is sold in bulk juice form for a net of approximately \$3,050 per ton!

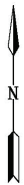
Photo Gallery



Slope Map



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Acres
1	0.00%	10.00%	■	109.7
2	10.00%	20.00%	■	127.1
3	20.00%	30.00%	■	147.6
4	30.00%	Vertical	■	289.8



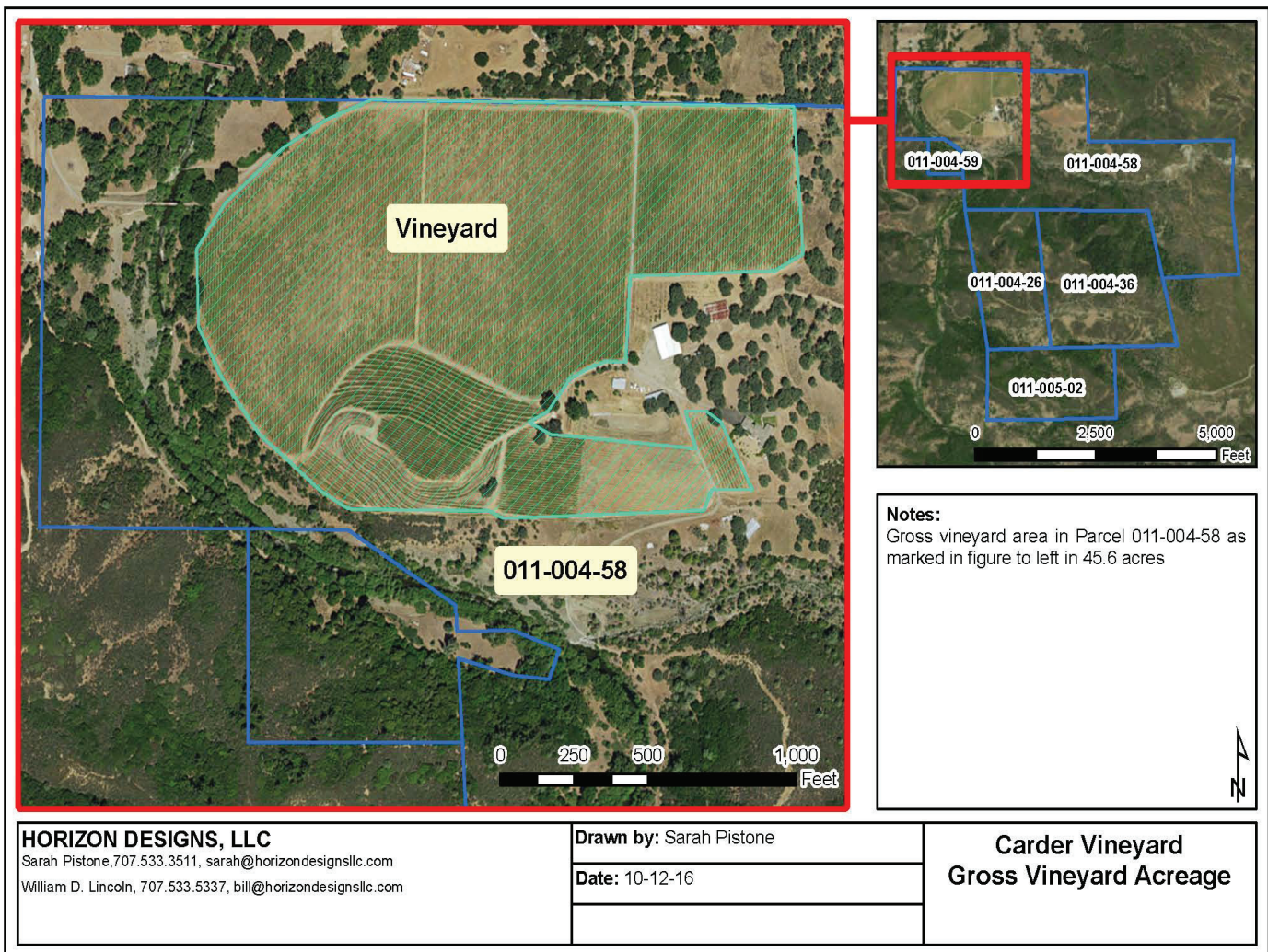
HORIZON DESIGNS LLC
Engineering & Consulting
 Sarah Pistone (sarah@horizondesignsllc.com)
 Bill Lincoln (bill@horizondesignsllc.com)

Notes

Carder Vineyard
 Slope Analysis

10/05/16 Date 1"=800' Scale

Aerial Map

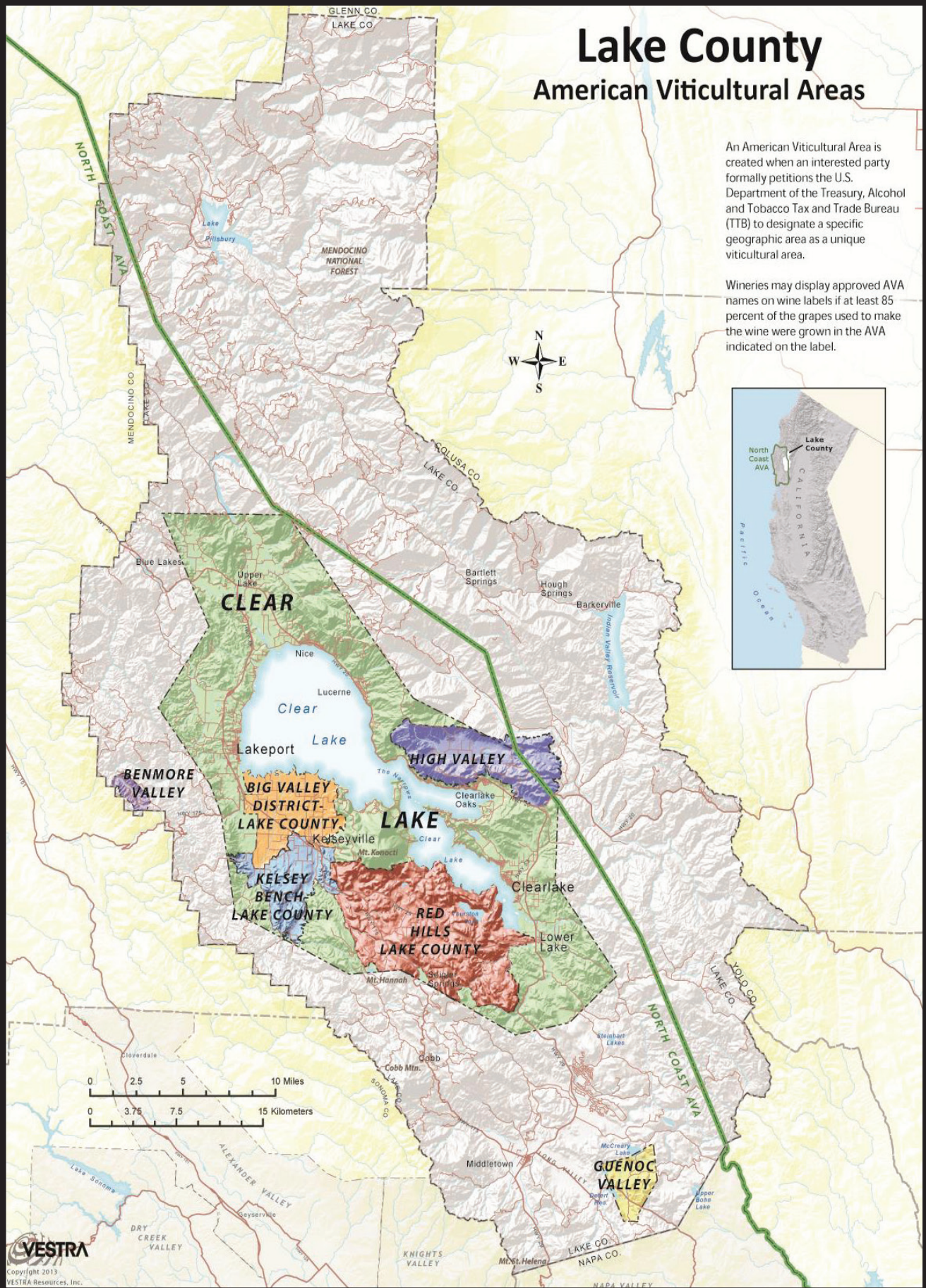


Lake County

American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



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