

Voigt Road Vineyard, Lakeport, CA



OFFERING MEMORANDUM

PRICE: \$1,250,000



NORCALVINEYARDS

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

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TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5
Aerial Map	6
Block Map/Clone & Rootstock	7
County Overview	8

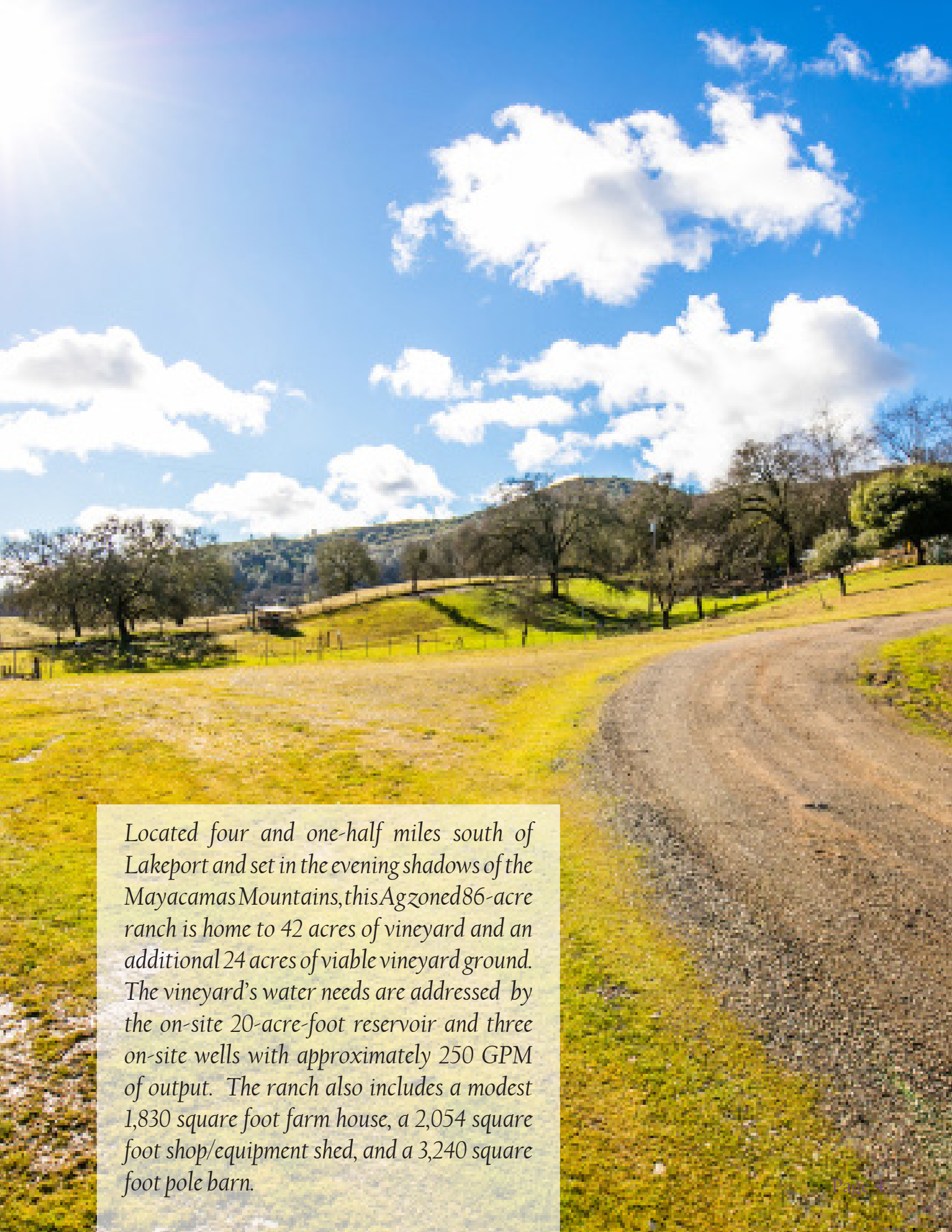


Salient Facts

LOCATION	500 Voigt Road, Lakeport, CA 95453
APN	008-032-11; 008-032-17; 008-043-02
COUNTY	Lake
ACREAGE	86.77 acres total - 008-032-11 ~ 40 acres - 008-032-17 ~ 16.77 acres - 008-043-02 ~ 30 acres
VINEYARD INFO	42.17+/- acres of planted vineyard; 24.67+/- acres of fallow land
VARIETALS	Cabernet Sauvignon, Merlot, Sauvignon Blanc, Syrah
GRAPE PURCHASE CONTRACTS	Grapes grown on the ranch are under contract with a large winery for 2017, with an evergreen contract for 2018.
WATER	On-site reservoir holds approximately 20-acre-feet of water; 3 on-site wells totaling approximately 250 GPM.
INFRASTRUCTURE	The ranch has a modest 1,830 square foot home, a 2,054 square foot shop/equipment shed, and a 3,240 square foot pole barn.
ZONING	Ag zoning allows for multiple agricultural opportunities.

PRODUCTION

Production			
Varietal	2014	2015	2016
Cabernet Sauvignon	30.93	30.83	19.63
Merlot	25.56	37.94	21.59
Sauvignon Blanc	69.13	58.33	49.62
Syrah	42.00	27.32	22.28
Totals	167.62	154.42	113.12



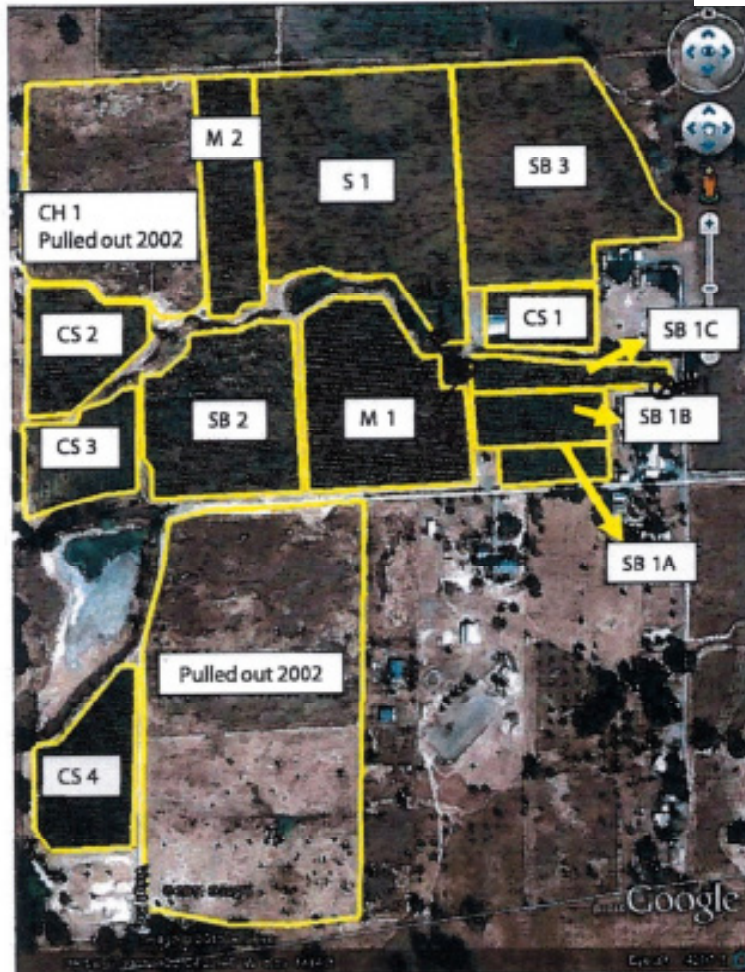
Located four and one-half miles south of Lakeport and set in the evening shadows of the Mayacamas Mountains, this Agzoned 86-acre ranch is home to 42 acres of vineyard and an additional 24 acres of viable vineyard ground. The vineyard's water needs are addressed by the on-site 20-acre-foot reservoir and three on-site wells with approximately 250 GPM of output. The ranch also includes a modest 1,830 square foot farm house, a 2,054 square foot shop/equipment shed, and a 3,240 square foot pole barn.

Photo Gallery



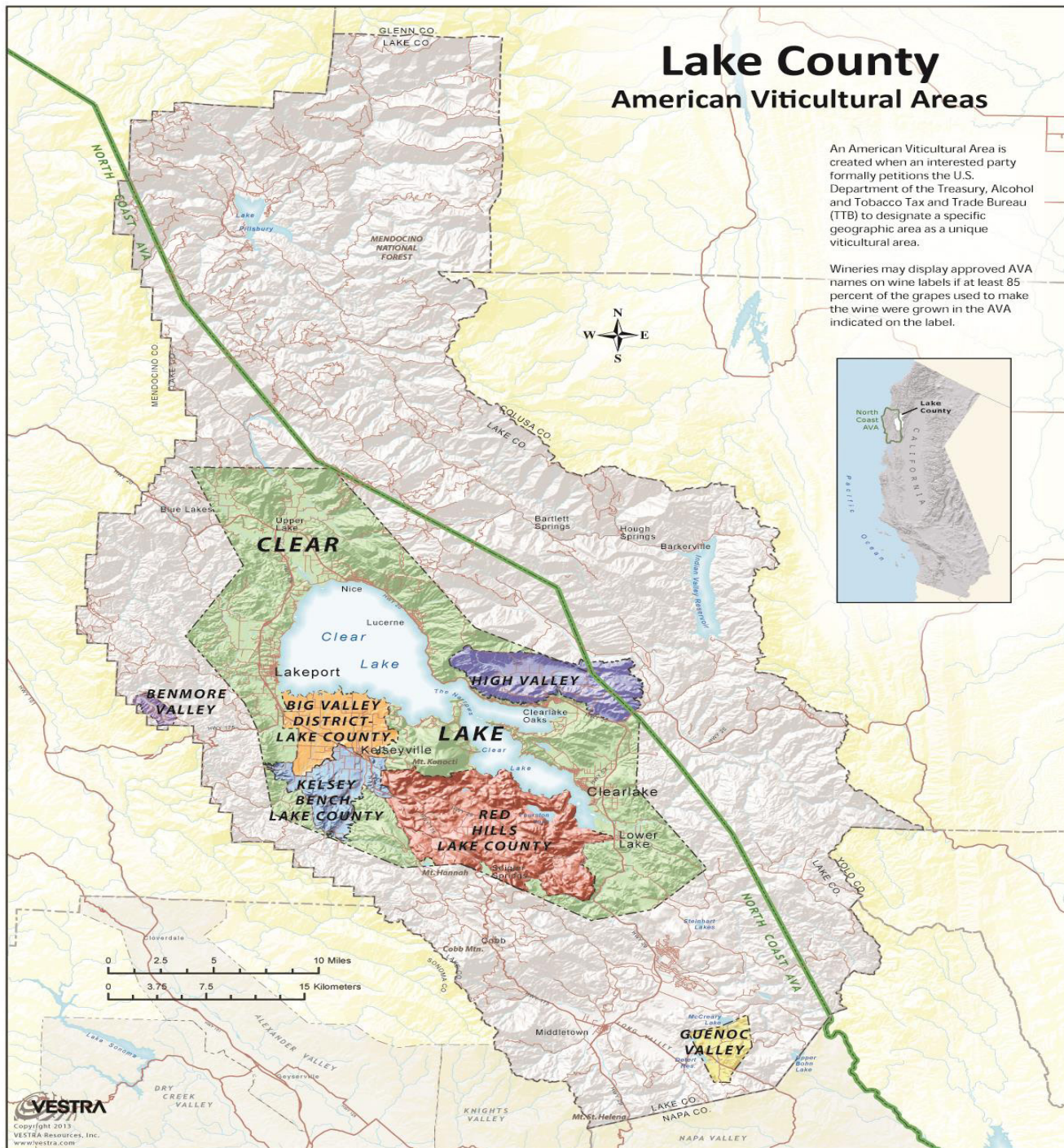
Aerial Map





Block	VARIETY	CLONE	ROOTSTOCK	SPACING	#VINES	ACRES	PLANTED	NOTES
CH-1	Fallow			8x10	4071	7.48		
CS-1	Cab Sauv	7	Freedom	5x10	1111	1.28	1990	
CS-2	Cab Sauv	7&337	5C/5BB/420A	6x8	2213	2.44	1998	
CS-3	Cab Sauv	7	Freedom	5x10	1866	2.14	1990	
CS-4	Cab Sauv	7	5C	5x8	2931	2.69	1998	
M-1	Merlot	3	Freedom	8x12	2569	5.66	1994	
M-2	Merlot	3	Freedom	8x10	1423	2.61	1994	
S-1	Syrah	Shiraz3	110R	5x8	9774	8.98	1997	
SB-1A	Sauv blanc	Musque	Freedom	4x12	926	1.02	1997	Grafted 2003
SB-1B	Sauv blanc	6	Freedom	4x12	1101	1.21	1997	Grafted 2003
SB-1C	Sauv blanc	1	Freedom	4x12	1208	1.33	1997	Grafted 2003
SB-1	SB1 Total:	1			3235	3.56		
SB-2	Sauv blanc	1	Freedom	8x10	2789	5.12	1994	Grafted 2006
SB-3	Sauv blanc	Musque	110R	5x8	8612	7.91	1997	Grafted 2011
	TOTALS:				40594	49.87		

County Overview





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