

# Big Valley AVA Vineyards Kelseyville, CA



## OFFERING MEMORANDUM

PRICES:

\$425,000 ~ \$475,000 ~ \$595,000



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# Soda Bay Vineyards, Kelseyville, CA

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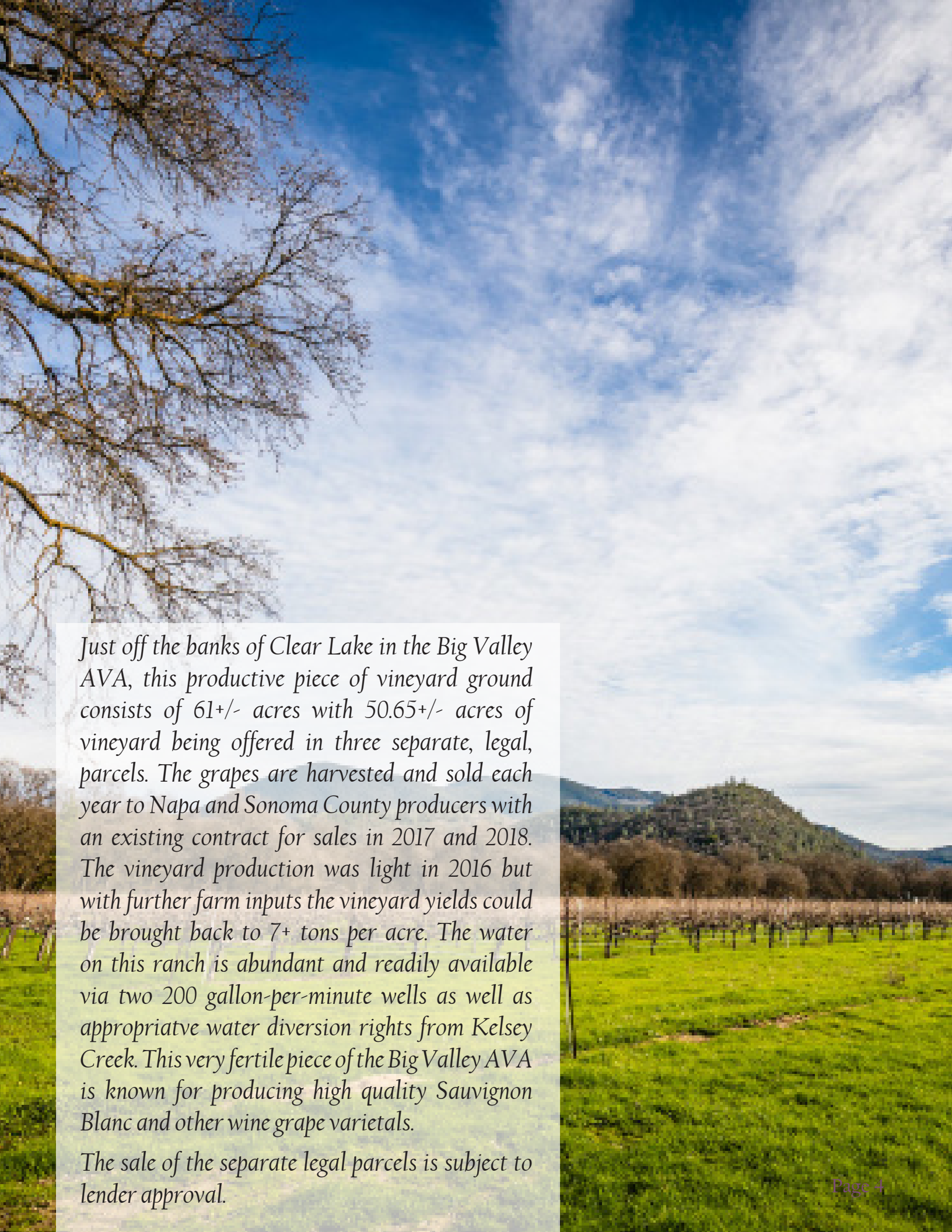


# Salient Facts

<b>LOCATION</b>	4750 Soda Bay Road, Kelseyville, CA 95451
<b>APN</b>	Three legal parcels: 008-016-07; 008-016-008; 008-016-15
<b>COUNTY</b>	Lake
<b>ACREAGE</b>	61.05 acres total - 008-016-07 ~ 17.79 acres - 008-016-08 ~ 18.95 acres - 008-016-15 ~ 24.31 acres
<b>VINEYARD INFO</b>	50.65+/- acres of planed vineyard - 008-016-07 ~ 14.75+/- - 008-016-08 ~ 15.4+/- - 008-016-15 ~ 20.5+/-
<b>VARIETALS</b>	Riesling, Merlot, Sauvignon Blanc
<b>GRAPE PURCHASE CONTRACTS</b>	The Riesling and Sauvignon Blanc are in contract thru 2018 at \$1325 per ton; the Merlot is in contract thru 2017 at \$1125 per ton
<b>WATER</b>	Two on-site ag wells producing 1000+ GPM each; Appropriative water diversion rights via application (ID S011385) from Kelsey Creek totaling approximately 1.78 CFS. Well for parcel 2 is shared with parcel 1. Well for parcel 3 is located on parcel 2.
<b>INFRASTRUCTURE</b>	(1) 600 square foot shed on site
<b>ZONING</b>	Ag zoning

**PRODUCTION**

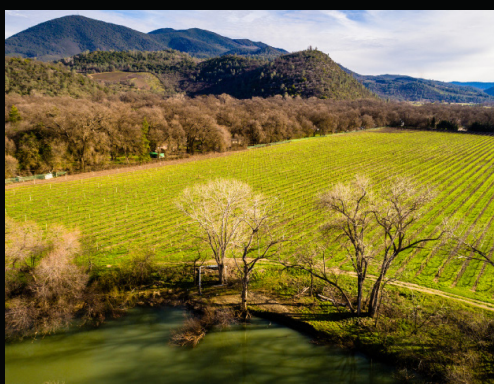
<b>Year</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
<b>Yield</b>	Leased	5.079	3.044



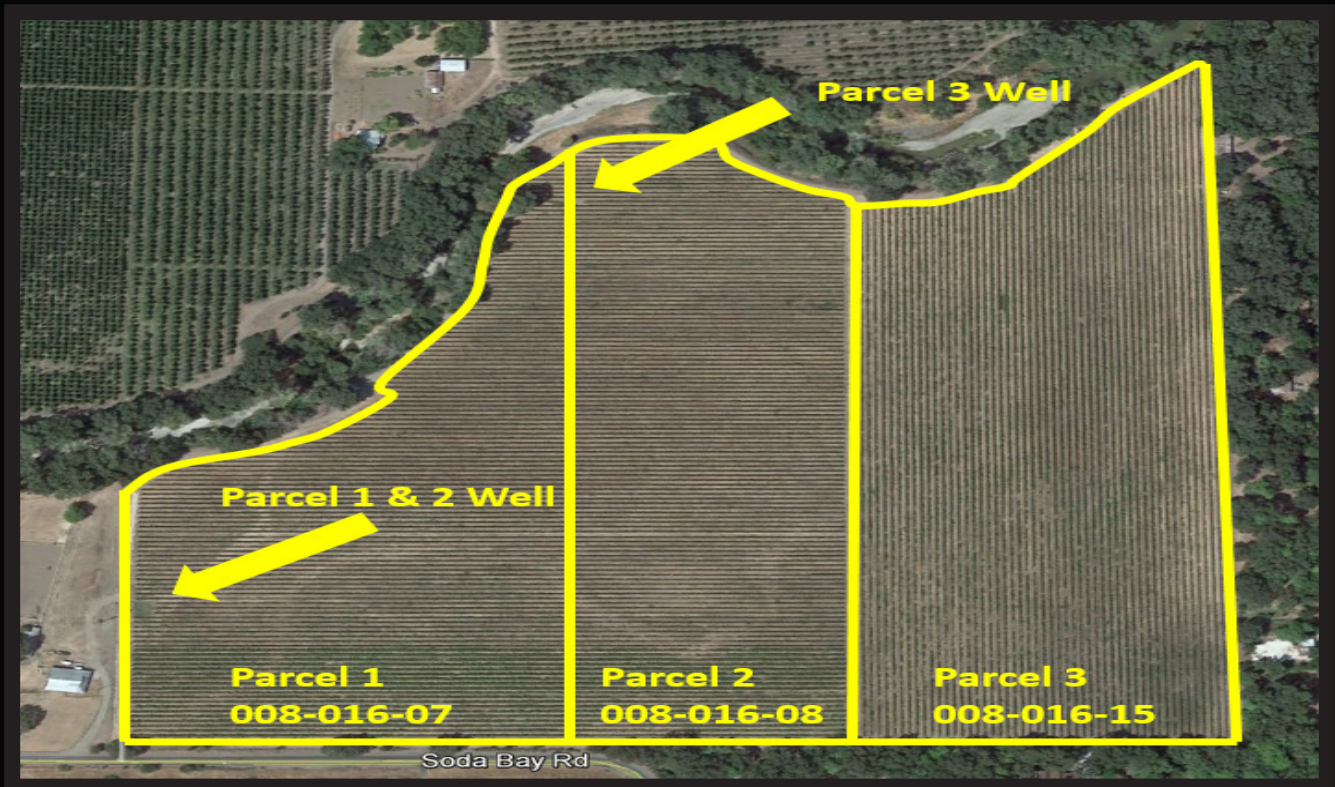
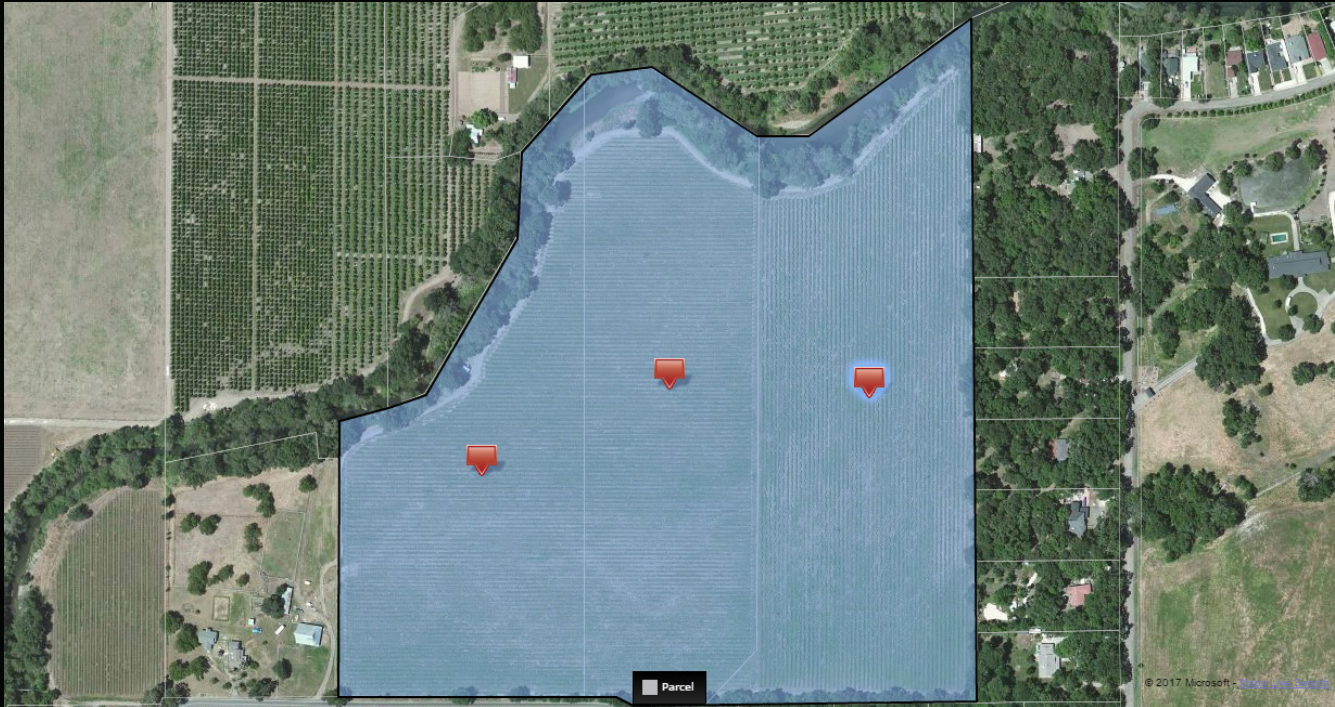
*Just off the banks of Clear Lake in the Big Valley AVA, this productive piece of vineyard ground consists of 61+/- acres with 50.65+/- acres of vineyard being offered in three separate, legal, parcels. The grapes are harvested and sold each year to Napa and Sonoma County producers with an existing contract for sales in 2017 and 2018. The vineyard production was light in 2016 but with further farm inputs the vineyard yields could be brought back to 7+ tons per acre. The water on this ranch is abundant and readily available via two 200 gallon-per-minute wells as well as appropriate water diversion rights from Kelsey Creek. This very fertile piece of the Big Valley AVA is known for producing high quality Sauvignon Blanc and other wine grape varieties.*

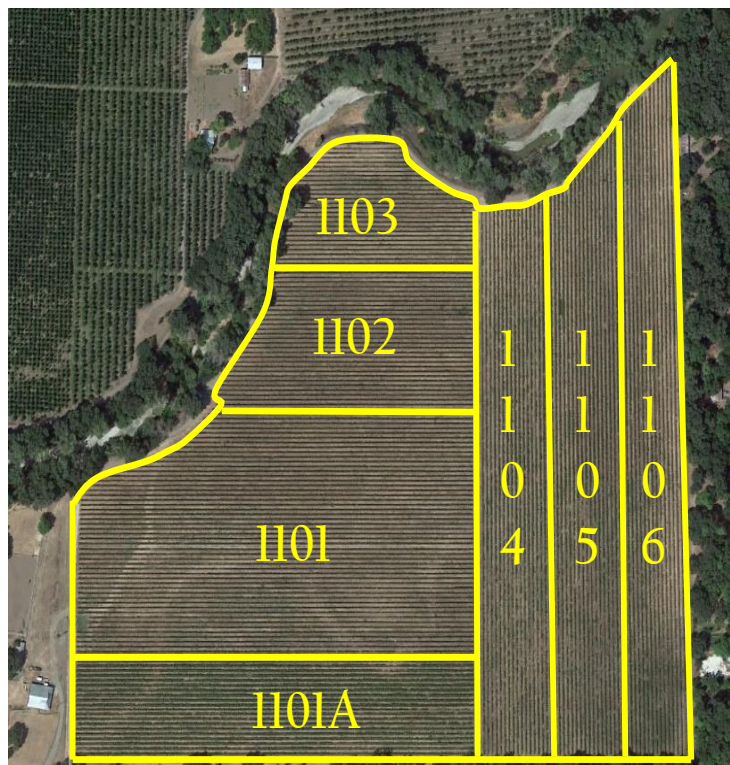
*The sale of the separate legal parcels is subject to lender approval.*

# Photo Gallery



# Aerial Map





Block	Acres	Varietal	Rootstock	Plant Date	Graft Date
1101A	3.13	Riesling	1103 Paulson	1993	2006
1101A	3	Riesling	5BB	1999	2007
1101	12.49	Merlot	5BB	1996/1997	N/A
1102	4.96	Merlot	5BB/5C	1995/1996	N/A
1103	6.56	Merlot	5BB/5C	1994	N/A
1104	7.59	Sauvignon Blanc	4 Different	1993	N/A
1105	8.6	Sauvignon Blanc	5C	1993/1996/1999	N/A
1106	4.4	Sauvignon Blanc	5C	1995	N/A







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