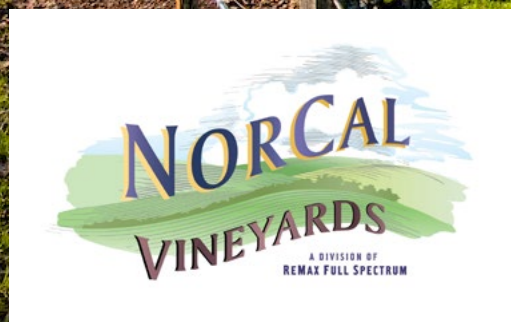


Voigt Road Vineyard

Lakeport, CA

Offering Memorandum
Price \$995,000



www.norcalvineyards.com

Voigt Road Vineyard

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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 200 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.

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Cab Sauv	24.00	24.94	34.61	41.92	36.35	24.69	17.69	30.93	30.83	19.63	25.90
Merlot	23.48	16.37	37.16	34.08	8.05	26.65	9.46	25.56	37.94	21.59	18.13
Sauv Blanc	23.98	18.01	35.54	44.67	25.49	45.00	42.42	69.13	58.33	49.62	54.79
Syrah	43.26	0.00	4.99	0.00	6.16	34.11	24.77	42.00	27.32	22.28	10.70
Totals:	114.72	59.32	112.30	120.67	76.05	130.45	94.34	167.62	154.42	113.12	109.52



Located four and one-half miles south of Lakeport and set in the evening shadows of the Mayacamas Mountains, this Ag zoned 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 200+/- 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.

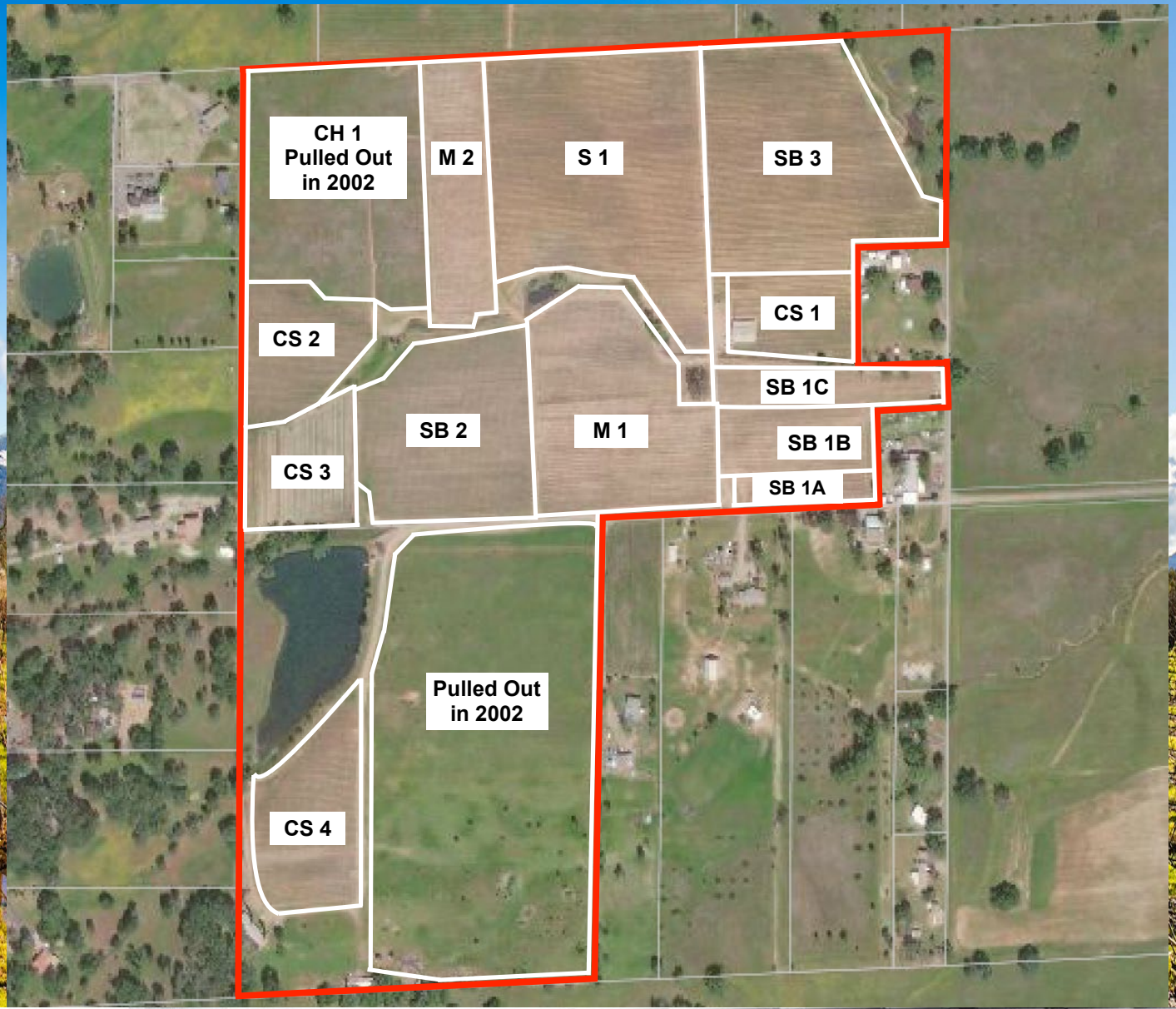
Photo Gallery



Aerial Map

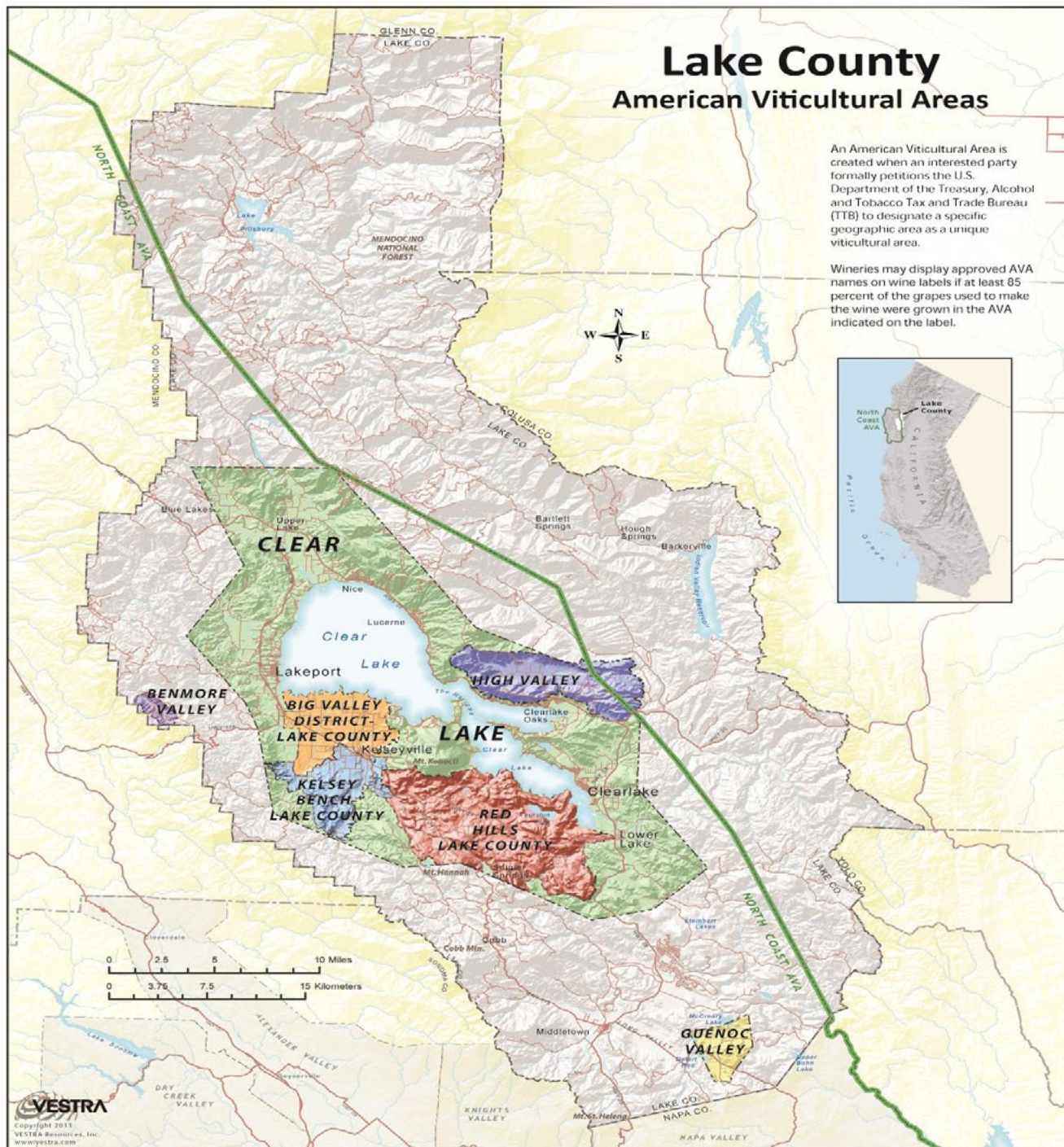


Block Map



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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