

Major Lake County Industrial Ag Complex



OFFERING MEMORANDUM

PRICE: \$3,250,000



NORCALVINEYARDS

A Division of Remax Full Spectrum

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

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Salient Facts

LOCATION	4820 Loasa Road, Kelseyville, CA 95451
APN	Two Legal Parcels :008-038-50 & 008-038-49
COUNTY	Lake
ACREAGE	28+/-
VINEYARD INFO	9.73+/- planted acres produced 87 tons in 2014; 68 tons in 2015 and 117 tons in 2016.
VARIETALS	Sauvignon Blanc
GRAPE PURCHASE CONTRACTS	One year evergreen grape contract at \$1,100 per ton
WATER	High output ag well and public water connection
INFRASTRUCTURE	Over 160,000 square feet of buildings. Main building is 43,000 square feet; 3 additional buildings with an added 73,000 square feet; 39,000 square feet of covered/canopy area. Office, outbuildings, weigh scales - over 2,300 amps of 440 volt electricity.



This 28-acre AG zoned property in Kelseyville consists of approximately 160,000 square feet of industrial buildings ideal for manufacturing, distribution, production, processing, cultivation, storage, or winemaking. The main building is 43,000 square feet; 3 additional cold storage buildings totaling approximately 73,000 square feet; an additional 39,000 square feet of covered/canopy space; offices, outbuildings, weigh scales; high-production ag well; city water hook-up; 2300amp/440 volt electric - at one time this was the second largest installation of private power in Lake County. The property also includes nearly 10 acres of production vineyard that grossed approximately \$129,000 in 2016.

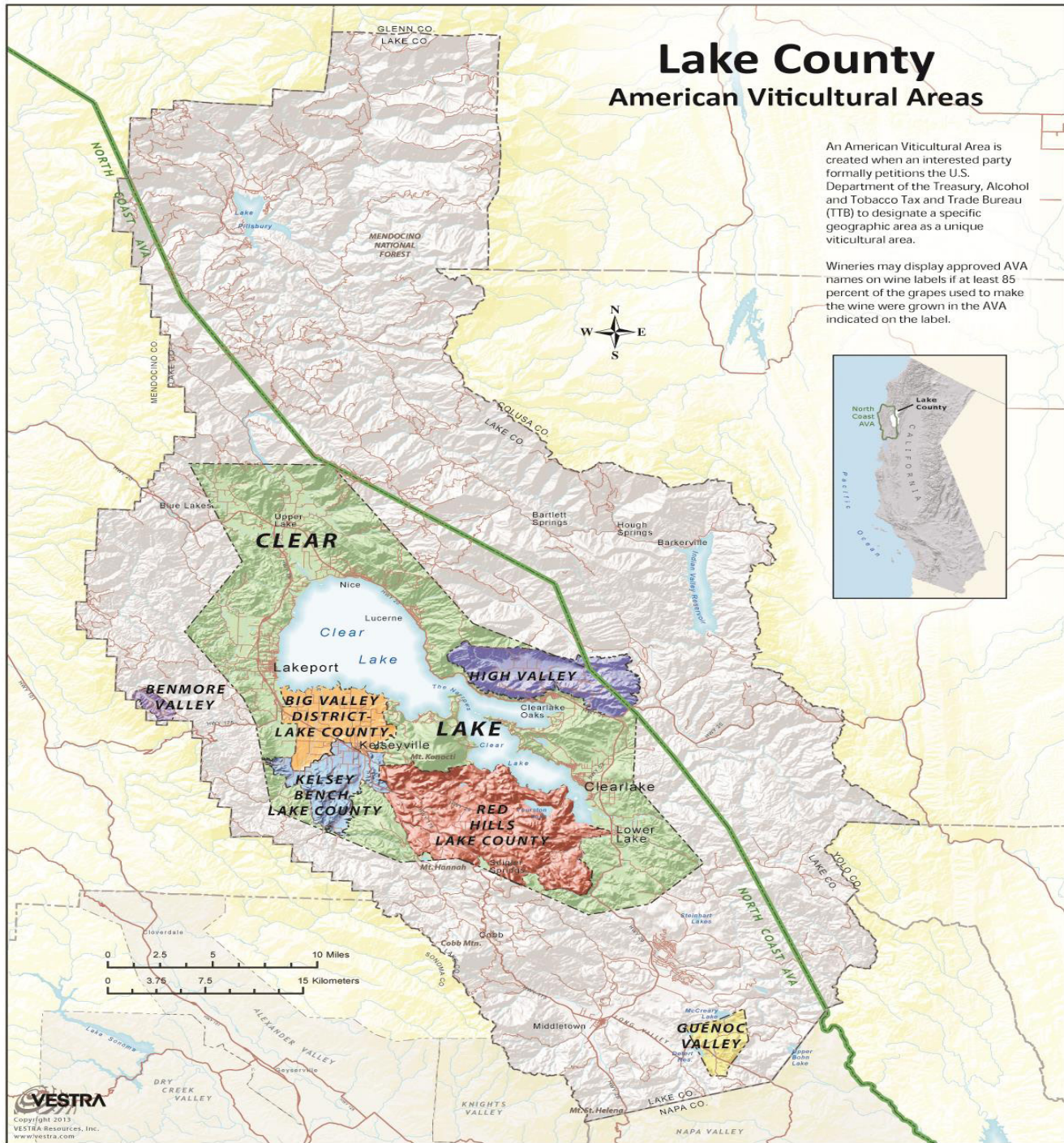
Photo Gallery



Aerial Map



County Overview





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*This information herein believed reliable but not guaranteed.
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