

# Kelsey Bench Vineyard Estate Kelseyville, CA



## OFFERING MEMORANDUM

PRICE ~ \$599,000

OFFERED BY: TOM LARSON & TONY FORD



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# Kelsey Bench Vineyard Estate Kelseyville, CA

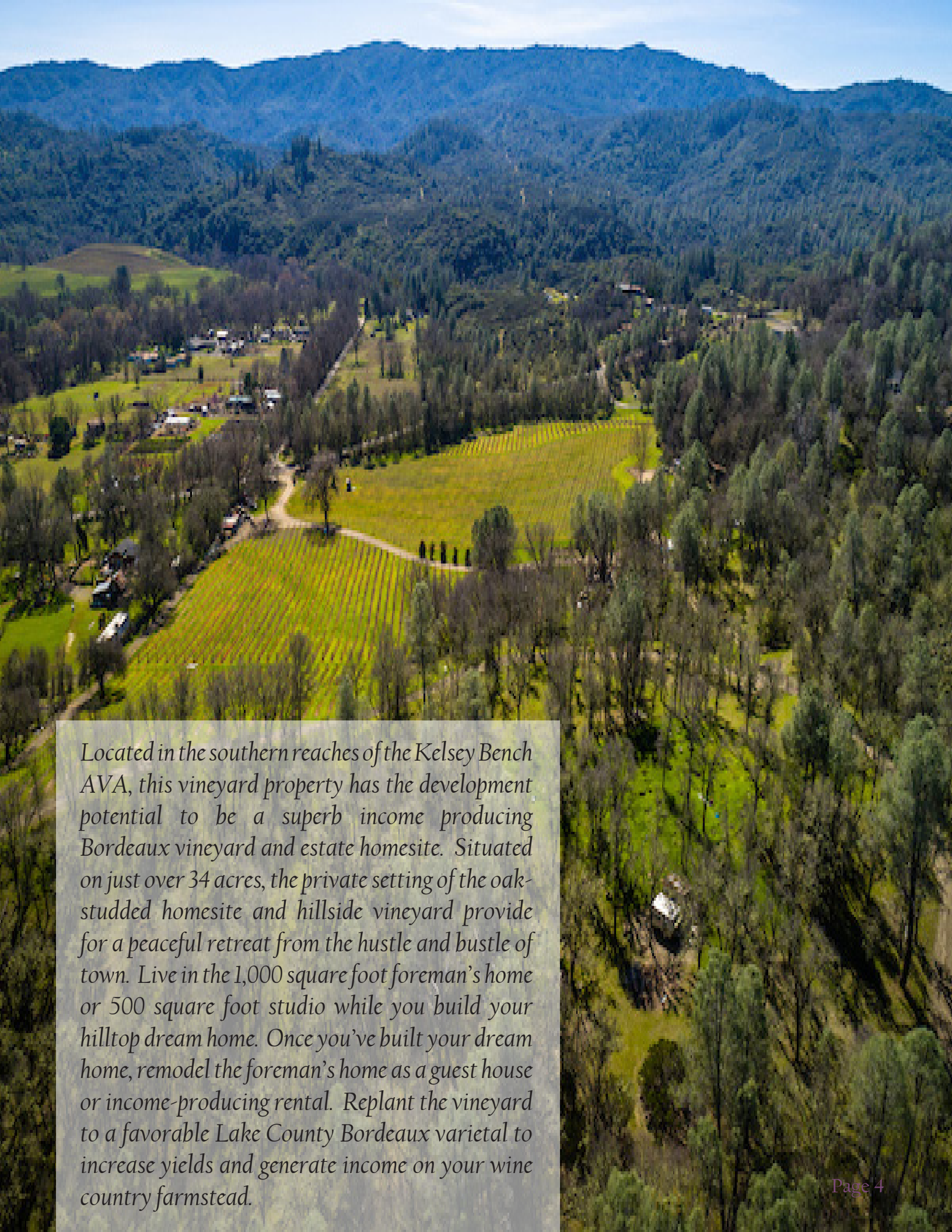
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# Salient Facts

|                       |   |
|-----------------------|---|
| <b>LOCATION</b>       | 10095 Kelsey Creek Drive, Kelseyville, CA 95451   |
| <b>APN</b>            | 011-064-05-00   |
| <b>COUNTY</b>         | Lake  |
| <b>ACREAGE</b>        | 34.42+/-  |
| <b>VINEYARD INFO</b>  | Approximately 9.63+/- of vineyard producing 9-15 tons per year. Replanting the vineyard to favorable clonal selection and rootstock could increase yields to 50-60 tons per year.   |
| <b>VARIETALS</b>      | The majority of the vineyard is planted to Zinfandel, with one small block planted to Petite Syrah and another planted to Cabernet Franc.   |
| <b>WATER</b>          | On-site well producing approximately 140 GPM; storage tanks with filtration system used to supply water to the home and irrigate the vineyard. A state licensed ag reservoir with a 9.9 acre-foot water diversion permit is used to frost protect the vineyard.   |
| <b>INFRASTRUCTURE</b> | 1,000 square foot foreman's house on site needing extensive remodel or tear down, 500 square foot studio, additional 3-4 bedroom (seller to verify) permitted septic is already installed for a yet-to-be-constructed hilltop estate home. Stay in the foreman's home or studio while you build your vineyard estate. |
| <b>ZONING</b>         | RL  |

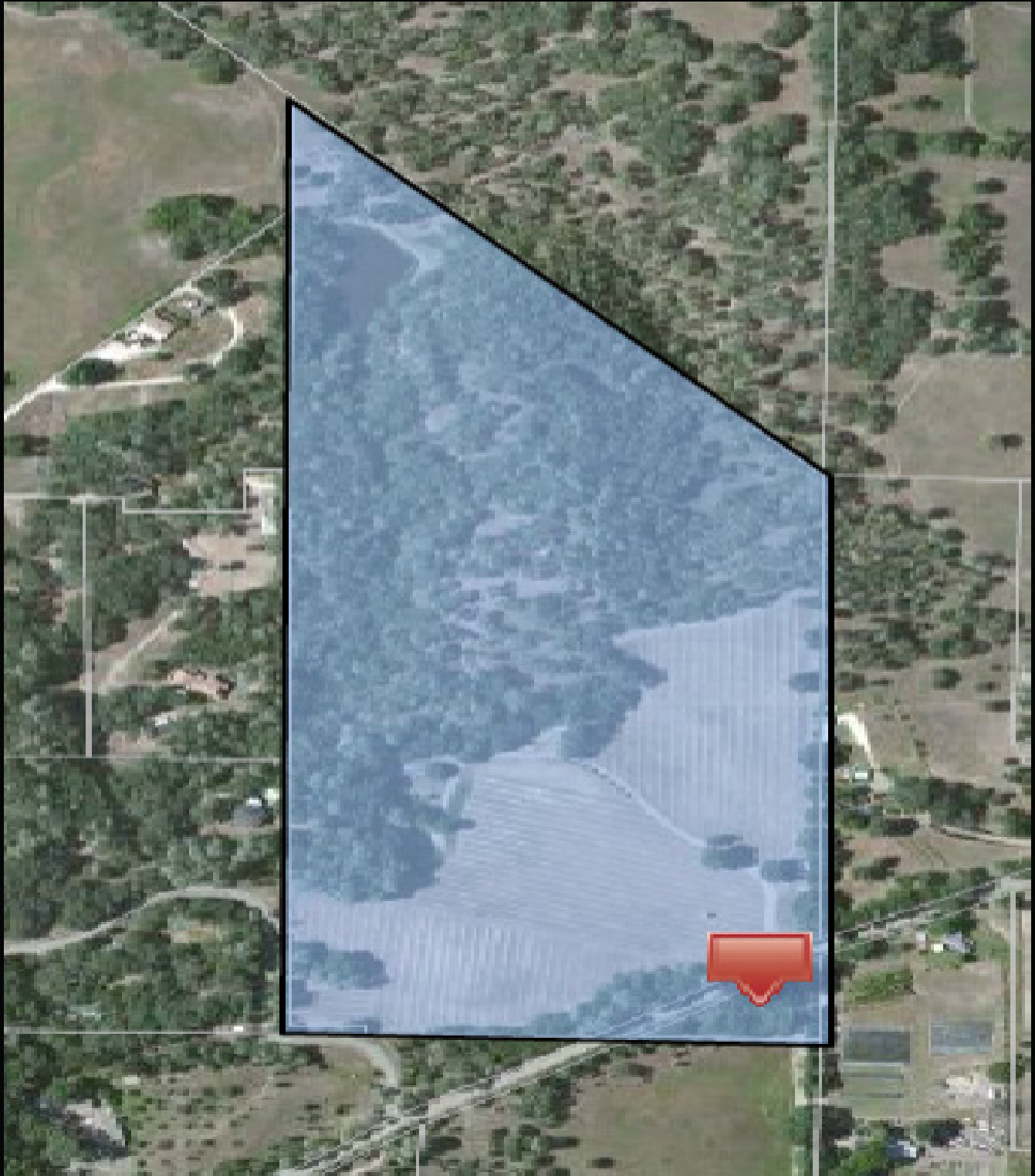


*Located in the southern reaches of the Kelsey Bench AVA, this vineyard property has the development potential to be a superb income producing Bordeaux vineyard and estate homesite. Situated on just over 34 acres, the private setting of the oak-studded homesite and hillside vineyard provide for a peaceful retreat from the hustle and bustle of town. Live in the 1,000 square foot foreman's home or 500 square foot studio while you build your hilltop dream home. Once you've built your dream home, remodel the foreman's home as a guest house or income-producing rental. Replant the vineyard to a favorable Lake County Bordeaux varietal to increase yields and generate income on your wine country farmstead.*

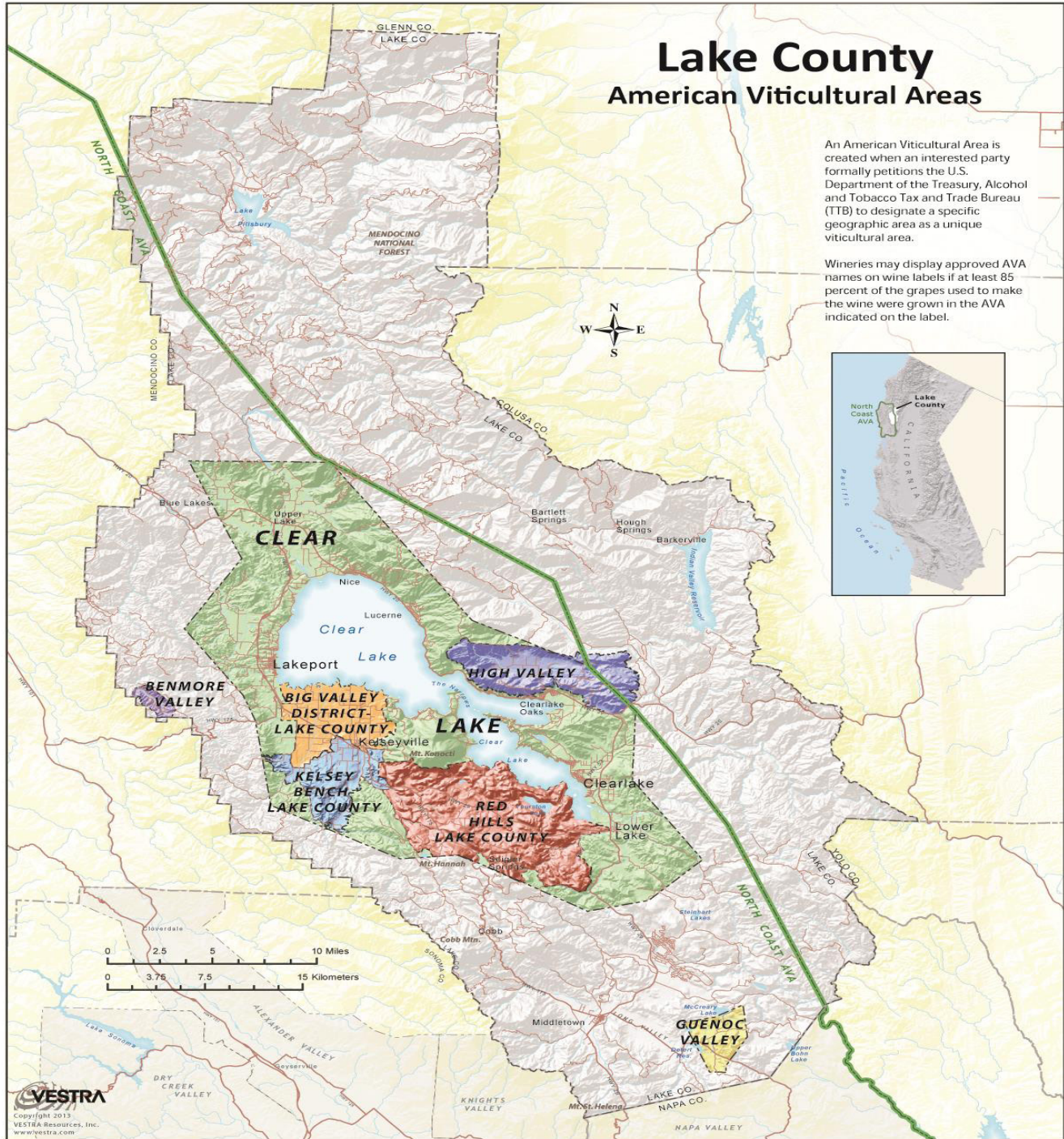
# Photo Gallery



# Aerial Map



# County Overview





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