

Bottle Rock Vineyard and Winery Site Kelseyville, CA



OFFERING MEMORANDUM

PRICES ~ \$629,000



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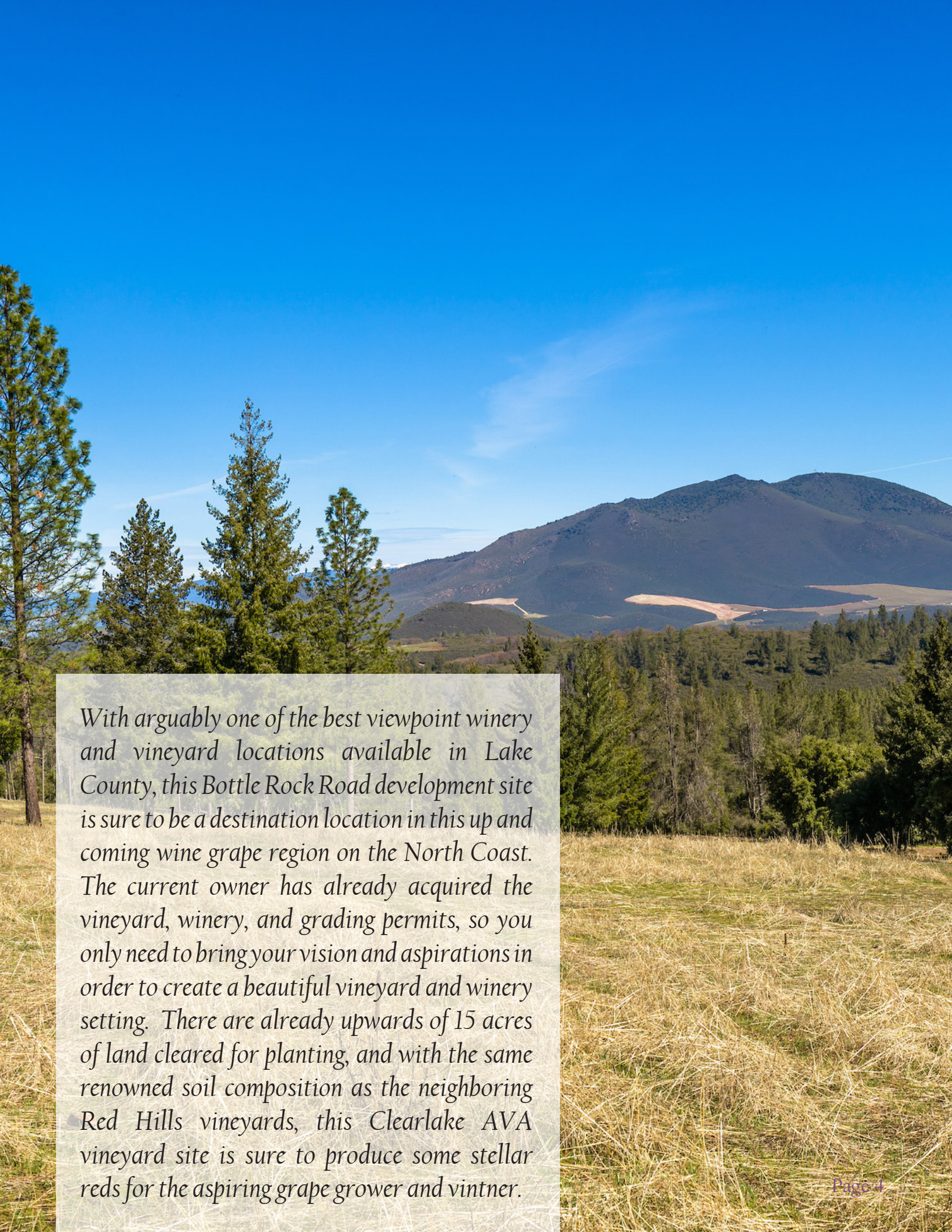
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Salient Facts

LOCATION	10111 Bottle Rock Road, Kelseyville, CA 95451
APN	011-057-16-10
COUNTY	Lake
ACREAGE	65.01+/-
VINEYARD INFO	Approximately 15 acres cleared for planting
WATER	Permitted well drilled in 2015 with an estimated 80 GPM output
INFRASTRUCTURE	Restroom building on site, two large shipping containers, shop, materials for large metal building on site, water tanks for storage. Public electric available. Agreement with the county was to use gas or propane generator for vineyard irrigation.
ZONING	RL
PERMITTING	Vineyard permit, minor use winery permit, grading permit



With arguably one of the best viewpoint winery and vineyard locations available in Lake County, this Bottle Rock Road development site is sure to be a destination location in this up and coming wine grape region on the North Coast. The current owner has already acquired the vineyard, winery, and grading permits, so you only need to bring your vision and aspirations in order to create a beautiful vineyard and winery setting. There are already upwards of 15 acres of land cleared for planting, and with the same renowned soil composition as the neighboring Red Hills vineyards, this Clearlake AVA vineyard site is sure to produce some stellar reds for the aspiring grape grower and vintner.

Photo Gallery



Aerial Map

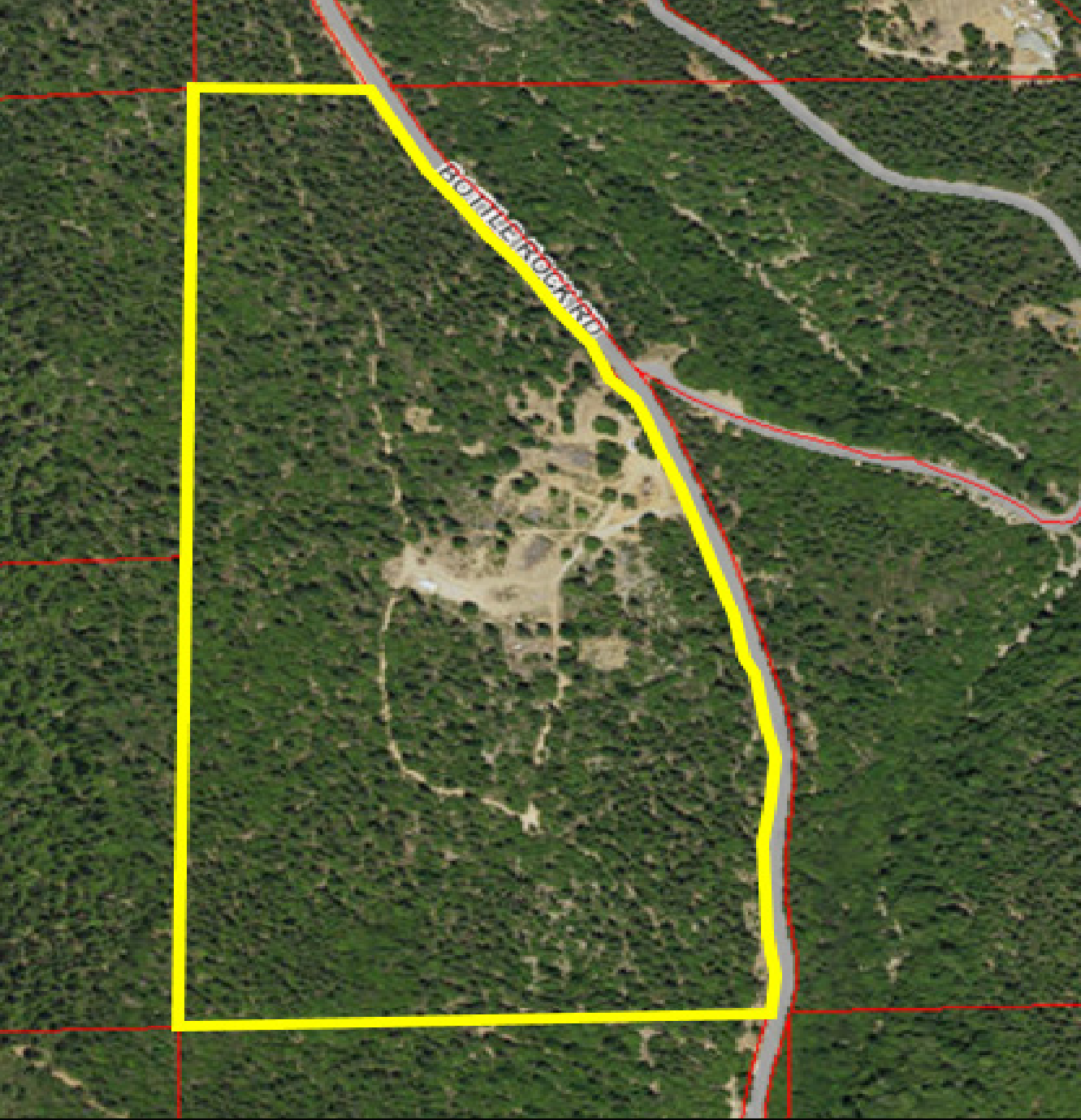
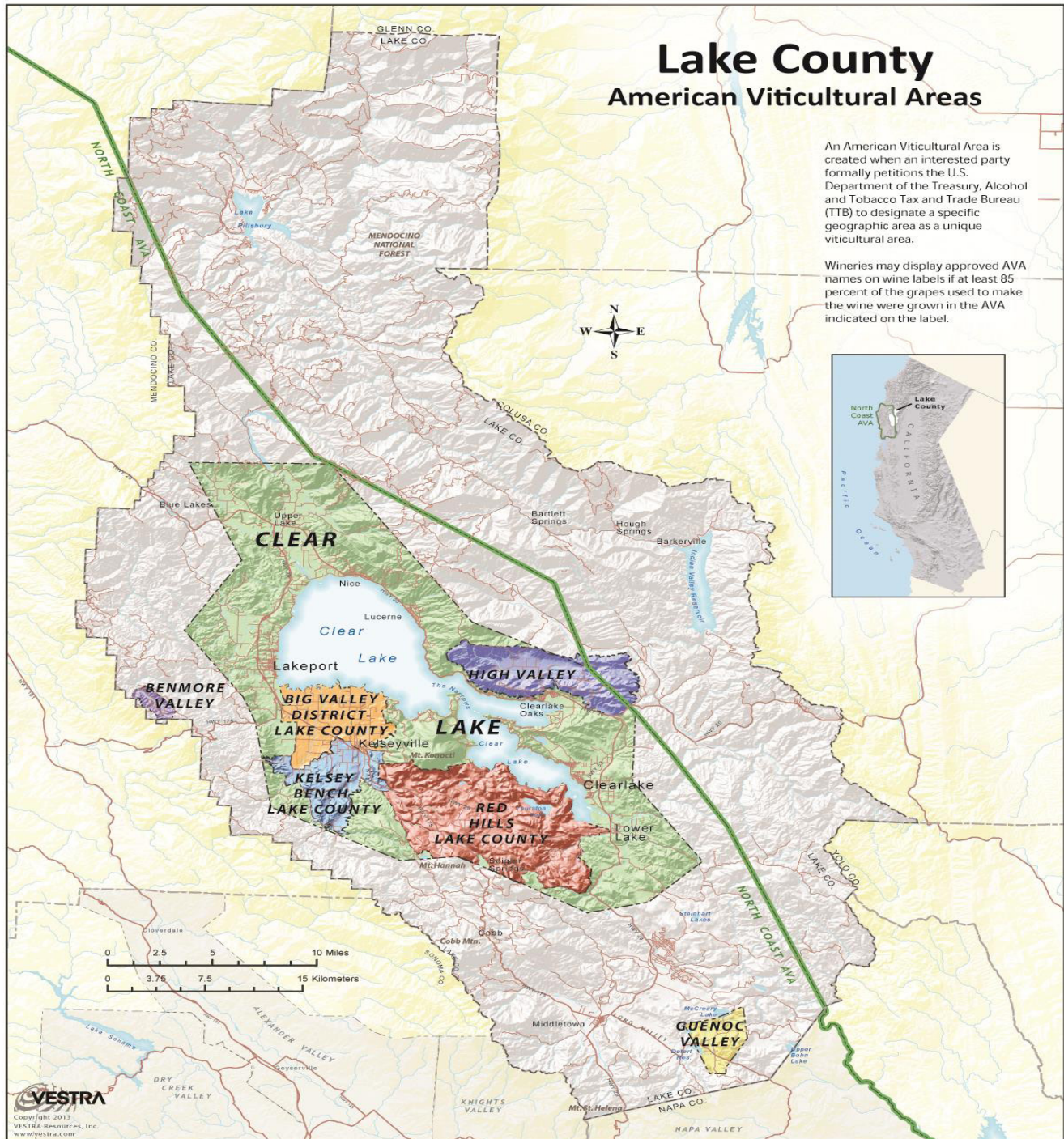


Image does not show fully cleared and graded area

County Overview





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