

# Kelseyville Pear Farm & Vineyard Site Big Valley AVA - Kelseyville, CA



## OFFERING MEMORANDUM

PRICE:

\$750,000



# NORCALVINEYARDS

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# Kelseyville Pear Farm Finley, CA

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# Salient Facts

**LOCATION** 3101 Gaddy Lane, Kelseyville, CA

**APN** 008-027-21-00

**COUNTY** Lake

**TOTAL ACREAGE** 35+/- acres

**PLANTED ACREAGE** 33+/- acres

**VARIETALS** Green Bartlett

**FRUIT PURCHASE  
CONTRACTS** \$450/ton

**WATER** 2 ag wells, 1 domestic well

**INFRASTRUCTURE** 1 farm home

**ZONING** Ag

**PRODUCTION** 5 year average of 644 tons/year



*Located in the fertile Big Valley AVA of Lake County, this farm is planted to approximately 33 acres of production pear orchard. Beautiful Bartlett pear trees adorn the 35+/- acre ranch that also includes a farm house. In an area that is becoming increasingly well known for its quality grapes, this orchard stands tall and is still producing large quantities of desirable pears, but it isn't out of the question to convert the farm to a Sauvignon Blanc vineyard to take advantage of the high-yield capabilities of the Big Valley AVA soils and the gaining popularity of Lake County wine grapes.*

# Photo Gallery



# Aerial Map



Lake County IT Dept, Lake County I.T. Dept., Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Lake County, CA

Barr Gaddy

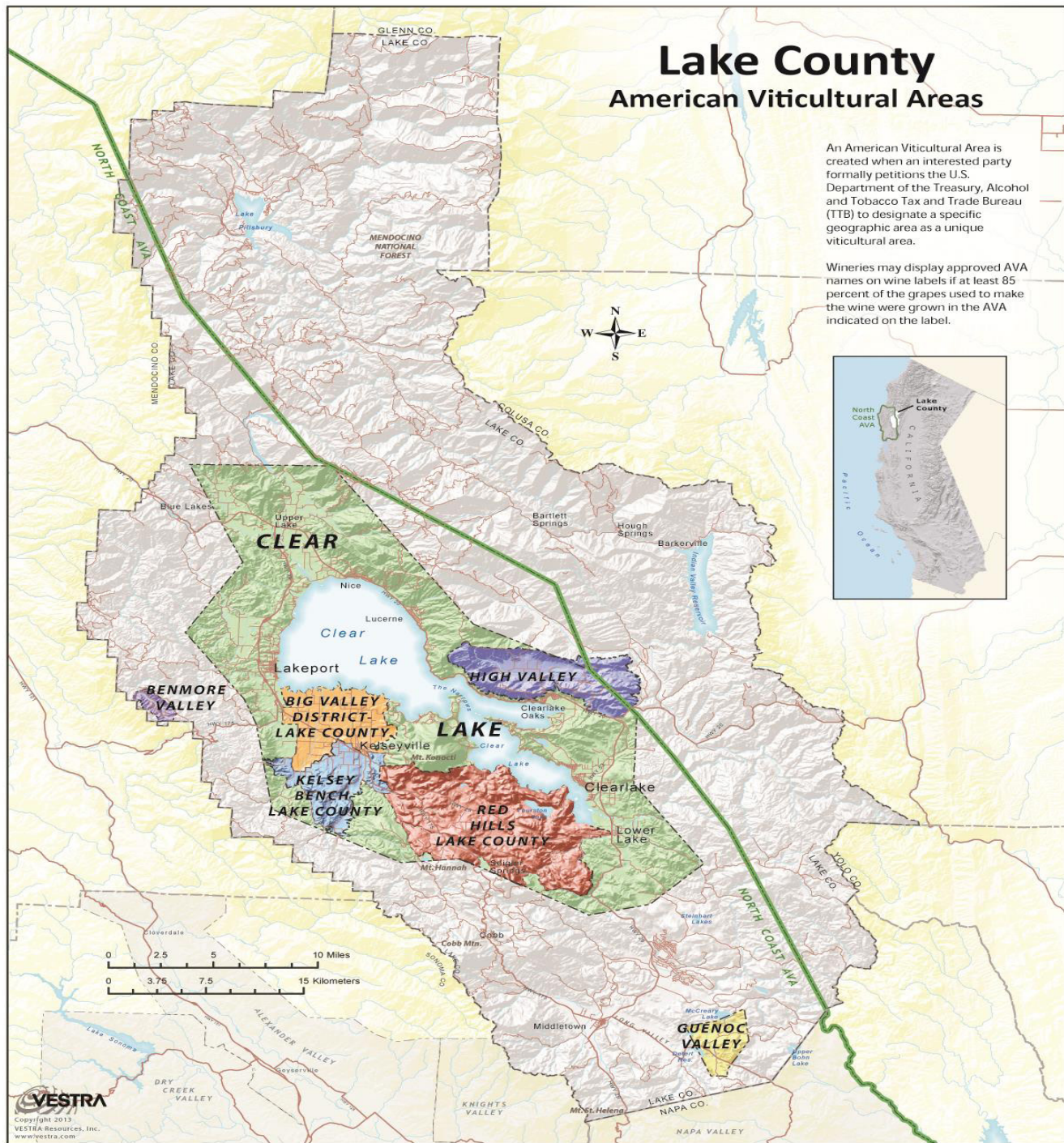
built with Web AppBuilder for ArcGIS

All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.



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# County Overview





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