

Pear Farm & Vineyard Site Big Valley AVA - Finley, CA



OFFERING MEMORANDUM

PRICE:

\$1,500,000



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Finley Farm Finley, CA

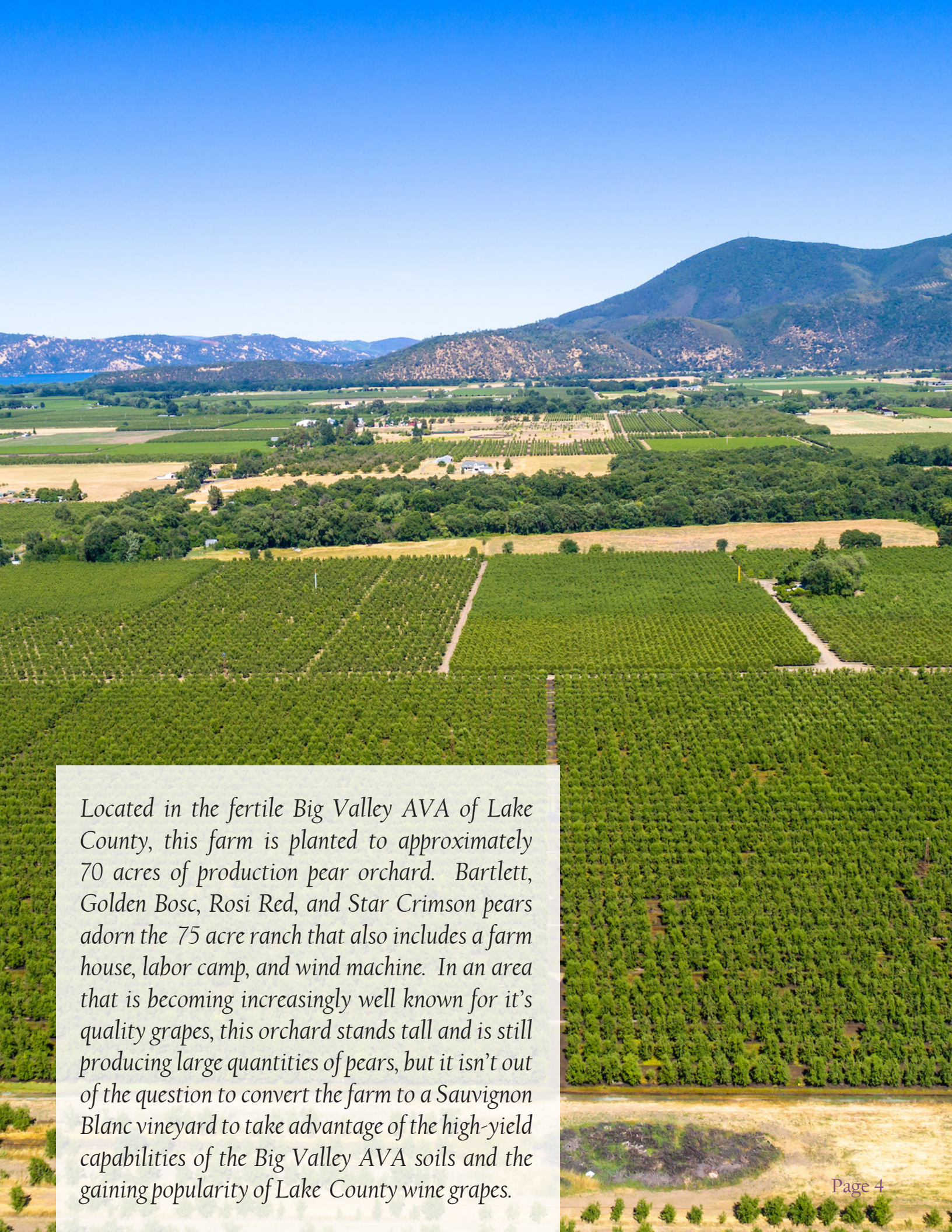
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Salient Facts

LOCATION	2495 East Finley Road, Finley, CA
APN	008-024-23, 008-024-24
COUNTY	Lake
TOTAL ACREAGE	76+/- acres
PLANTED ACREAGE	70+/- acres
VARIETALS	Green Bartlett (47 acres), Rosi Red (6 acres), Star Crimson (3 acres), Golden Bosc (14 acres)
FRUIT PURCHASE CONTRACTS	Bartlett pears sold at \$450/ton, Golden Bosc, Rosi Red, & Star Crimson pears sold at \$500/ton
WATER	3 production ag wells, 2 domestic wells
INFRASTRUCTURE	1 farm home, 1 concrete block labor camp building, 1 wind machine
ZONING	APZ
PRODUCTION	Green Bartlett's have averaged 922 tons/year, Rosi Reds average 136 tons/year, Star Crimson average 34 tons/year, and Golden Bosc average 317 tons/year. (All averages over a 5 year span)

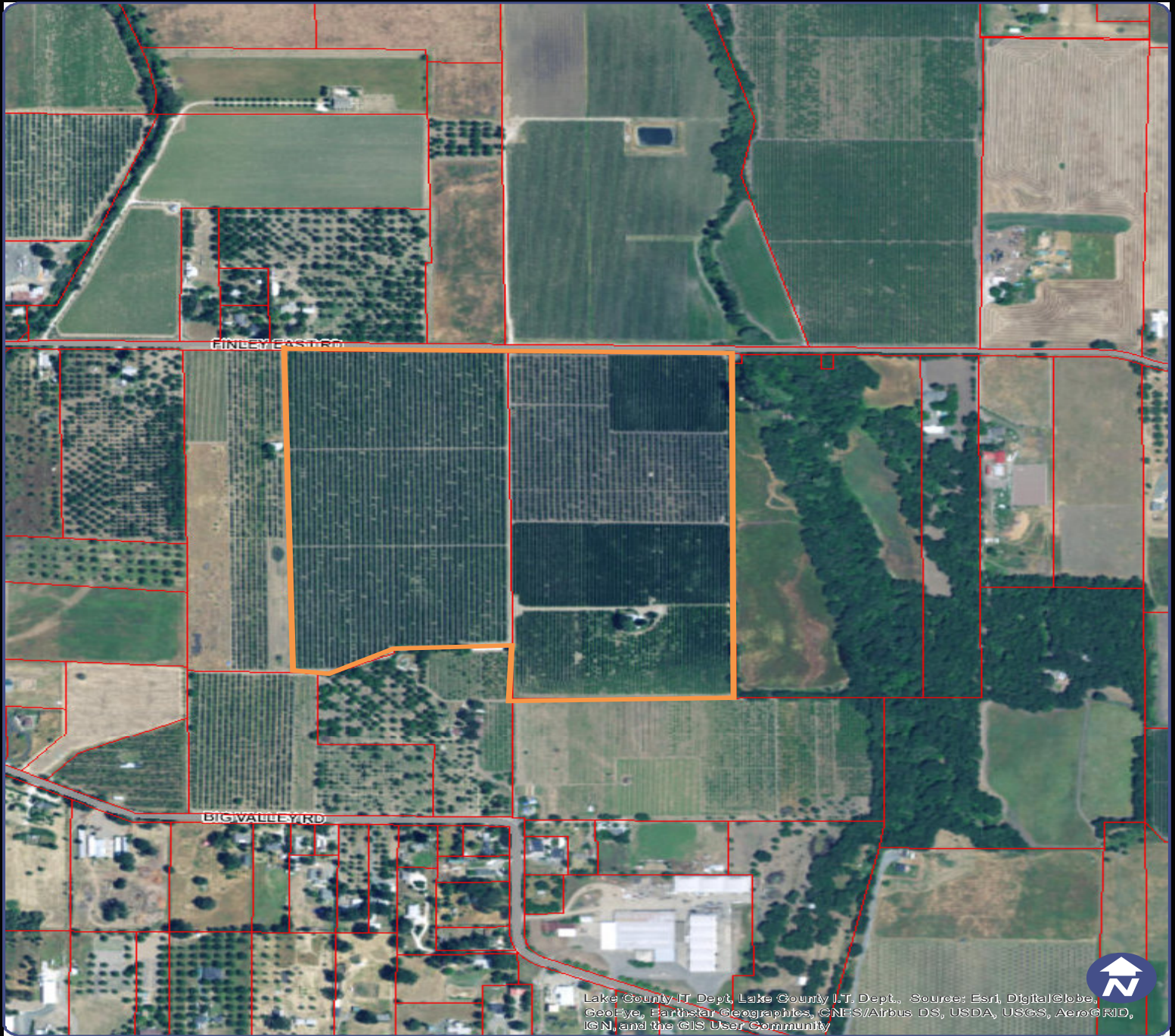


Located in the fertile Big Valley AVA of Lake County, this farm is planted to approximately 70 acres of production pear orchard. Bartlett, Golden Bosc, Rosi Red, and Star Crimson pears adorn the 75 acre ranch that also includes a farm house, labor camp, and wind machine. In an area that is becoming increasingly well known for it's quality grapes, this orchard stands tall and is still producing large quantities of 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 IT Dept., Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Lake County, CA

Barr Finley East

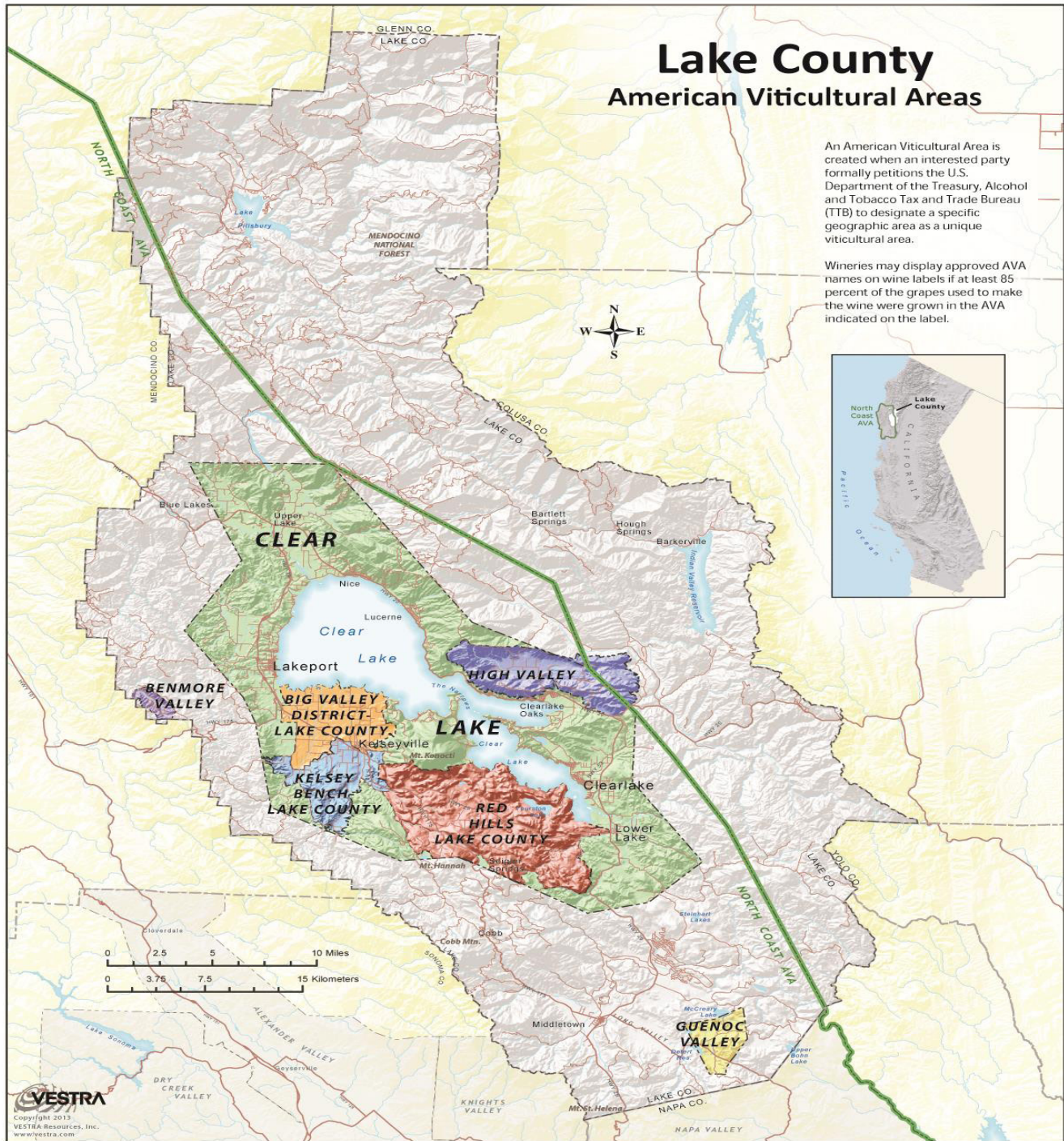
built with Web AppBuilder for ArcGIS



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.

Print Date: 6/16/2017

County Overview





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