

# Scotts Valley Farm Lakeport, CA



## OFFERING MEMORANDUM

PRICE:

\$5,500,000



# NORCALVINEYARDS

*A Division of Remax Full Spectrum*

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

[www.norcalvineyards.com](http://www.norcalvineyards.com)

# Scotts Valley Farm Lakeport, CA

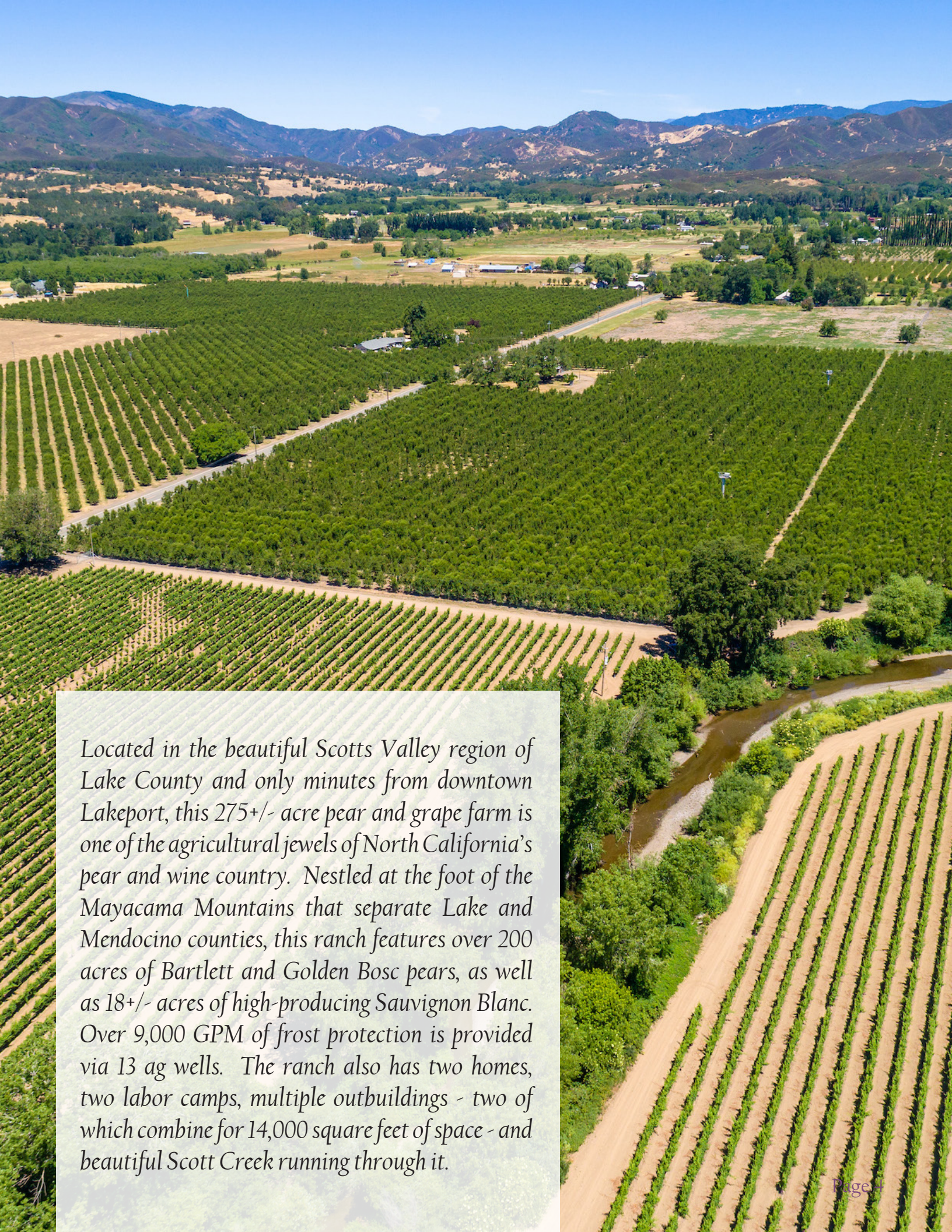
## TABLE OF CONTENTS

Salient Facts .....	3
Property Overview .....	4
Photo Gallery .....	5
Aerial Map .....	6
County Overview .....	7



# Salient Facts

<b>LOCATION</b>	2179 Scotts Valley Road, Lakeport, CA
<b>APN</b>	11 APN's total: 005-020-38, 005-021-05, 005-022-06, 005-022-08, 005-022-32, 005-022-88, 005-022-89, 005-023-02, 005-023-51, 005-023-52, 005-014-36
<b>COUNTY</b>	Lake
<b>TOTAL ACREAGE</b>	275+/- acres
<b>PLANTED ACREAGE</b>	212+/- acres of pears 18+/- acres of grapes
<b>VARIETALS</b>	Pears: Bartlett (204 acres) & Golden Bosc (8 acres) Grapes: Sauvignon Blanc (Roostock: 101-14)(Clonal Selection: Muscat and Clone 1)
<b>FRUIT PURCHASE CONTRACTS</b>	Bartlett pears sold at \$450/ton, Golden Bosc pears sold at \$500/ton, Sauvignon Blanc Grapes sold at \$1,150/ton
<b>WATER</b>	13 ag wells - 4 diesel, 9 electric 2 domestic wells
<b>INFRASTRUCTURE</b>	2 homes, 2 labor camps, 4 large outbuildings - 1 over 5,000 square feet and 1 over 9,000 square feet,
<b>ZONING</b>	Ag
<b>PRODUCTION</b>	Bartlett pears have averaged 4,750 tons/year, Golden Bosc pears have averaged 190 tons/year, and the Sauvignon Blanc grapes have potential for an average of 160 tons/year upon reaching maturity.

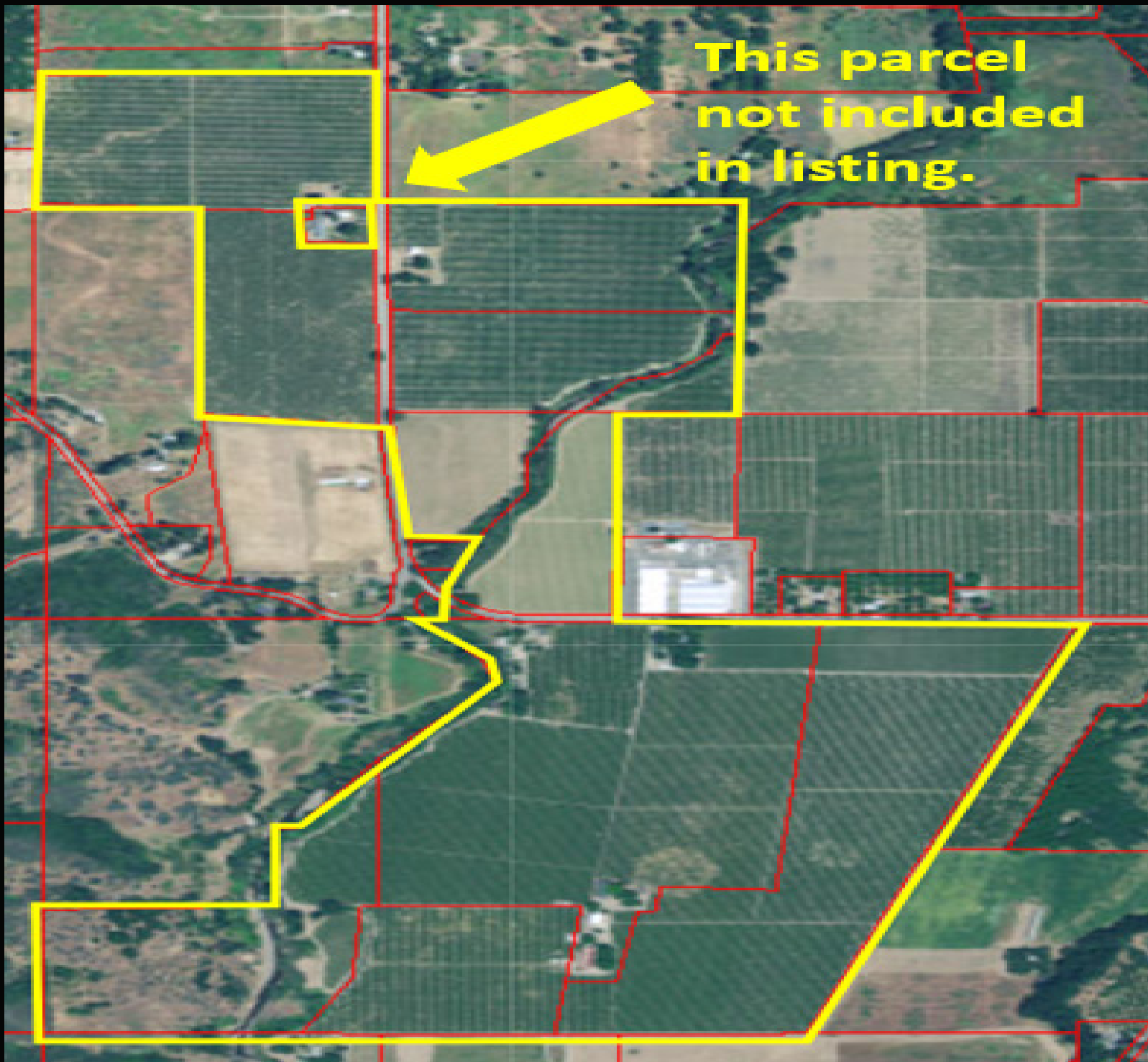


*Located in the beautiful Scotts Valley region of Lake County and only minutes from downtown Lakeport, this 275+/- acre pear and grape farm is one of the agricultural jewels of North California's pear and wine country. Nestled at the foot of the Mayacama Mountains that separate Lake and Mendocino counties, this ranch features over 200 acres of Bartlett and Golden Bosc pears, as well as 18+/- acres of high-producing Sauvignon Blanc. Over 9,000 GPM of frost protection is provided via 13 ag wells. The ranch also has two homes, two labor camps, multiple outbuildings - two of which combine for 14,000 square feet of space - and beautiful Scott Creek running through it.*

# Photo Gallery



# Aerial Map







# NORCALVINEYARDS

*A Division of Remax Full Spectrum*



*Tom Larson*

CalBRE # 01057428  
President / Broker  
Cellular: 707.433.8000  
tom@norcalvineyards.com

**Tony Ford**

CalBRE # 01406167  
Wine Enthusiast / Sales  
Cellular: 707.391.5950  
tony@norcalvineyards.com

[www.norcalvineyards.com](http://www.norcalvineyards.com)

737 4th Street, Santa Rosa, CA 95404  
601 South State Street, Ukiah, CA 95482  
338 Healdsburg Avenue, Healdsburg, CA 95448

*This information herein believed reliable but not guaranteed.  
Each Office Independently Owned and Operated.*

