

Red Dirt Vineyard Development Site Clearlake Oaks, CA



OFFERING MEMORANDUM

PRICE:
\$400,000



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Salient Facts

LOCATION	850 Old Long Valley Road, Clearlake Oaks, CA
APN	006-012-42-00
COUNTY	Lake
TOTAL ACREAGE	38+/- acres
PLANTABLE ACREAGE	Potential for 30+/- planted acres
VARIETALS	The site is well suited for Cabernet Sauvignon
SOILS	Konocti Variant-Konocti-Hambright Complex, 2 to 15 percent slopes
WATER	1 well producing 65-70 GPM
TAX STATUS	Standard Lake County rate of 1.125+/- percent
ZONING	RR



Located on the northern side of Clearlake in Lake County, this ridgetop vineyard development site is a superb location for 30+ acres of Cabernet Sauvignon. Situated high above Clearlake with ridgetop exposure, well-drained soils, and amazing views, the site is a prime location for someone looking to build their dream estate with an income producing vineyard, or the established grape farmer looking for their next production vineyard property. Regardless, the potential for this site to grow premium wine grapes is there, all that is needed is you.

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

850 Old Long Valley Aerial

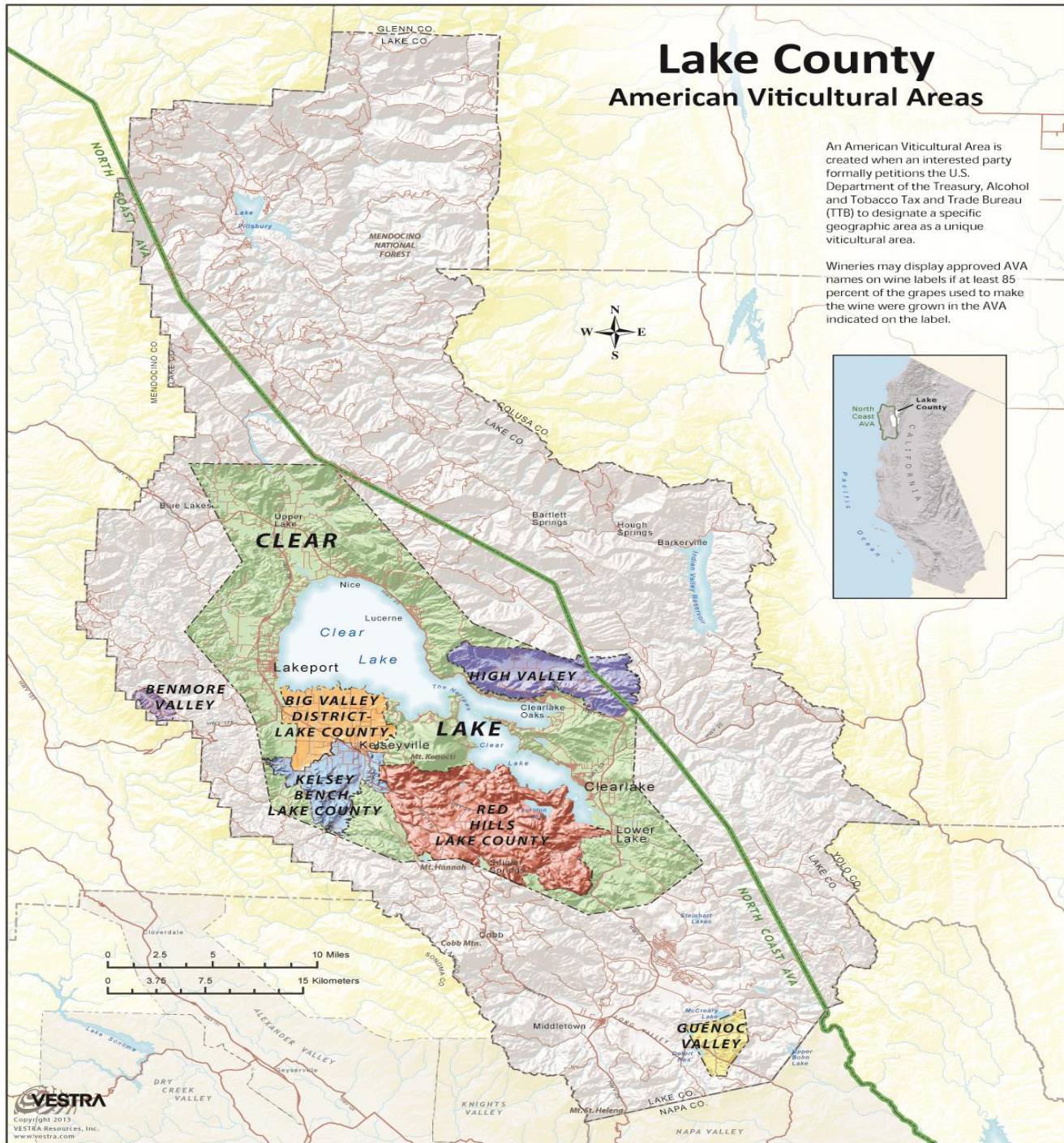
built with Web AppBuilder for ArcGIS



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: 7/4/2017

County Overview





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