

Clearwater Ranch

Big Valley AVA - Finley, CA

Offering Memorandum
Price \$399,000



www.norcalvineyards.com

Clearwater Ranch

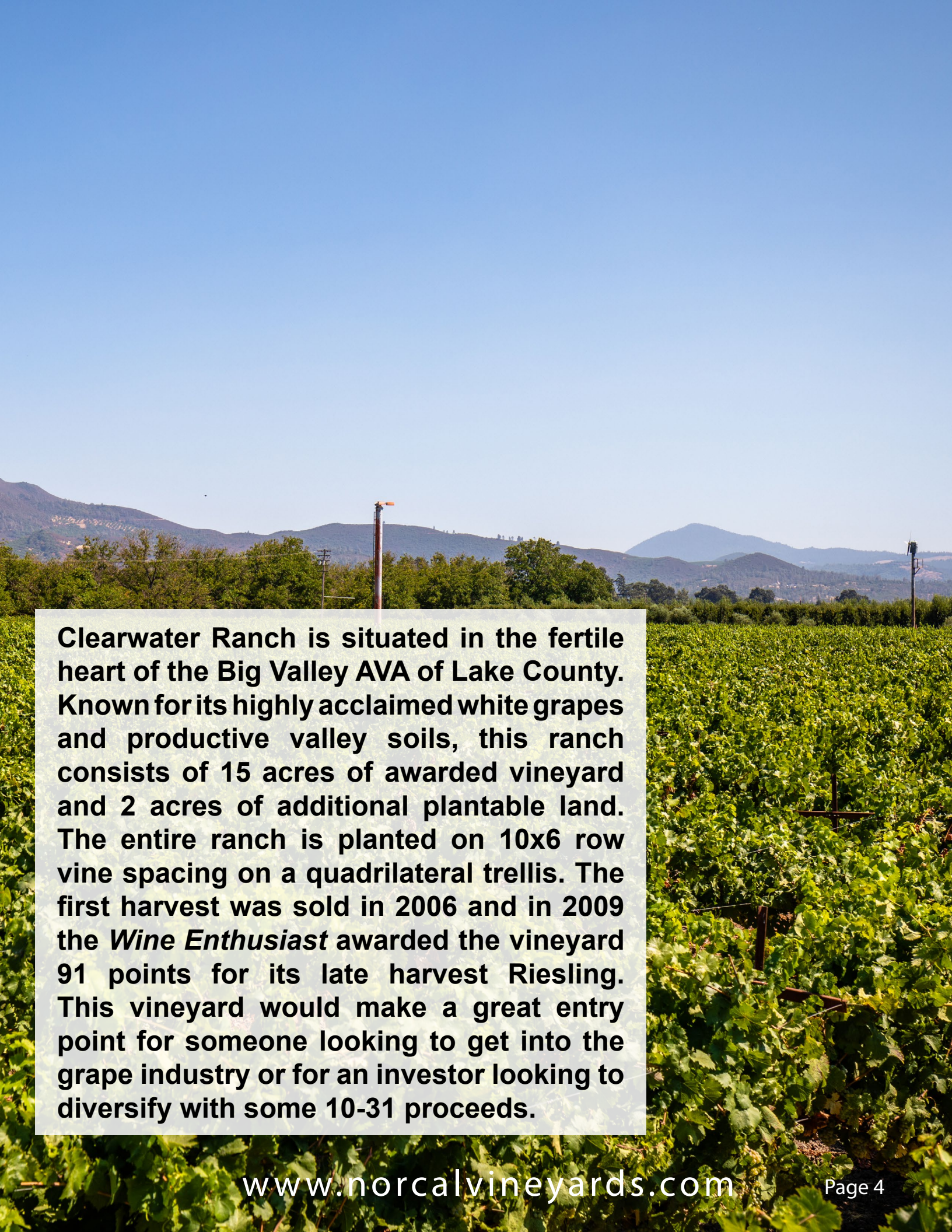
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Salient Facts

Address	3215 Finley East Road Finley, CA 95451
Parcel Size	19.79 acres
AVA	Big Valley
County	Lake
AP#	008-026-15-00
Water	Productive Agricultural well on site 65+/- GPM
Zoning	AG
Tax Status	Standard Lake County tax rate of approx 1.125% of assessed value
Price	\$399,000



Clearwater Ranch is situated in the fertile heart of the Big Valley AVA of Lake County. Known for its highly acclaimed white grapes and productive valley soils, this ranch consists of 15 acres of awarded vineyard and 2 acres of additional plantable land. The entire ranch is planted on 10x6 row vine spacing on a quadrilateral trellis. The first harvest was sold in 2006 and in 2009 the *Wine Enthusiast* awarded the vineyard 91 points for its late harvest Riesling. This vineyard would make a great entry point for someone looking to get into the grape industry or for an investor looking to diversify with some 10-31 proceeds.

Photo Gallery



Vineyard

AVA

Big Valley

Vineyard

**5 acres of Pinot Gris
5 acres of White Riesling
5 acres of Riesling**

Planted

2002-2003

Row Spacing

6x10

Trellis

Quad

Irrigation

Drip

Plantable Land

**Approx 2+/- acres of
additional plantable land**

Water

**Productive Agricultural
well on site - 65 GPM**

Frost Protection

Wind Machine and Drip

2017 Harvest

**White Riesling: 31.45 tons
Late Riesling: 8.88 tons
Pinot Gris: 6.16 tons**

Aerial Map

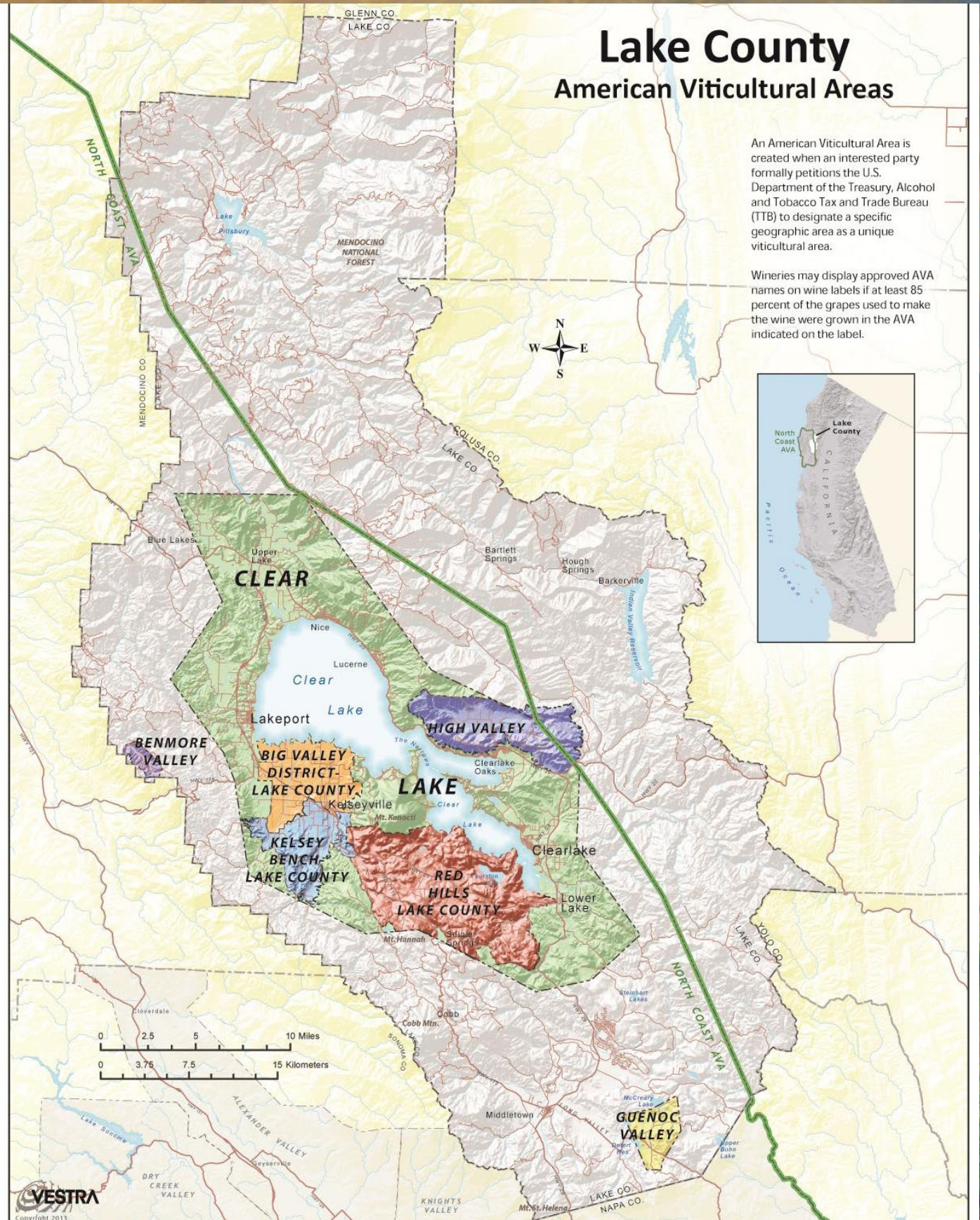


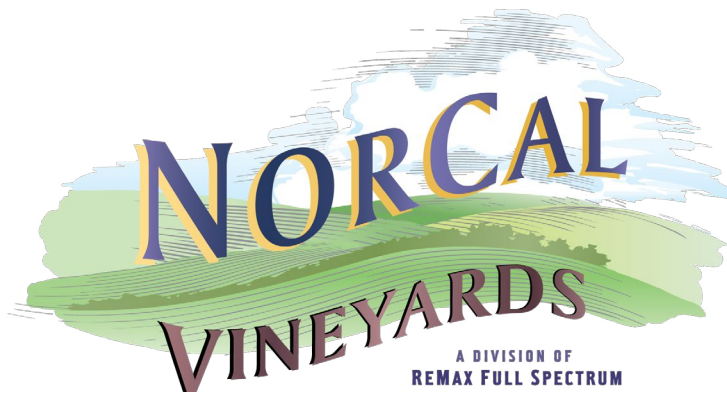
County Overview

Lake County American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Vineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.





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