Vineyard Designate Cabernet Sauvignon Vineyard on 25+/- Acres

Lake County AVA

Offering Memorandum

Price $1,100,000

NORCAL VINEYARDS
A DIVISION OF REMAX FULL SPECTRUM

www.norcalvineyards.com

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Table of Contents

Salient Facts 3

Property Overview 4

Vineyard Photo Gallery 5-6

Vineyard Blocks.....7

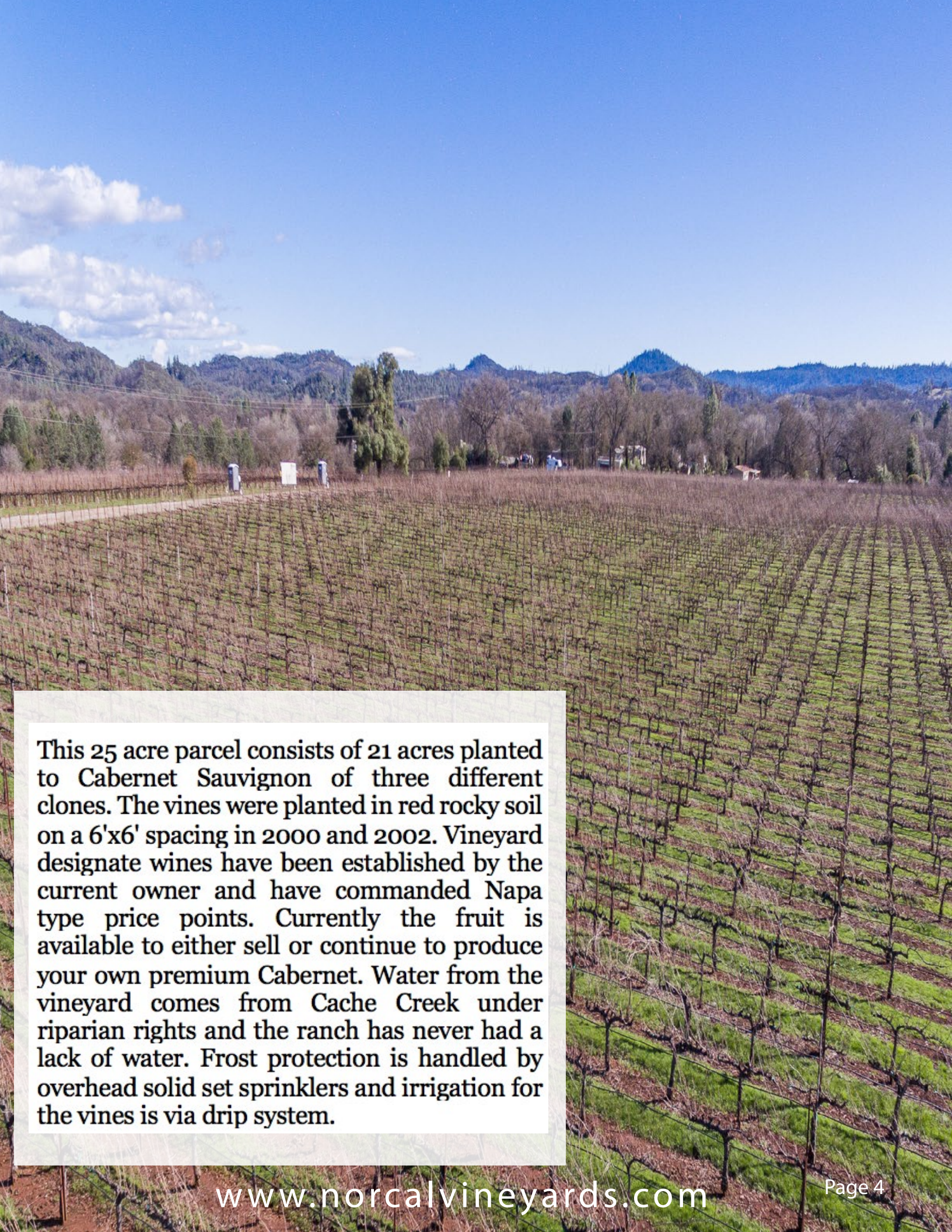
Block Details.....8

Aerial Map.....9

County Overview.....10

Salient Facts

Location	**16725, 16645 & 16825 Dam Road Clearlake, CA**
County & AVA	**Lake**
APNs	**012-037-020, 012-037-440 & 012-037-500**
Parcel Size	**25.83+/- Acres**
Vineyard	**21.32+/- Acres Cabernet Sauvignon**
Soil	**Asbill Clay Loam & Benridge Variant Loam**
Water	**Water Rights to Clear lake Cache Creek**
Power	**PG&E On-site**
Zoning	**A**
Price	**$1,100,000**



This 25 acre parcel consists of 21 acres planted to Cabernet Sauvignon of three different clones. The vines were planted in red rocky soil on a 6'x6' spacing in 2000 and 2002. Vineyard designate wines have been established by the current owner and have commanded Napa type price points. Currently the fruit is available to either sell or continue to produce your own premium Cabernet. Water from the vineyard comes from Cache Creek under riparian rights and the ranch has never had a lack of water. Frost protection is handled by overhead solid set sprinklers and irrigation for the vines is via drip system.

Vineyard Photo Gallery

Vineyard Blocks

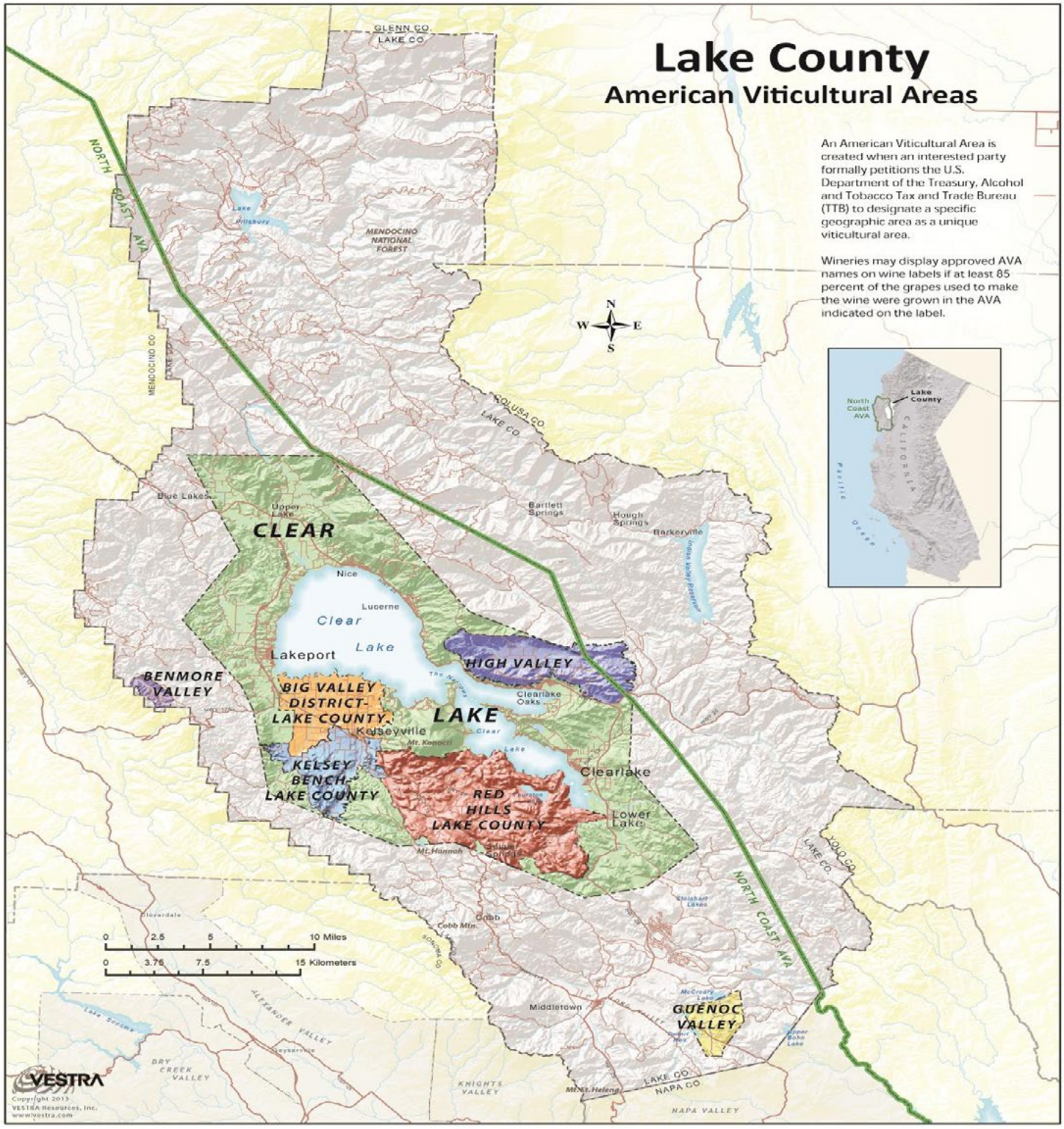
Vineyard Details

Varietal	Cabernet Sauvignon
Acres	21.32+/-
Planted	2000-2002
Spacing	6 X 6
Rootstock	110R
Trellis	VSP with 1 Drip Wire, 1 Cordon Wire and 4 Foliage Wires
Frost Protection	Overhead Sprinklers
Farming Practices	CSWA Certified Sustainable
Water	Water Rights to Clear Lake/ Cache Creek

Year	Tons
2018	80.37
2017	50.16
2016	92.64
2015	72.80
2014	66.92

Aerial Map

County Overview



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