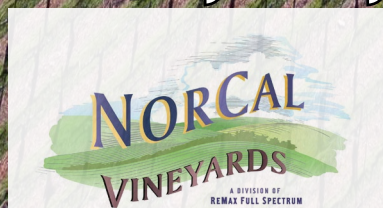


Vineyard Designate Cabernet Sauvignon Vineyard on 25 +/- Acres Lake County AVA

Offering Memorandum
Price \$1,200,000



www.norcalvineyards.com

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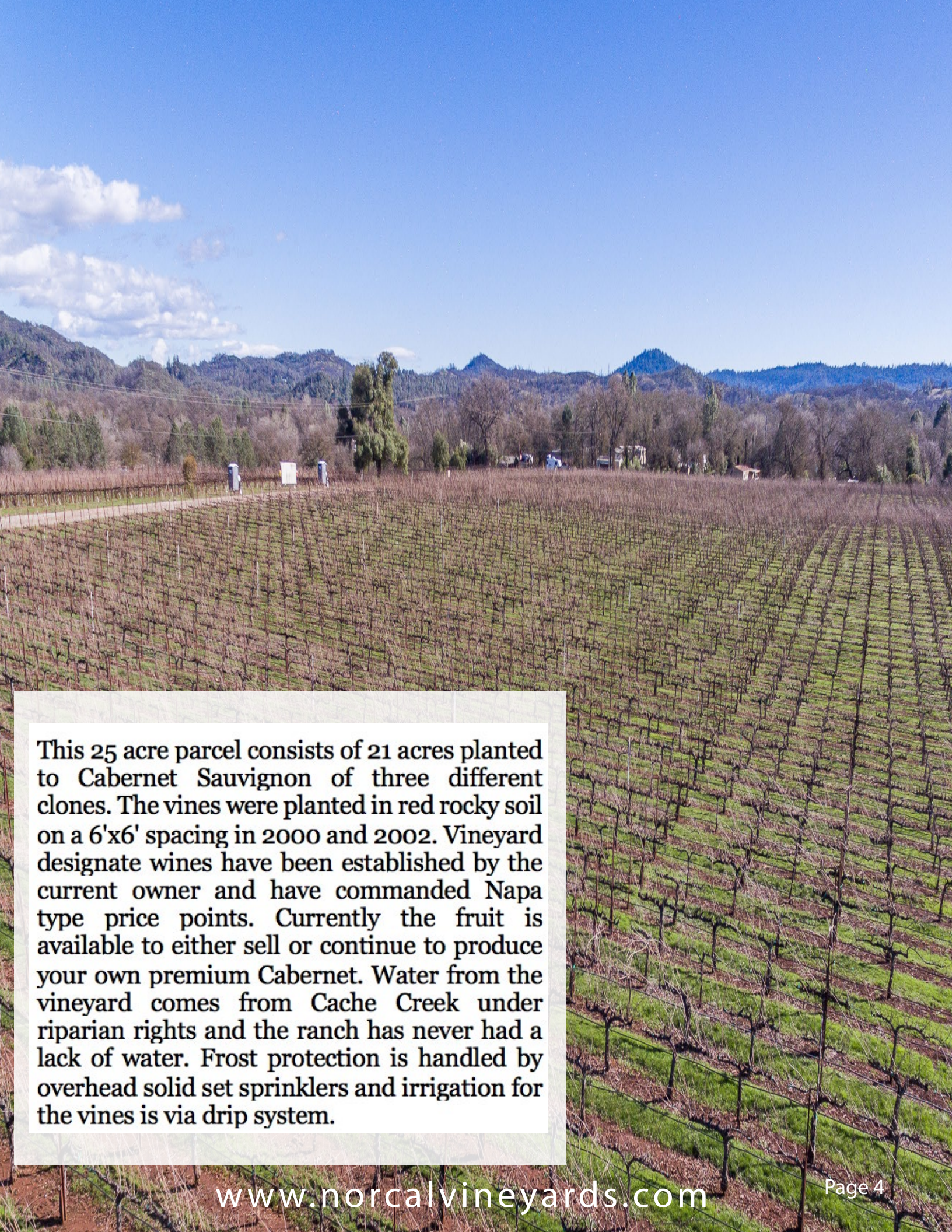
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Salient Facts

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	\$1,200,000



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



Block 1
Clone 15

Block 2
Clone 4

Block 3
Clone 337

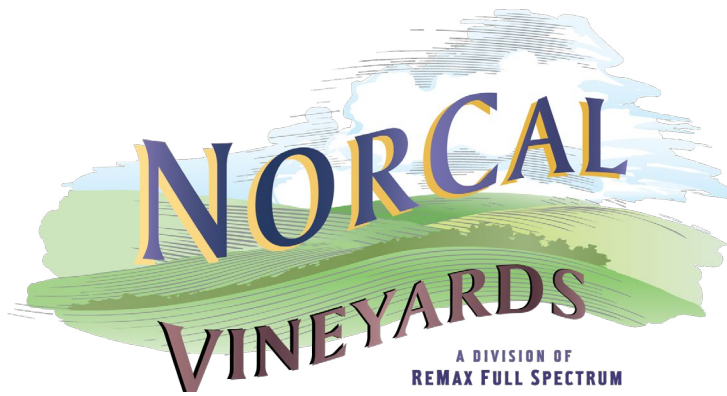
Vineyard Details

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





Tom Larson

CalBRE # 01057428
Founder / CEO
Cellular: 707.433.8000
tom@norcalvineyards.com

Tony Ford

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

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.
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