

Red Hills AVA High Mountain Vineyard and Development Opportunity

Kelseyville, CA

Offering Memorandum
Price \$2,400,000



www.norcalvineyards.com

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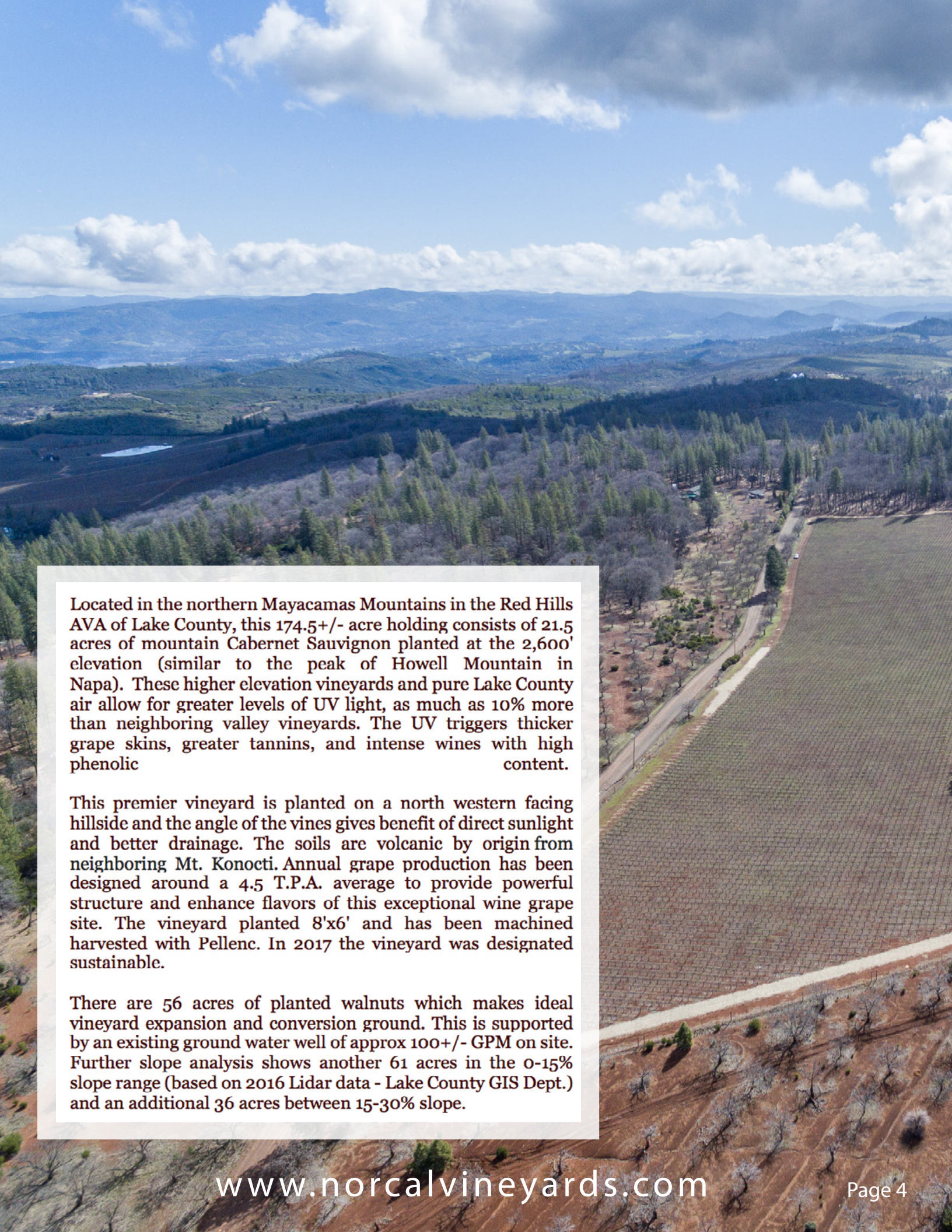


Salient Facts

Address	10417 & 10750 Seigler Springs Rd. Kelseyville, CA
County	Lake
AVA	Red Hills
APN's	115-004-010 & 115-004-050
Total	174.5+/- acres
Varietal Planted	Cabernet Sauvignon
Vineyard	21.5+/- acres and 153+/- acres of potential plantable land of which 56+/- acres are currently planted to Walnuts
Soil	Collayomi-Aiken-Whispering Complex
Water	Abundant Water and new pump with 25 horsepower installed
Zoning	A
CAP Rate	13.7%

Asking Price

\$2,400,000



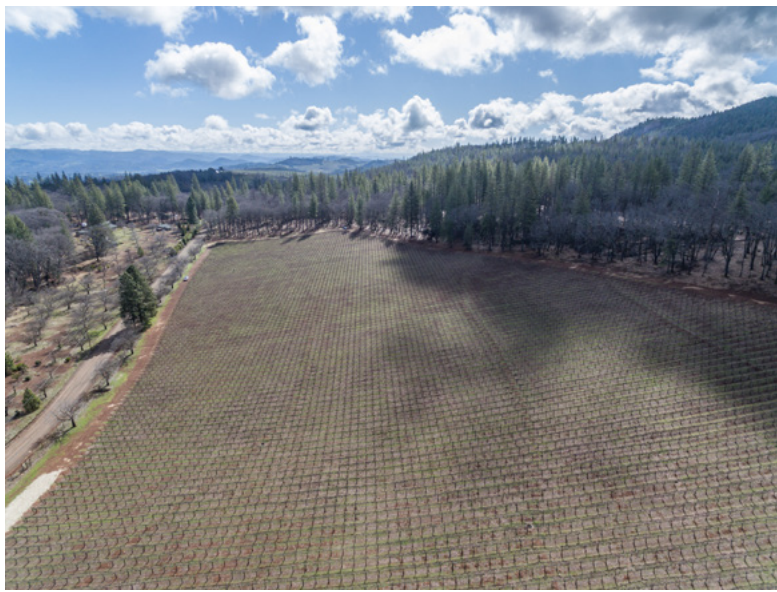
Located in the northern Mayacamas Mountains in the Red Hills AVA of Lake County, this 174.5+/- acre holding consists of 21.5 acres of mountain Cabernet Sauvignon planted at the 2,600' elevation (similar to the peak of Howell Mountain in Napa). These higher elevation vineyards and pure Lake County air allow for greater levels of UV light, as much as 10% more than neighboring valley vineyards. The UV triggers thicker grape skins, greater tannins, and intense wines with high phenolic content.

This premier vineyard is planted on a north western facing hillside and the angle of the vines gives benefit of direct sunlight and better drainage. The soils are volcanic by origin from neighboring Mt. Konocti. Annual grape production has been designed around a 4.5 T.P.A. average to provide powerful structure and enhance flavors of this exceptional wine grape site. The vineyard planted 8'x6' and has been machined harvested with Pellenc. In 2017 the vineyard was designated sustainable.

There are 56 acres of planted walnuts which makes ideal vineyard expansion and conversion ground. This is supported by an existing ground water well of approx 100+/- GPM on site. Further slope analysis shows another 61 acres in the 0-15% slope range (based on 2016 Lidar data - Lake County GIS Dept.) and an additional 36 acres between 15-30% slope.

Photo Gallery





Vineyard Facts

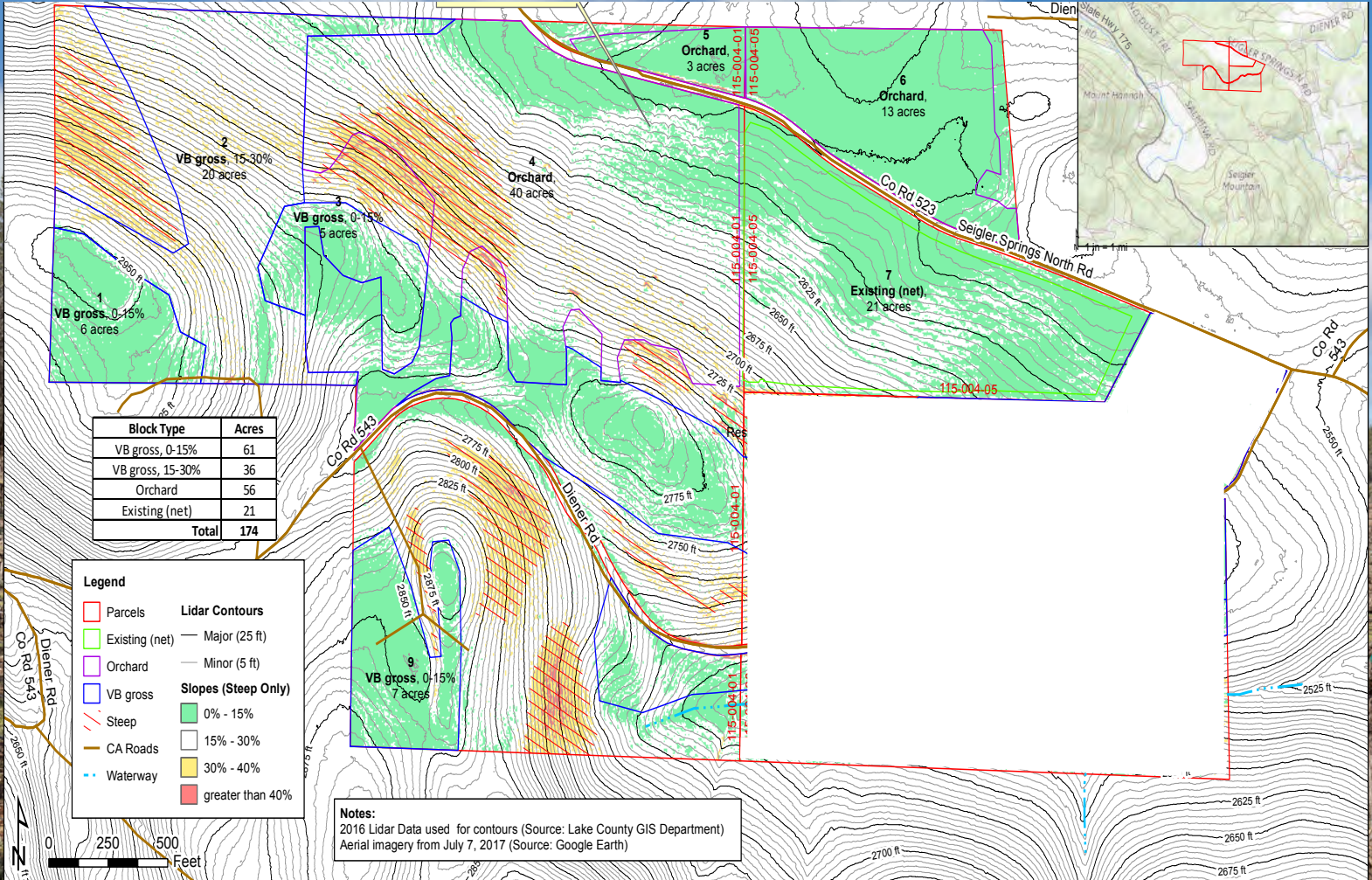
Planted	21.5+/- acres
Varietal	Cabernet Sauvignon
Year Planted	2002
Clone	6
Rootstock	110R
Spacing	8 X 6
Irrigation	Drip
Trellis	VSP
Grape Purchase Agreement	Grapes are available to use or sell at their discretion
Soil	Collayomi-Aiken-Whispering Complex

Historic Yield in tons		
2016	2017	2018
94	94	88

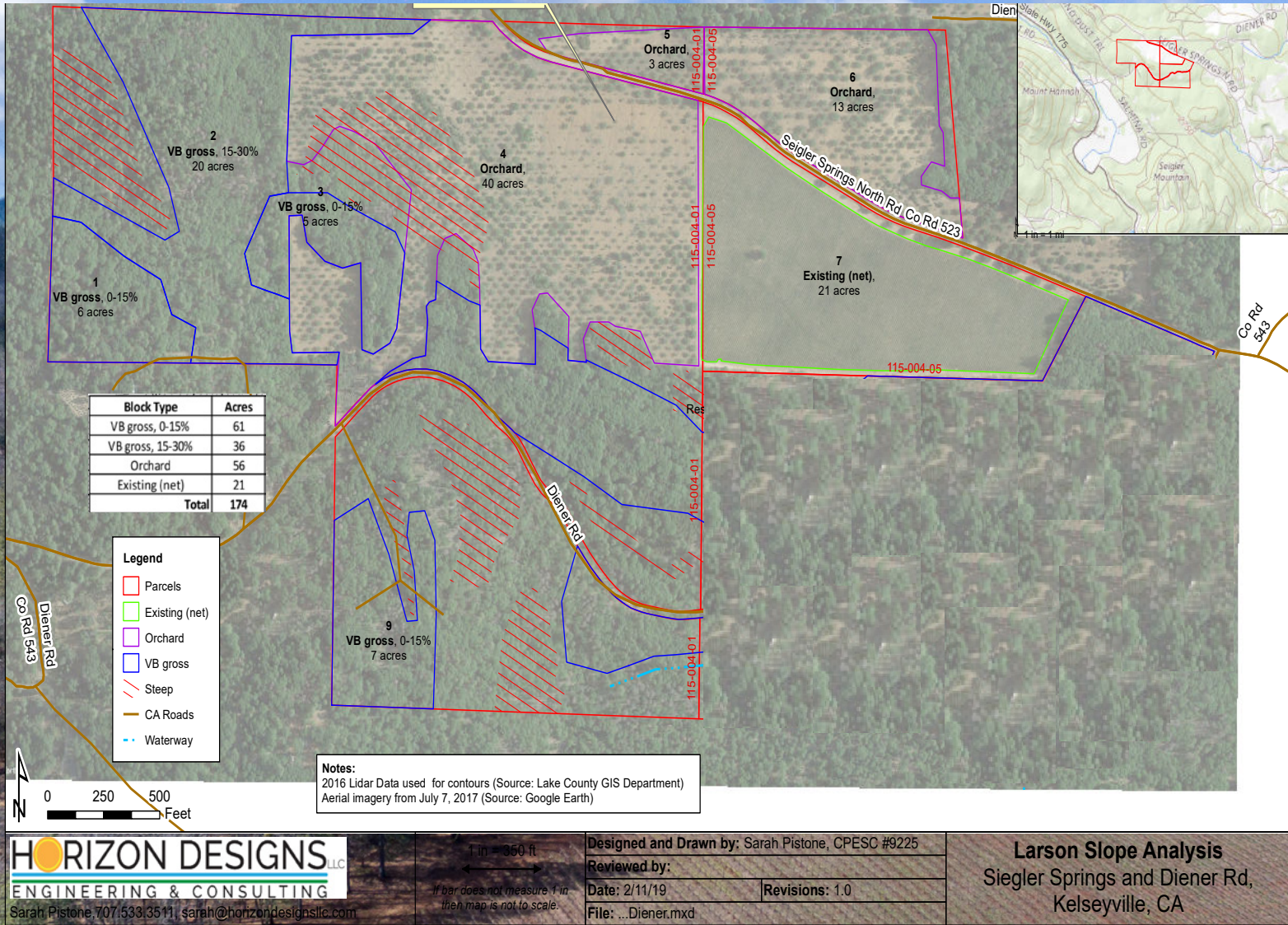
Aerial Map



Topo Slope Map

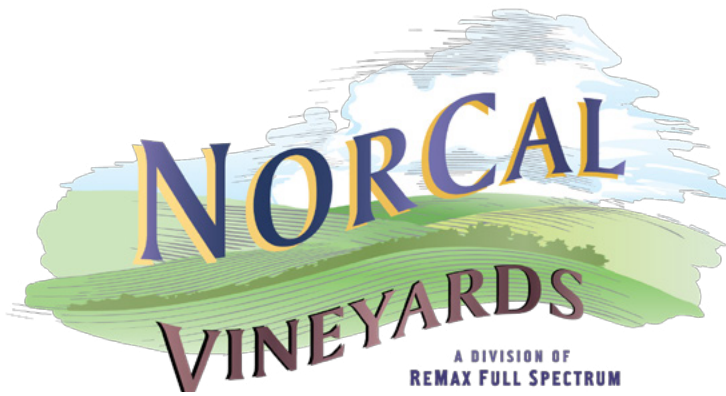


Aerial Slope Map



Red Hills AVA Overview





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

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