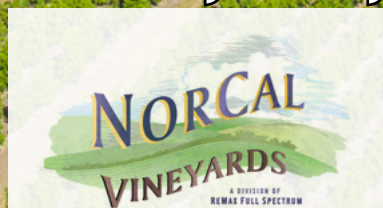


115+/-acre Marquee Vineyard and Pear Orchard in the Big Valley AVA



Offering Memorandum
Price \$4,000,000



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115+/-acre Marquee Vineyard and Pear Orchard in the Big Valley AVA

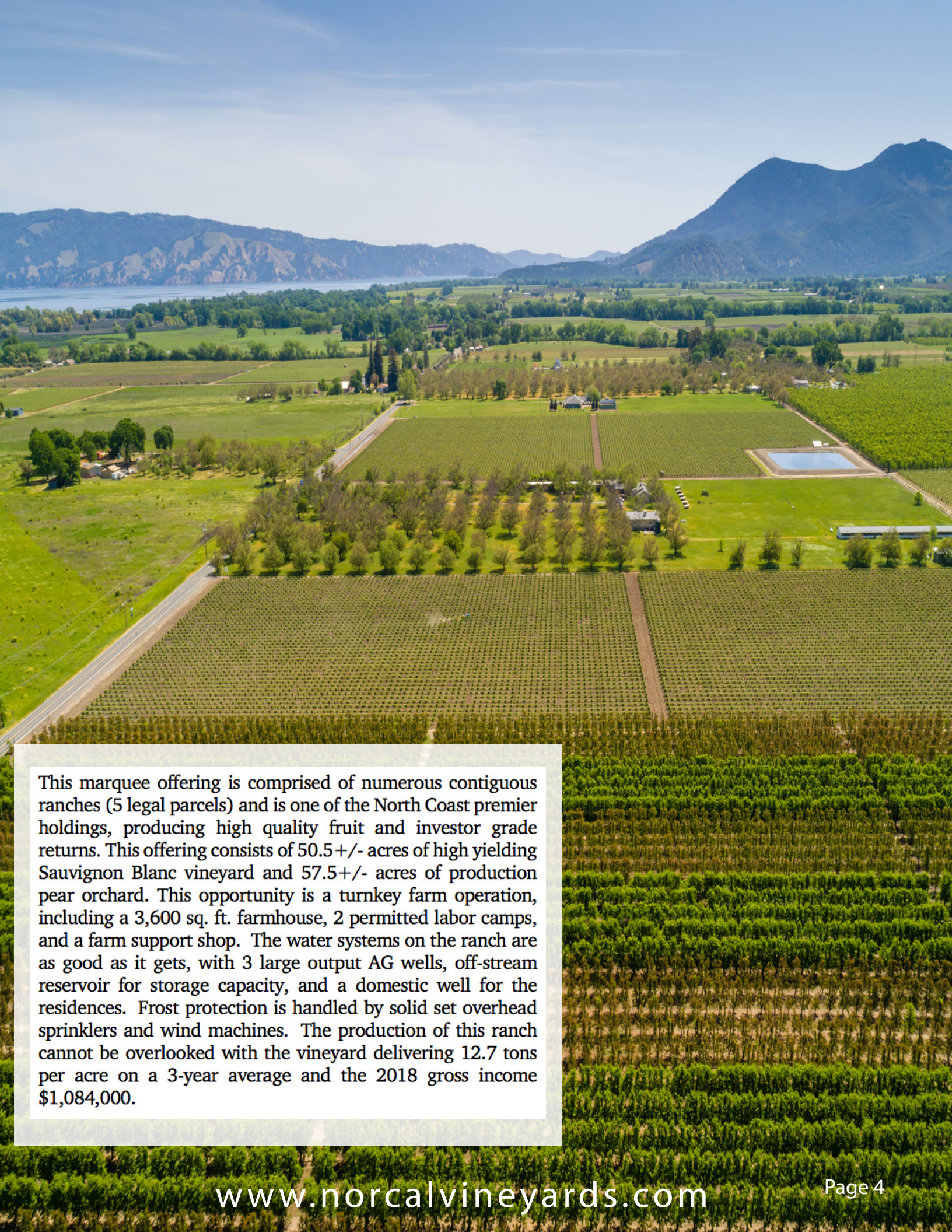
TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5-6
Property Layout.....	7
Block Details.....	8
Harvest Information.....	9
Grape Contract, Gross Income & 5 Year Average.....	10
Aerial Map.....	11
County Overview.....	12



Salient Facts

Location	1460 & 1500 Big Valley Road 1725, 1775, 1445 and 1535 Soda Bay Road Lakeport, CA 95453
County	Lake
AVA	Big Valley
APN's	008-021-44, 008-007-23, 008-007-07, 008-007-03, 008-007-22 ***008-021-55 & 008-021-56 (AG Preserve)
Parcel Size	115+/- acres
Vineyard	50.5+/- acres planted to Sauvignon Blanc
Pears	29.5+/- acres planted to Bartlett 9.5+/- acres planted to Bosc 9.5+/- acres planted to Red Sensations 9+/- acres planted to Golden Bosc
Buildings	Farmhouse, 2 Labor Camp Buildings, and Shop/Equipment Storage Building
Water	3 AG Wells, 1 Domestic Well, and Pond
Irrigation	Pears: Under Tree Sprinklers Grapes: Overhead Solid Set
Frost Protection	Overhead Solid Set and 2 Wind Machines
Soil	Cole Clay Loam and Talmage Very Gravelly Sandy Loam
Power	PG&E
Zoning	A & APZ
Price	\$4,000,000



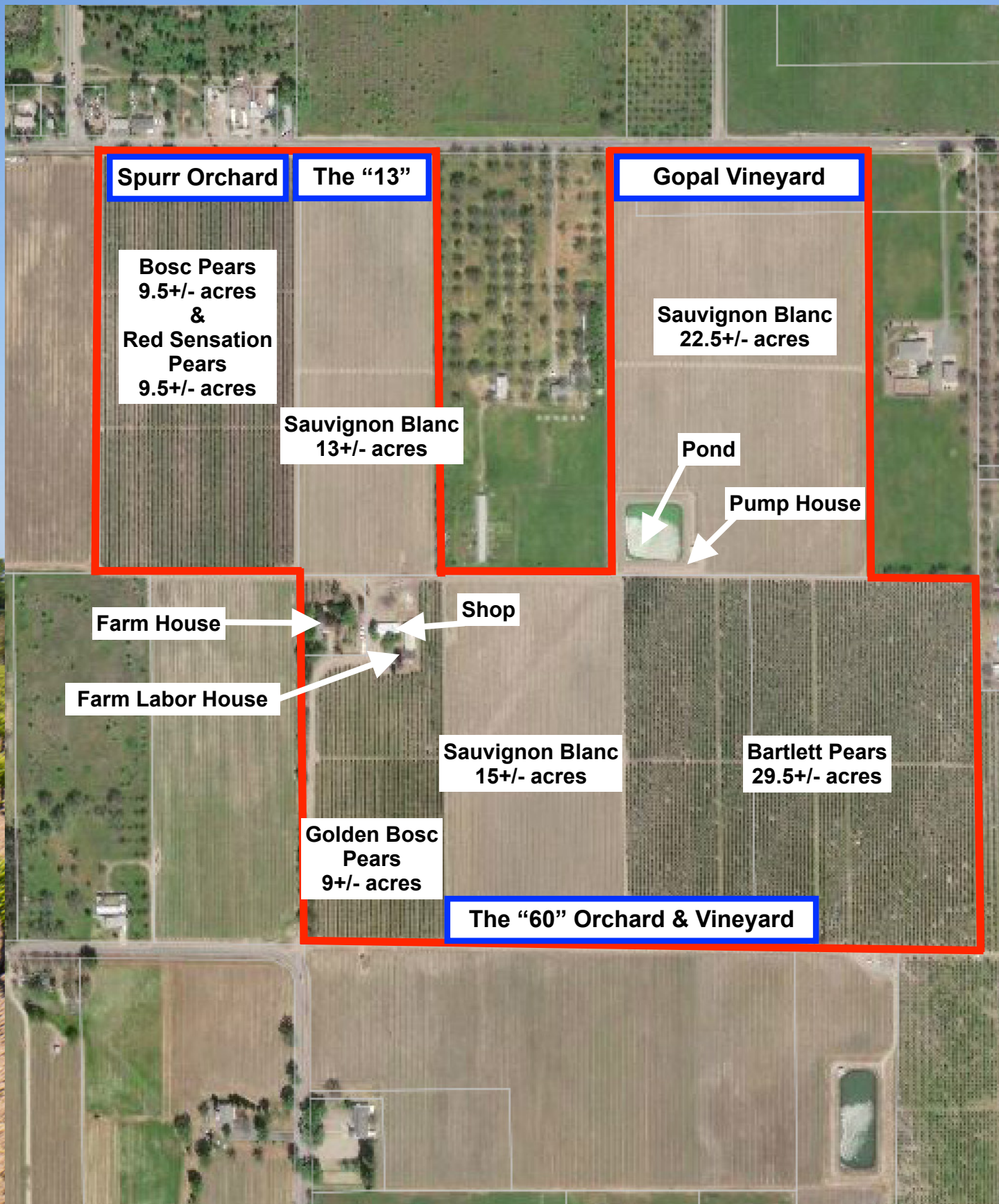
This marquee offering is comprised of numerous contiguous ranches (5 legal parcels) and is one of the North Coast premier holdings, producing high quality fruit and investor grade returns. This offering consists of 50.5+/- acres of high yielding Sauvignon Blanc vineyard and 57.5+/- acres of production pear orchard. This opportunity is a turnkey farm operation, including a 3,600 sq. ft. farmhouse, 2 permitted labor camps, and a farm support shop. The water systems on the ranch are as good as it gets, with 3 large output AG wells, off-stream reservoir for storage capacity, and a domestic well for the residences. Frost protection is handled by solid set overhead sprinklers and wind machines. The production of this ranch cannot be overlooked with the vineyard delivering 12.7 tons per acre on a 3-year average and the 2018 gross income \$1,084,000.

Photo Gallery





Property Layout



Block Details

The 60 Orchard & Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	12	7 X 9	1996	1	5C
Sauvignon Blanc	3	7 X 9	1996	1	S04
Golden Russet Bosc Pears	9	9 X 15	1991		
Bartlett	29.5	12.5 X 12.5	1945 / 1985		

Spurr Orchard and Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Red Sensations Pears	9.5	9 X 15	1985		
Bosc Pears	9.5	9 X 15	1985		

The "13" Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	13	7 X 9	1999 / 2000	1	5C

Gopal Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	22.5	7 X 9	1997	1	S04

Harvest Information

The 60 Orchard & Vineyard Harvest			
Fruit	2016	2017	2018
Sauvignon Blanc	213	164	181
Golden Russet Bosc Pears	209	265	168
Bartlett	468	838	416

Spurr Orchard Harvest			
Fruit	2016	2017	2018
Red Sensations Pears	147	276	128
Bosc Pears	172	238	151

The "13" Harvest			
Fruit	2016	2017	2018
Sauvignon Blanc	167	137	165

Gopal Vineyard Harvest			
Fruit	2016	2017	2018
Sauvignon Blanc	266	282	278

All Blocks Combined Grand Total			
Fruit	2016	2017	2018
Sauvignon Blanc	646	583	624
Red Sensations Pears	147	276	128
Bosc Pears	172	238	151
Golden Russet Bosc Pears	209	265	168
Bartlett	468	838	416

Grape Contract, Gross Income, and 5 Year Average

Contracts

Fruit	Price per ton	Expiration date
Sauvignon Blanc	\$1,205	2020

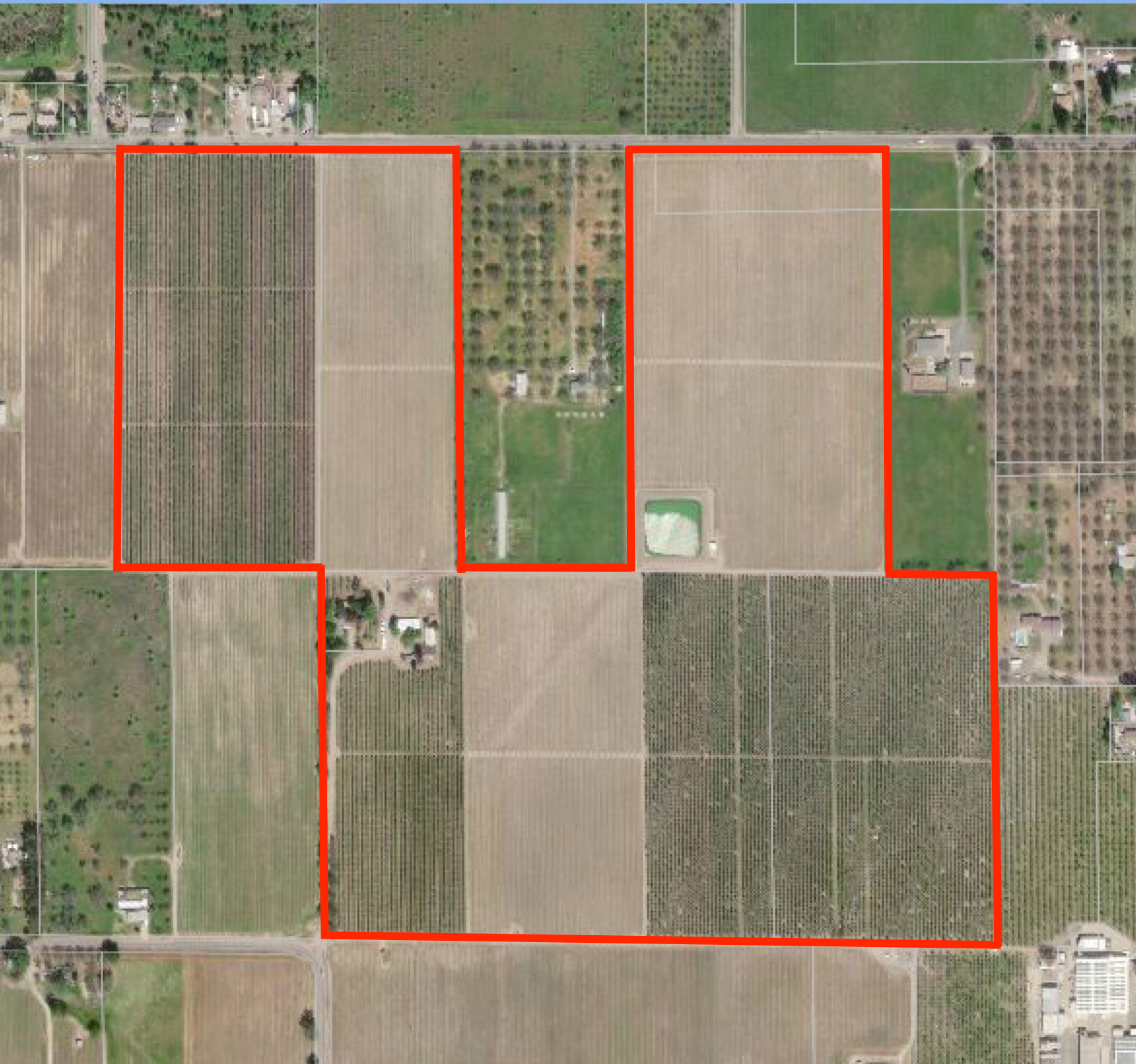
2018 Gross Income

Sauvignon Blanc	\$753,000
Red Sensations Pears	\$331,000
Total	\$1,084,000

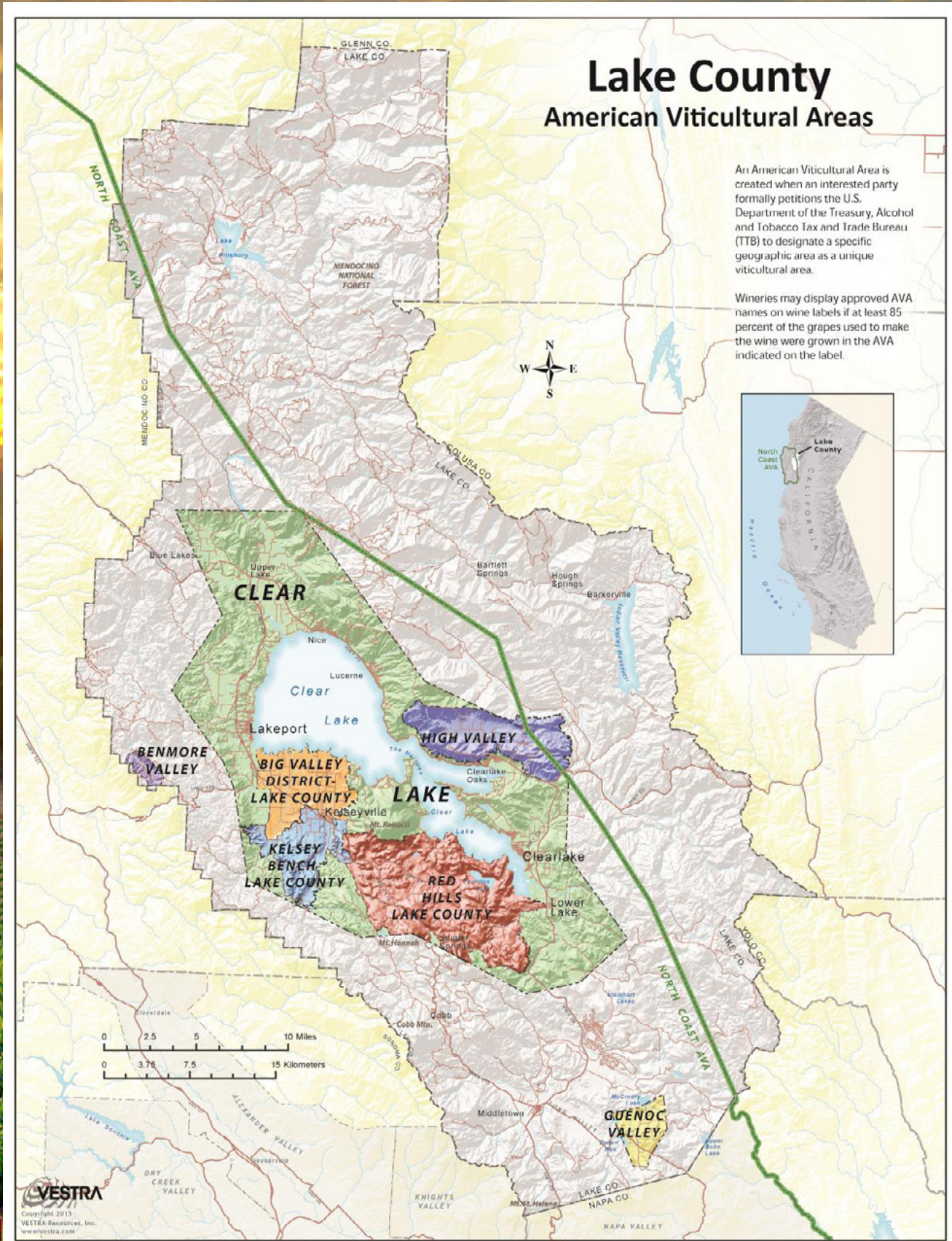
5 Year Average

Fruit	Tons
Sauvignon Blanc	570
Red Sensations Pears	234
Bosc Pears	192
Golden Russet Bosc Pears	220
Green Bartlett Pears	630

Aerial Map



County Overview



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*This information herein believed reliable but not guaranteed.
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