



9160 CA-29, Upper Lake, CA

Offering Memorandum

Price \$2,200,000



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Salient Facts

Location	9160 CA-29, Upper Lake, CA 95485
County	Lake
APN	003-034-550 003-034-410 003-041-070 023-004-010 023-004-020 003-034-140 003-034-390
Parcel Size	150.94 +/- acres
Planted	82.5 +/- acres
Plantable	17.5 +/- acres
Water	Ag wells Riparian water rights
Power	PG&E On-site
Infrastructure	Single family residence Barn Labor housing
Price	\$2,200,000

Production

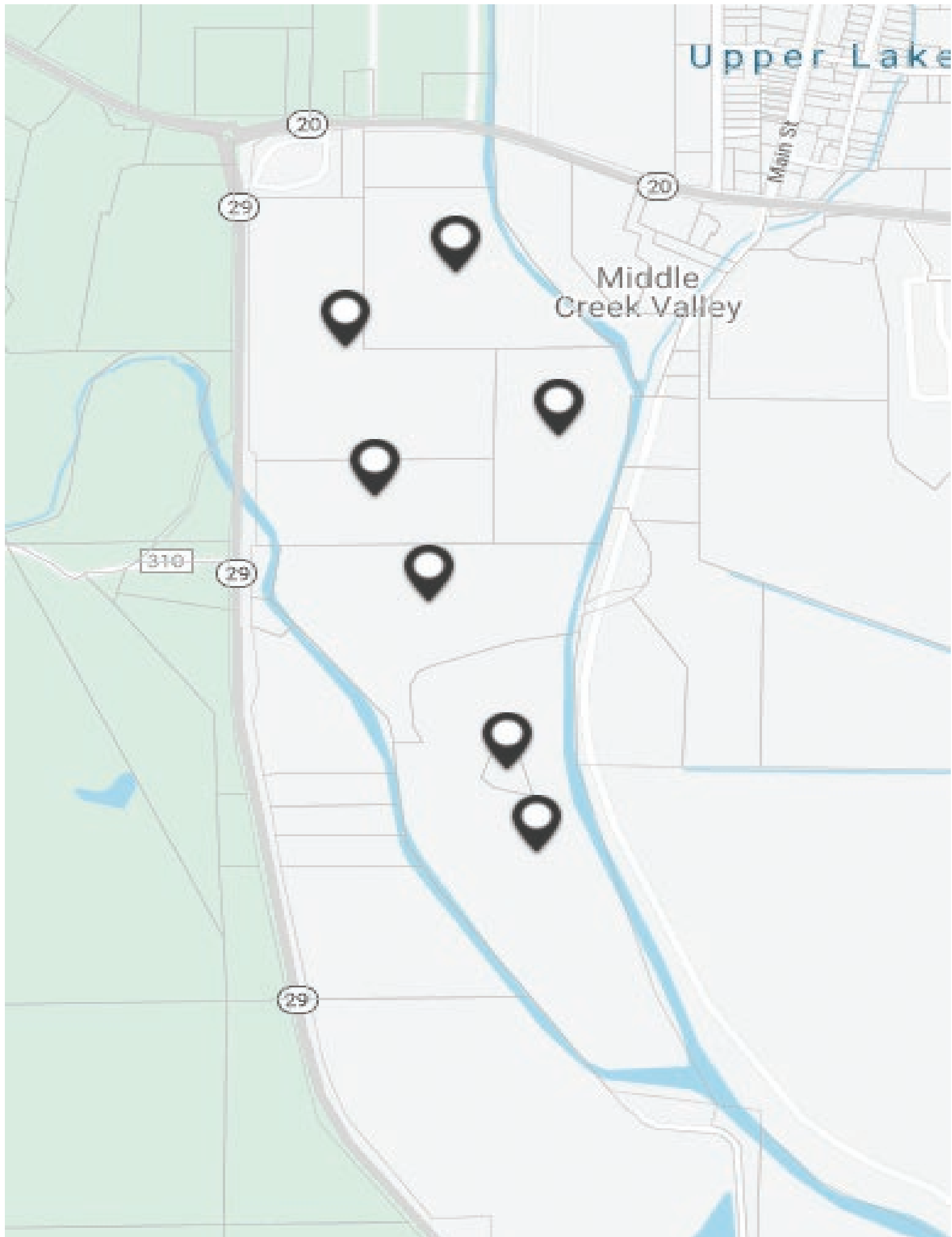
-	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021 EST</u>
ASP - McCarthy	1,648	1,705	1,655	1,167	1,600

Upper Lake was first settled in 1854 by a blacksmith named William B. Elliot and grew as the hub of most activities in the northern part of Clear Lake. Back then, they raised cattle, beans, and alfalfa. Today, Upper Lake is home to pear orchards, Sauvignon Blanc wine grapes and a boutique little downtown studded with restaurants and lodging. This 151 +/- acre agricultural farm unit consists of 83 +/- acres of pear orchards and 17.5 +/- acres of open plantable ground. The soils on the ranch consist of productive bottom ground that is highly fertile and ideal for Sauvignon Blanc vineyard development. The market for Sauvignon Blanc is currently on an upward trajectory, and Lake County shines as the premier terroir for this growing market. With all the challenges facing California and water, this ranch has numerous high-production agricultural wells and riparian water rights. There is a labor camp, single-family residence, and barn that provide additional infrastructure to the operation.



Entrance





Gallery





Tony Ford

Founder

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COMPASS

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