
Robin Hill Vineyards

Lakeport, CA

Offered at \$2,295,000



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Property Details

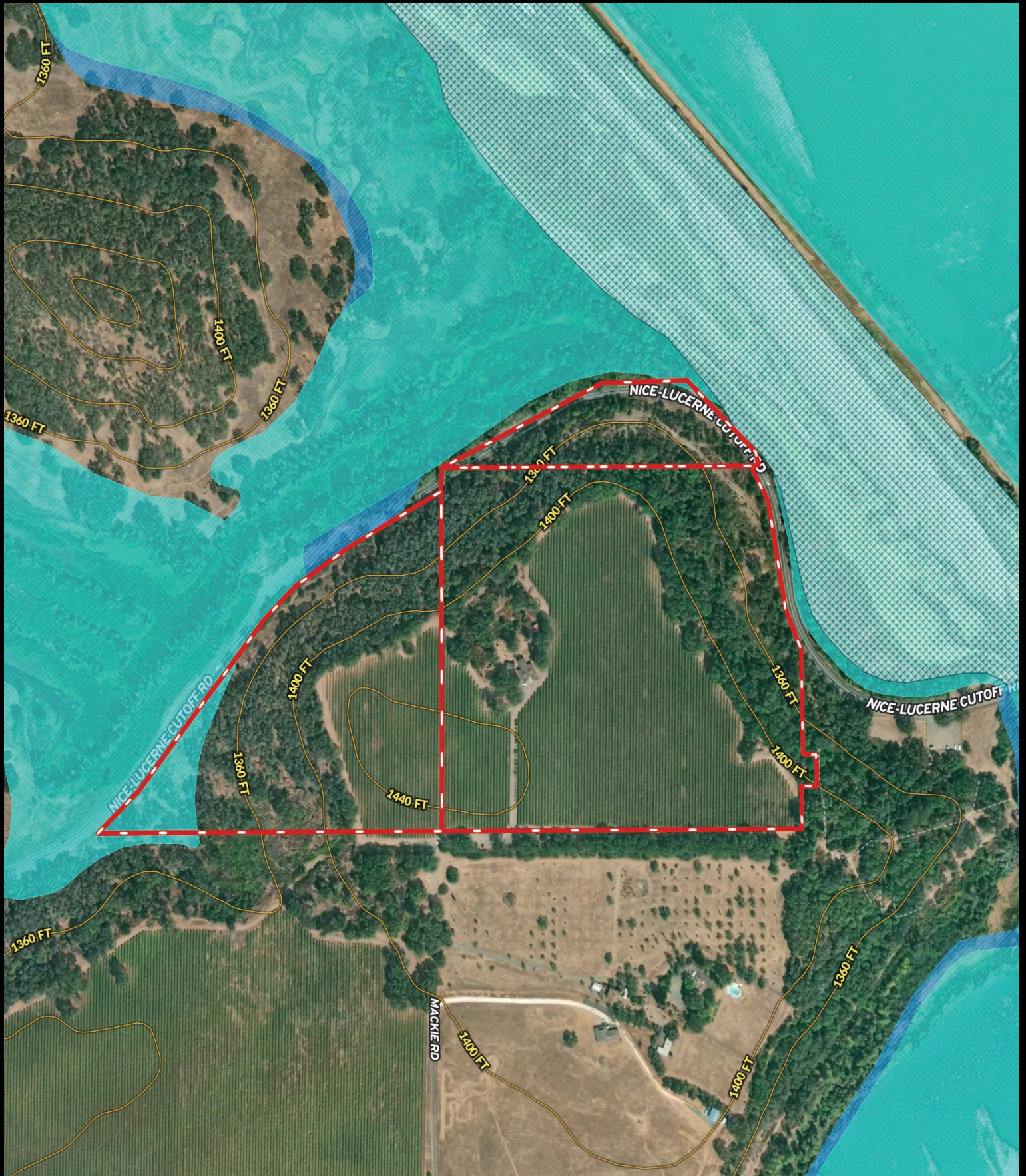
Location	180 Mackie Rd, Lakeport, CA 95453
County	Lake
APN	004-026-18-00 004-025-03 004-024-17
Parcel Size	65.64 ± total acres
Vineyard	25 ± planted acres
Varietals	Cabernet Sauvignon 13 ± Planted in 2000 Syrah 6 ± Planted in 2000 Zinfandel 6 ± Planted in 2000
Grape Contracts	3-year grape purchase agreement signed in 2022
Water	Rights to Clear Lake Public Water
Average Yields	6+ tons per acre over the last 10 years
Tax	Standard Lake County rate of 1.125% ± of assessed value
Price	\$2,295,000

About the Offering

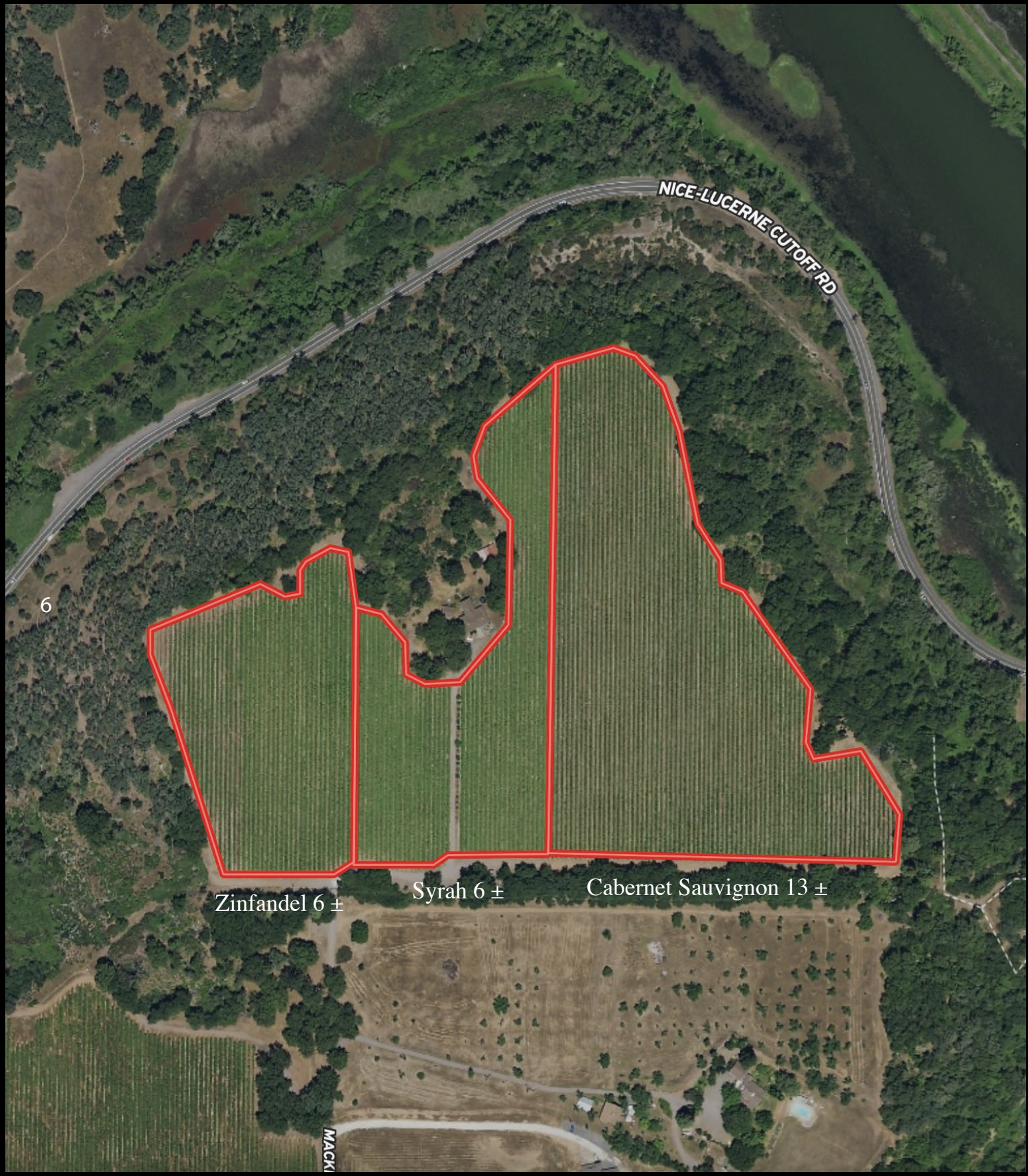


Robin Hill Vineyards is a 65+/- estate parcel located in the northern part of Lakeport on the banks of Clear Lake. The property features 25 acres of highly productive vineyard planted in 2000 on a quadrilateral trellis. This is prime bench soil that is slightly red in color and has averaged yields north of 6+ tons per acre over the last 10 years. With the new 3-year grape purchase agreement signed in 2022, the income on the ranch is estimated to do \$300k-\$400k annually. The vineyard residence is a 1600+/- square foot home built in 2010 with a stunning kitchen, travertine walk-in shower, wrap-around covered porch, horse facility, detached garage, and more. Water rights to Clear Lake.

Aerial Map



Block Map



Zinfandel 6 ±

Syrah 6 ±

Cabernet Sauvignon 13 ±

Block Yields

	<u>Year</u>	<u>Tons</u>	<u>Tons/Acre</u>	<u>Price/Ton</u>
Zinfandel	2012	40.07	6.7	\$ 1,408
	2013	47.59	7.9	\$ 1,402
	2014	33.3	5.6	\$ 1,435
	2015	39.1	6.5	\$ 1,421
	2016	51.63	8.6	\$ 1,952
	2017	29.74	5.0	\$ 1,700
	2018	60	10.0	\$ 1,700
no max	2019	55.64	9.3	\$ 1,804
	2020	45.09	7.5	\$ 1,000
	2021	37	6.2	\$ 1,000
	10 year Average	44	7.3	
Syrah	2012	36.7	6.1	\$ 1,103
	2013	45.2	7.5	\$ 1,158
	2014	42.6	7.1	\$ 1,141
	2015	37.87	6.3	\$ 1,142
	2016	54.36	9.1	\$ 2,375
	2017	37.52	6.3	\$ 2,475
	2018	0	0.0	\$ 2,475
max 41T	2019	39.7	6.6	\$ 2,630
	2020	42.43	7.1	\$ 2,630
	2021	25.27	4.2	\$ 2,618
	10 Year Average	40.1	6.7	
Cab Sauv	2012	69.18	5.3	\$ 1,395
	2013	70.13	5.4	\$ 1,442
	2014	80.18	6.2	\$ 1,526
	2015	86.7	6.7	\$ 1,494
	2016	103.88	8.0	\$ 2,325
	2017	56.2	4.3	\$ 2,504
	2018	0	0.0	\$ 2,504
max 88T	2019	83.13	6.4	\$ 2,630
	2020	71.48	5.5	\$ 2,630
	2021	36.64	2.8	\$ 2,655
	10 Year Average	73.1	6.1	

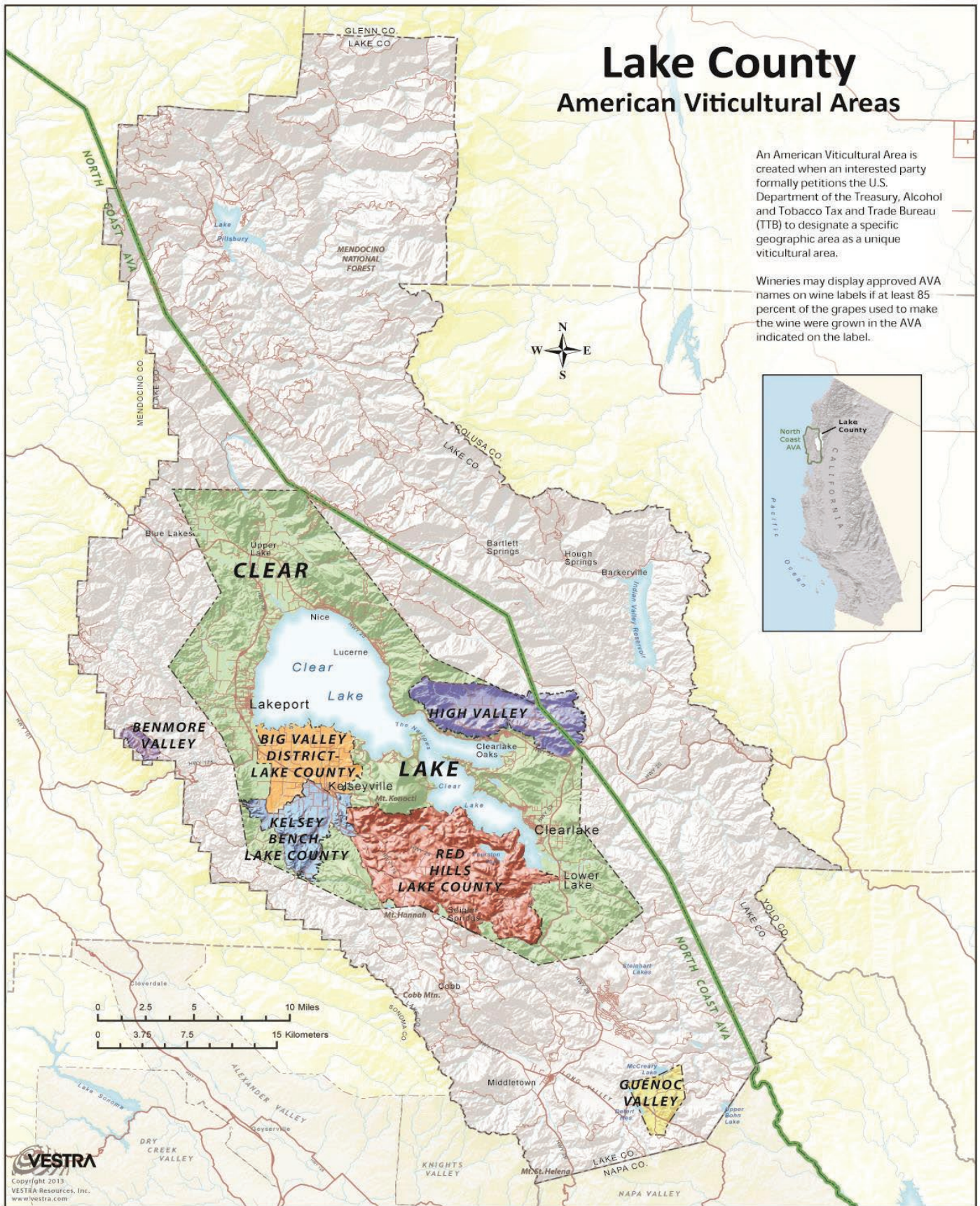




Lake County American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.





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