
Mount Family Vineyard

Lakeport, CA

Offered at \$1,995,000

Nor  Cal
Vineyards

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Property Details

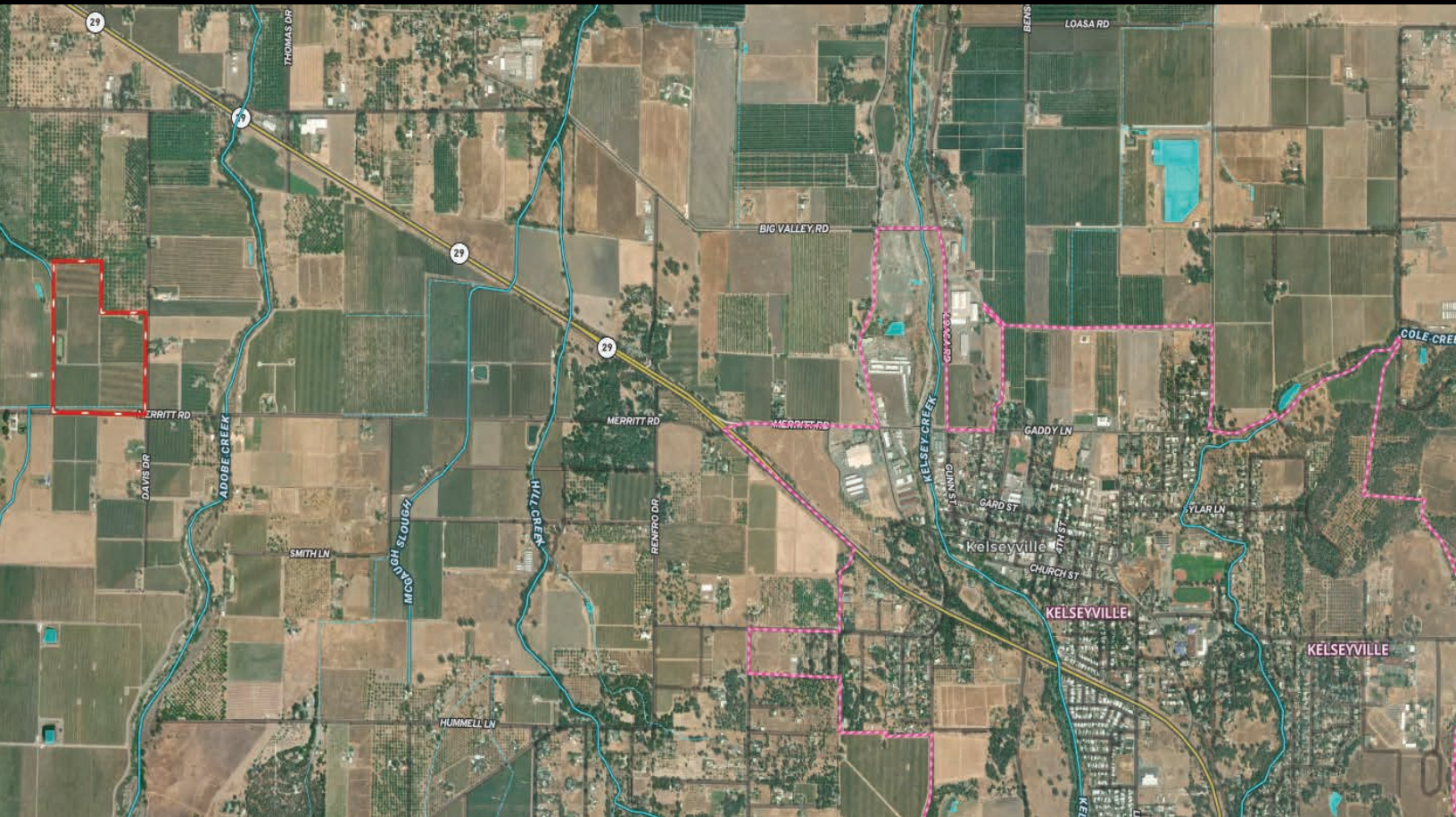
Location	4825 Davis Dr, Lakeport, CA 95453
County	Lake
APN	008-034-180 008-034-070 008-034-080
Parcel Size	49.56 ± acres
Vineyard	42.5 ± planted acres
Varietals	Sauvignon Blanc 38.1 ± acres Planted in 1989 & 2010 Sauvignon Musque 4.4 ± acres
Grape Contracts	Buyer to sell fruit at their discretion
Water	Ag well on site for irrigation Reservoir to handle any frost events
Average Yields	Page 7
Tax	Standard Lake County rate of 1.125% ± of assessed value
Price	\$1,995,000

About the Offering



42.5 +/- acres planted to Sauvignon Blanc, the hottest varietal in the North Coast! This production vineyard has historically been a powerhouse for production. There are 33.7 acres planted in 1989 and the balance in 2010. 4.4 acres of the total plantings are in Sauvignon Musque. Sonoma County has been a customer of this ranch for years, and much of the fruit has been used in the Fume Blanc program at Ferrari Carrano. Vines are planted on a 6x10 and 7x11 spacing with a split canopy for maximum light penetration equaling higher yields. There is a large agricultural well on site for irrigation and an on-site reservoir to handle frost events. The property has a modest ranch house for a vineyard manager/foreman and or for personal use.

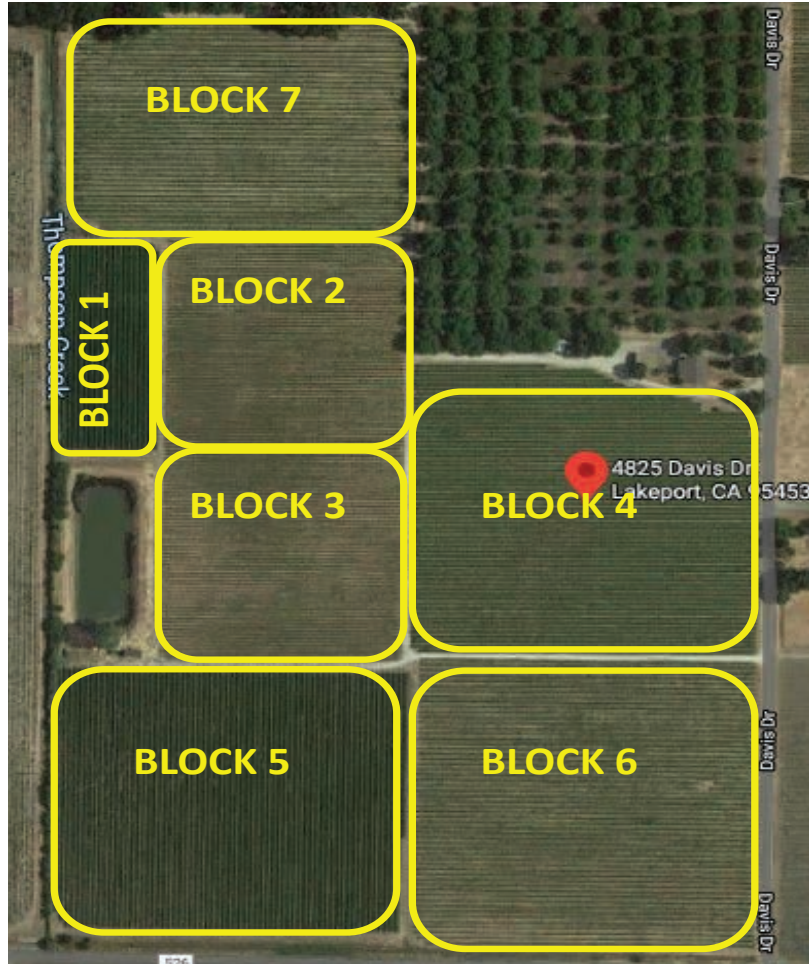
Aerial Map



Mount Family Vineyard

42.5 acres

4825 Davis Drive Lakeport, CA 95453



BLOCK	VARIETAL	ACREAGE	PLANTED	CLONE	ROOTSTOCK	SPACING
BLOCK 1	SAUVIGNON BLANC	1.8	1989	1	4453	6x10
BLOCK 2	SAUVIGNON MUSQUE	4.4	2010	27	5C	5x8
BLOCK 3	SAUVIGNON BLANC	4.4	2010	1	5C	5x8
BLOCK 4	SAUVIGNON BLANC	8.4	1989	1	4453	6x10
BLOCK 5	SAUVIGNON BLANC	8.1	1989	1	4453	6x10
BLOCK 6	SAUVIGNON BLANC	8.9	1989	1	5C/S04	7x11
BLOCK 7	SAUVIGNON BLANC	6.5	1989	1	5C	7x11

Block Information & Yields

Block	Acres	Vine Age	Trellis / Training	Spacing	Vine/ acre	Avg Tons/ Acre	Avg Total Tons
1	1.0	25+ yrs	Quad Cordon	6x10'	726	7.2	7.2
2	4.4	8 yrs	VSP / cane	5x8'	1089	4.3	19.0
3	4.4	8 yrs	VSP / cane	5x8'	1089	3.3	14.6
4	8.4	25+ yrs	Quad Cordon	6x10'	726	5.1	42.8
5	8.1	25+ yrs	Quad Cordon	6x10'	726	6.5	52.6
6	8.9	25+ yrs	Quad Cordon	7x11	566	4.4	39.2
7	6.5	25+ yrs	Quad cane	7x11	566	5.2	33.6
				Total	5488	36	208.93

These yeild represent average historical yeilds over the last 6 years.

2022 Yields

Delivery date	Block	Tons		
8/27/23	4	2.462		
9/5/23	7	6.024		
9/15/23	2	6.815		
9/20/23	3	6.168		
9/21/23	3	4.456		
Delviery date	Block	harvested	Varietal	Tons
9/13/22	5, 3	by hand	Sauv Blanc	21.380
9/14/22	2	machine	Sauv Blanc	25.580
Delivery date	Block	harvested	Varietal	Tons
8/23/22	4	by hand	Sauv Blanc	11.373
8/31/22	6	by hand	Sauv Blanc	11.560
9/5/22	7	by hand	Sauv Blanc	9.928
9/15/22	3	by hand	Sauv Blanc	11.400
			Total Tons:	117.146



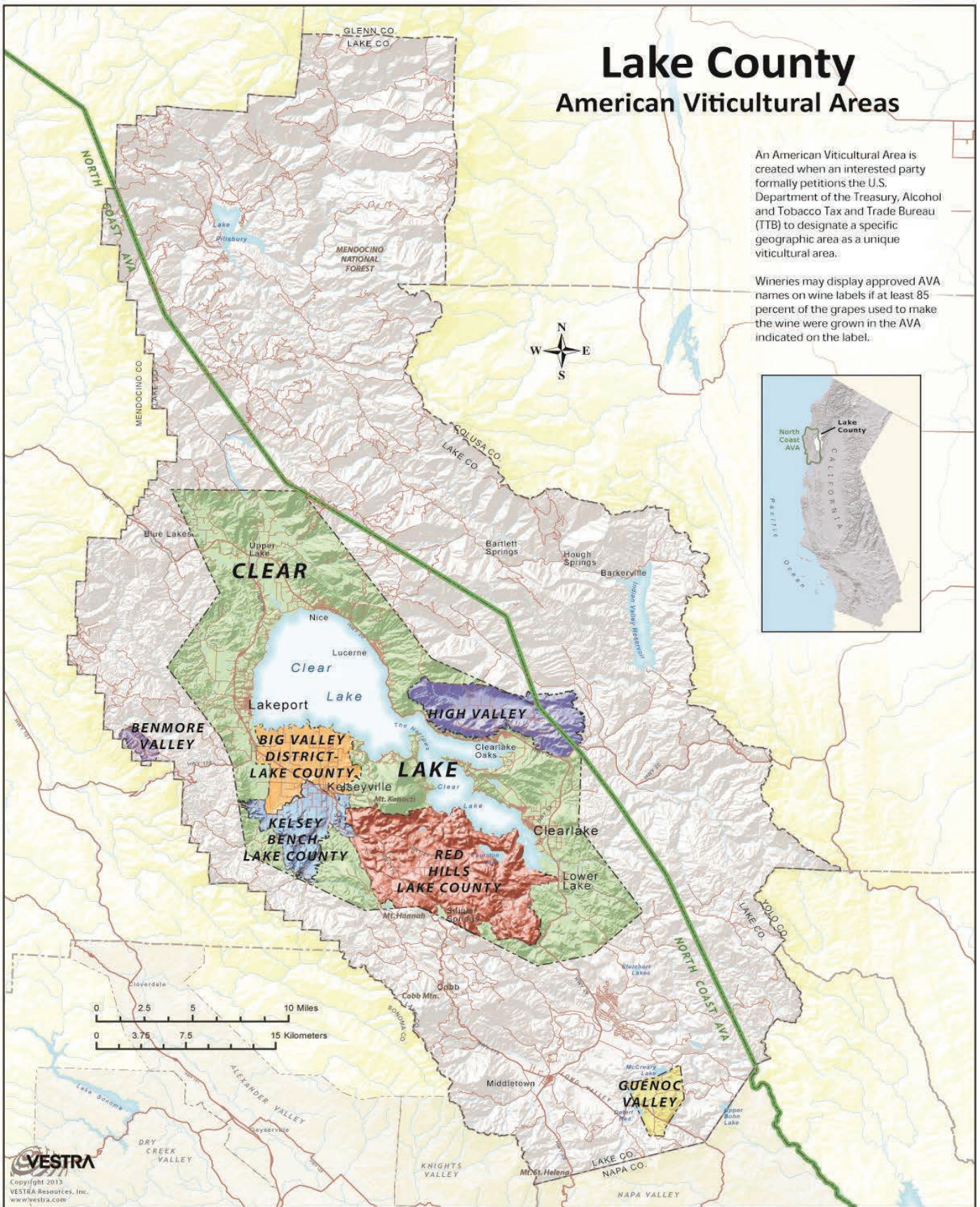


Lake County

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.



Nor Cal Vineyards

Invest Wisely



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