

Grayce Dr Vineyard Estate

Kelseyville, CA

Offered at \$1,050,000

Nor  Cal
Vineyards

Invest Wisely



COMPASS

Table of Contents

Property Details	3
About the Offering	4
Map	5
Block Info & Yields	6
Gallery	7-8
County Overview	9



Property Details

Location	8400 Grayce, Kelseyville, CA 95451
County AVA	Lake Red Hills AVA
APN	011-056-390 011-056-380
Parcel Size	13.03 ± acres
Vineyard	9.1± planted acres
Varietals	Cabernet Sauvignon 6.5± acres Planted in 2017 Cabernet Franc 2.6± acres Planted in 2017
Grape Contracts	Buyer to sell fruit at their discretion
Water	Private well for domestic and irrigation
Infrastructure	3 bedroom, 2 bath 1750+/- SF residence Detached Garage & Barn
Tax	Standard Lake County rate of 1.125% ± of assessed value
Price	\$1,050,000

About the Offering



Gated 13-acre vineyard estate located in the Red Hills AVA. This 2-parcel stunner features a 3 bedroom, 2 bath 1750+/- SF residence, 9-acre Cabernet Sauvignon vineyard planted in 2017, and detached garage and barn. You can't find better views from this eloquently remodeled home. The kitchen features Corian counters, stainless appliances with double oven, and butcher block center island. The flooring throughout the home is gorgeous wood, slate tiles in the bathrooms, and plush carpet in the bedrooms. The home has been renovated throughout and is currently used as a VRBO. The home has views that are second to none throughout. Most of the home overlooks Mt. Konocti and pedigree vineyards such as Amber Knolls and Boatique. Local vineyard management @bellavistafarming is ready to handle all the farming and make this dreamy Wine Country property a turnkey must-have! Onsite private well for domestic and irrigation.

Aerial Maps



Block Information

Cab Franc	2.6	planted 2017	327	110R	bilateral cane	5x7'	1245
Cab Sauvignon	2.4	planted 2017	30.1	110R	bilateral cane	5x7'	1245
Cab Sauvignon	2.1	planted 2017	30.1	110R	bilateral cane	5x7'	1245
Cab Sauvignon	2.0	planted 2017	4	110R	bilateral cane	5x7'	1245

2022 Yields

date	Varietal	block	tons
2-Sep	CS	A1 / D1	2.908
7-Sep	CS	C1	2.955
9-Sep	CS	B1	2.924
10-Sep	CF	C2	4.766
			13.553



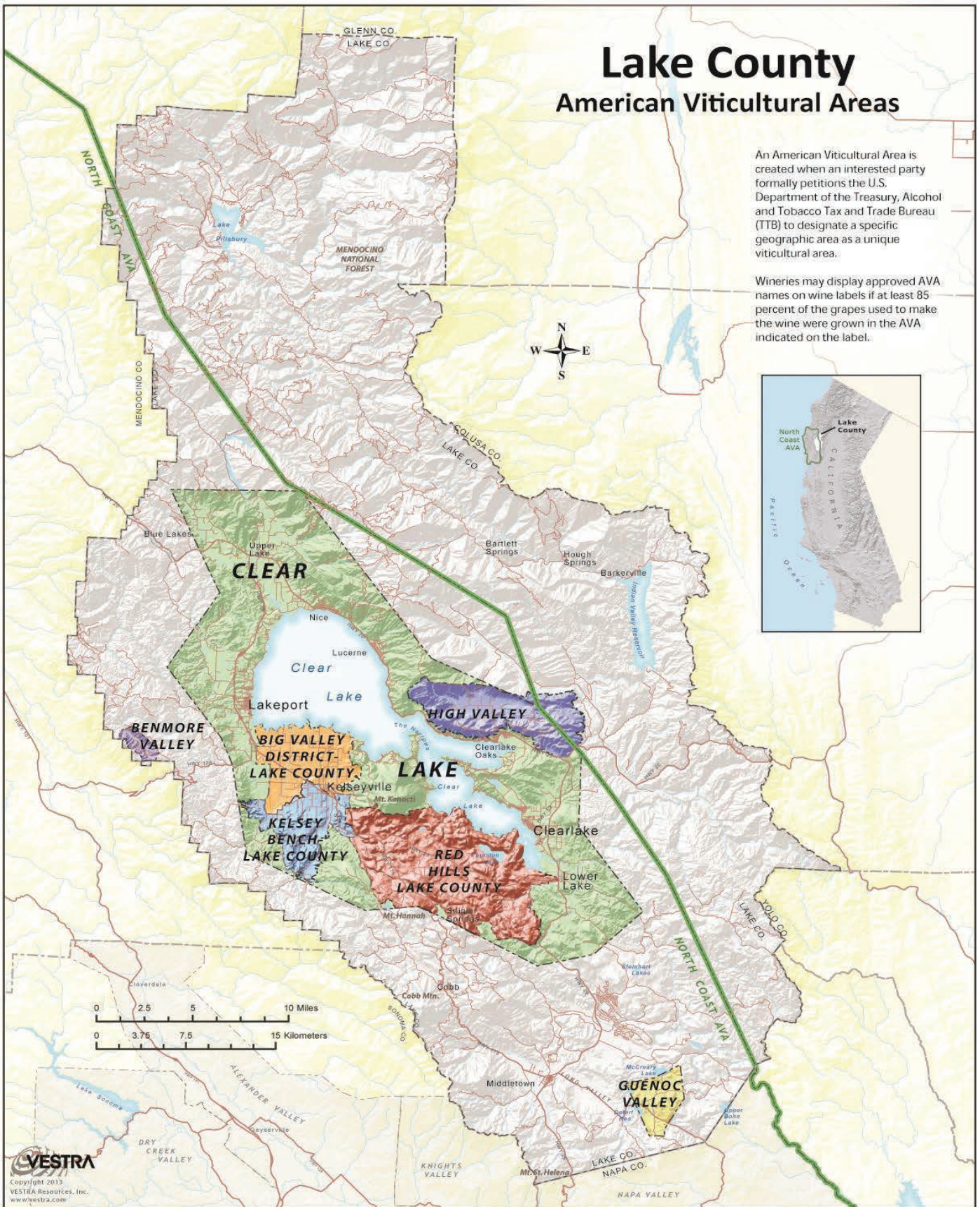


Lake County

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



Tony Ford

Founder
DRE 01406167
707.391.5950
tony@norcalvineyards.com



Paul Walia

REALTOR®
DRE 02056131
707.540.3766
paul.walia@compass.com

NorCalVineyards.com

13500 U.S 101, Hopland

COMPASS