

Merritt Vineyard

Kelseyville, CA

Offered at \$2,200,000

Nor  Cal
Vineyards

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Property Details

Location	3360 Merritt Rd, Kelseyville, CA 95451
County AVA	Lake Big Valley AVA
APN	008-038-400-000
Parcel Size	51.07 ± acres
Vineyard	28 ± planted acres
Varietals	Sauvignon Blanc 24 ± acres Merlot 4 ± acres
Grape Contracts	Buyer to sell fruit at their discretion
Water	Private wells for domestic and irrigation
Infrastructure	3 bedroom, 3 bath 3200+/- SF residence Single-wide manufactured home on permanent foundation Warehouse
Tax	Standard Lake County rate of 1.125% ± of assessed value
Price	\$2,200,000

About the Offering



51-acre farm and vineyard located on the south end of Big Valley AVA just west of the town of Kelseyville. This farming operation has 24+/- acres of Sauvignon Blanc that produced 10 tons per acre in 2022 (outperforming most of the vineyards in the immediate area). There are also 4 +/- acres of Merlot flanked to the east and 15 +/- acres of walnuts for further vineyard development. The main farmhouse is currently rented out as an income property and features 3 bedrooms, 3 bathrooms, and a bonus room. A second residence is also rented out, which would be ideal for a ranch foreman or caretaker. Water for the vineyard is delivered via solid set overhead sprinklers to combat frost, and irrigation is on a drip system. On-site, there are high-output agricultural wells and a reservoir for increased water storage. Furthermore, the site also includes a County Use Permit for 25,000 SF of mixed light cannabis.

Aerial Maps



Block Information





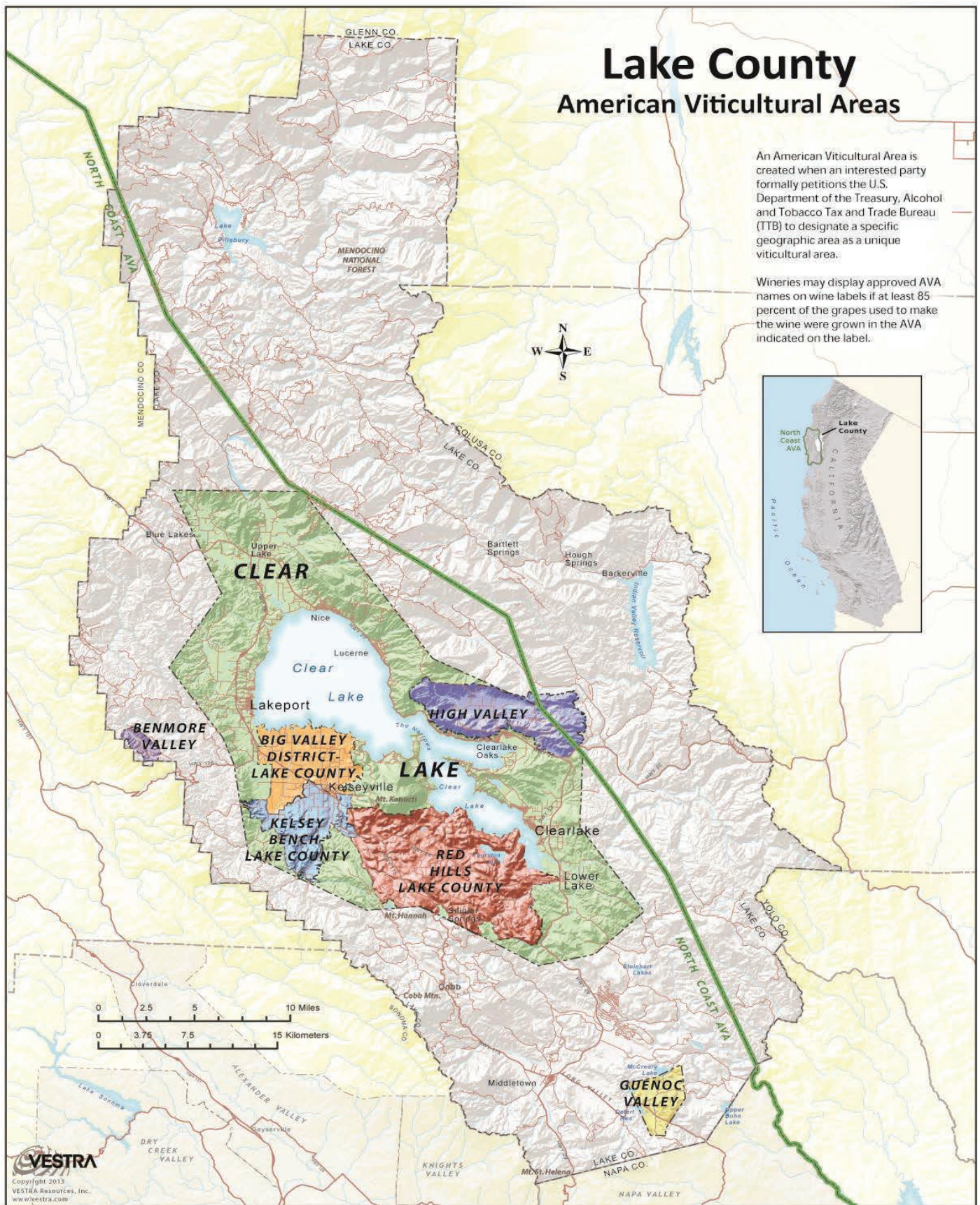


Lake County

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.



NorCal 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

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