

13751 Anderson Road, Lower Lake

Nor  Cal
Vineyards
Invest Wisely

Jago Bay Vineyards



COMPASS

Offered at \$1,595,000

About the Offering

Introducing the breathtaking Jago Bay Vineyards, a 14.41-acre estate boasting one of the most magnificent views in all of Northern California. Nestled in the esteemed Red Hills AVA, this exclusive gated property showcases a stunning 2015-built home, currently operating as a lucrative vacation rental that generated an impressive \$90,000+ in income in 2023, despite its limited rental history. The residence offers 3 bedrooms, 2 bathrooms, and new inviting infinity edge pool, providing the perfect setting for luxurious living and entertaining. This exceptional estate is comprised of two legal parcels that feature an alternate building site complete with a 3 bedroom septic, power and water rights. Meticulously maintained vineyard, planted with premium Cabernet Sauvignon vines, decorate the picturesque hillside. The vineyard enjoys the unique advantage of a microclimate influenced by its proximity to the tranquil Lake, enhancing the quality and character of the grapes. Currently under contract, the vineyard achieved an outstanding income of over \$80,000 in 2023, making it a lucrative and prestigious investment opportunity. With its unparalleled blend of natural beauty, luxurious amenities, and thriving vineyard operations, Jago Bay Vineyards presents an extraordinary chance to own a piece of Northern California's wine country paradise. Don't miss the opportunity to experience the epitome of wine country living.











Property Details

Location - 13751 Anderson Road, Lower Lake CA

County - Lake County

APN - 010-022-44 & 010-022-45

AVA - Red Hillis

Parcel Size - 14.41 acres

Vineyard Size - 10.15 acres – planted in 2012

Vineyard Production -

- 2022 - 30.13 tons
- 2023 - 35.03 tons

Varietals - Cabernet Sauvignon sold at \$2,400/ton in 2024 to Healdsburg Winery.

Water - Riparian rights to Clearlake (10ft flagline)

Infrastructure -

- House 3 Bed | 2 Bath | built in 2015
- Barn with bathroom and temperature-controlled wine storage room
- Infinity Pool and Hot Tub

Soil - Collayomi-Aiken Whispering

Vacation Rental Permit – Gross revenue in 2023 almost \$90,000/yr

Price - \$1,595,000





**10 foot flag line
Riparian
Rights**

Barn

Building Pad

Residence



Variety	Clone	Rootstock	Trellis	Planted	Spacing	Acres
Cabernet Sauvignon	4	110R	VSP	2012	6x8	10.15



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