

Valuation
4150 Gaddy, Lane Kelseyville, CA

Nor  Cal
Vineyards
Invest Wisely

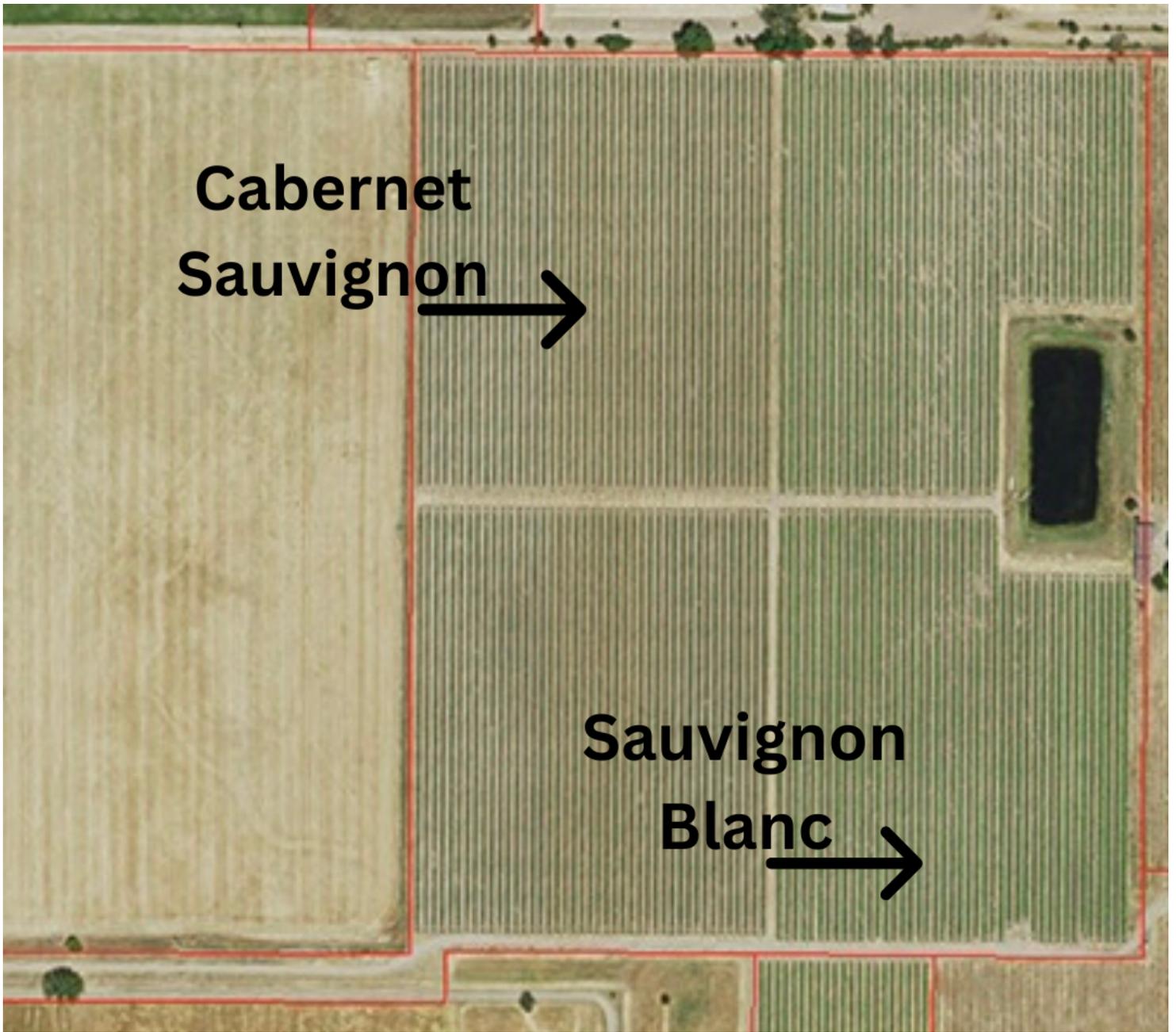
4150 Gaddy Lane



Property Description

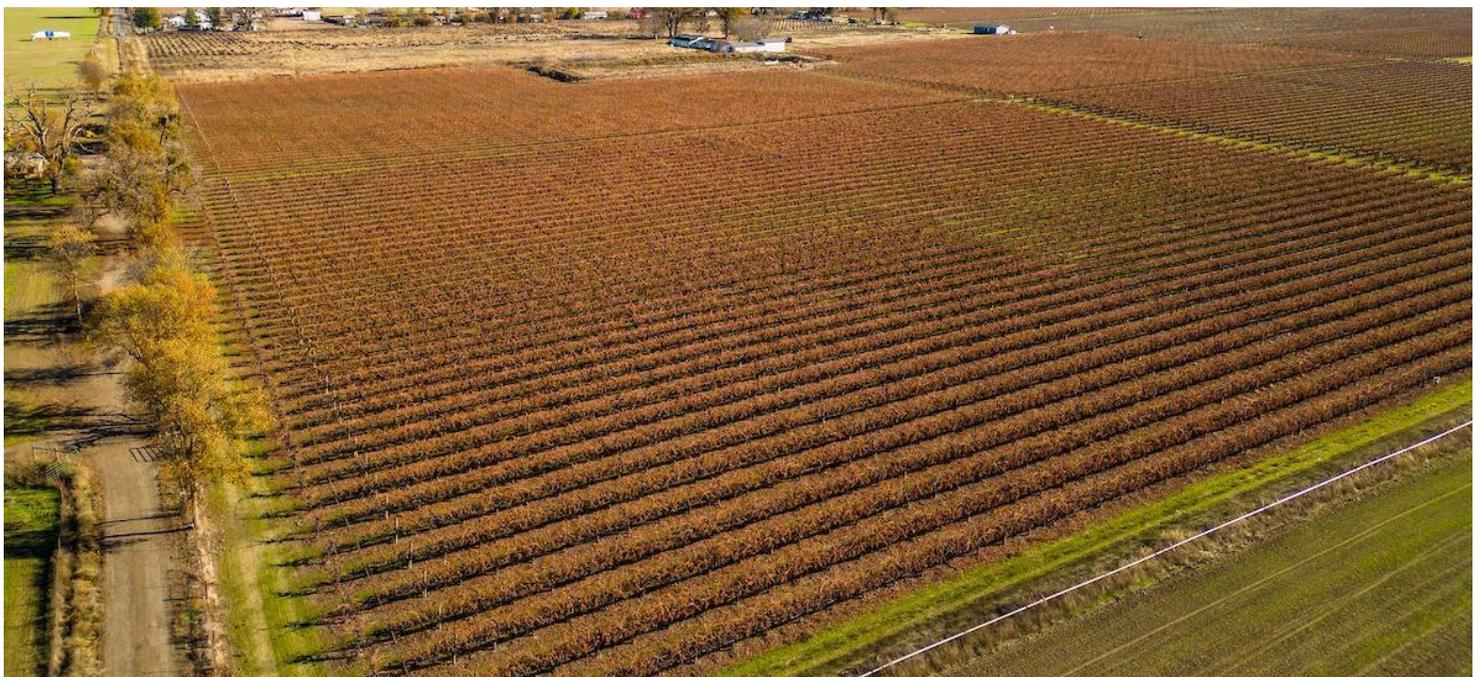
Welcome to a rare opportunity to own 33 prime acres of vineyard ground in the prestigious Big Valley AVA of Lake County, Kelseyville. This remarkable property boasts 28.5 meticulously maintained acres planted to the renowned varieties of Sauvignon Blanc and Cabernet Sauvignon. With a consistent production average since 2011 of 70 tons of Sauvignon Blanc and 83 tons of Cabernet Sauvignon, this vineyard stands as a testament to its exceptional quality and potential for solid grape yields. The property benefits from an abundant water supply, featuring a 450+ GPM AG well and an on-site reservoir, ensuring optimal irrigation for the vineyard. The vineyard is professionally managed by the esteemed Bella Vista Farming, known for their expertise in maximizing grape quality and yield. The majority of the vineyard features a well-designed quad trellis system, with some areas utilizing bi-lateral trellising, showcasing the thoughtful and efficient layout of the vineyard. This is a rare opportunity to own a thriving vineyard in a sought-after AVA, with the potential to continue its legacy of high-quality grape production. Whether you are an established vintner looking to expand your portfolio or a discerning investor seeking a premier vineyard property, this offering is not to be missed.





**Cabernet
Sauvignon** →

**Sauvignon
Blanc** →





COMPONENTS OF VALUE

- 33 acres total land, with 28.5 in production.
- 13.5 acres of Sauvignon Blanc
- 15 acres of Cabernet Sauvignon. Planted by Don Eutenier in 1999, and professionally maintained by Bella Vista Farming since 2011.
- SB is under contract with Foley Family Wines and Allied Grape Growers through the 2024 growing season. In 2023, Foley paid \$1,500 per ton.
- Rootstock: 5BB
- Clones: CS includes clones 7 and 8, SB unknown
- Trellis Quad-lateral predominates with some bi-lateral
- Irrigation: drip irrigation installed with overhead sprinkler for frost protection
- Spacing: rows are 8 feet apart, vines are 10 feet
- Well: 450 gpm+
- Natural gas pump for frost irrigation from the reservoir
- Soil type: Still Loam, Stratified Substratum, well drained soil
- Production Average since 2011: SB 70 tons, CS 83 tons
- The SF Chronicle Wine Competition results are in and our SB again went into the 2023 Ferrari-Carano North Coast Sauv Blanc, which won Best of Class in the \$17-\$22 class!

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