



**9250 S State Hwy 29,  
Lower Lake**

**Offering Memorandum  
Price \$1,850,000**

Nor  Cal  
Vineyards

*Invest Wisely*

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# *Salient Facts*

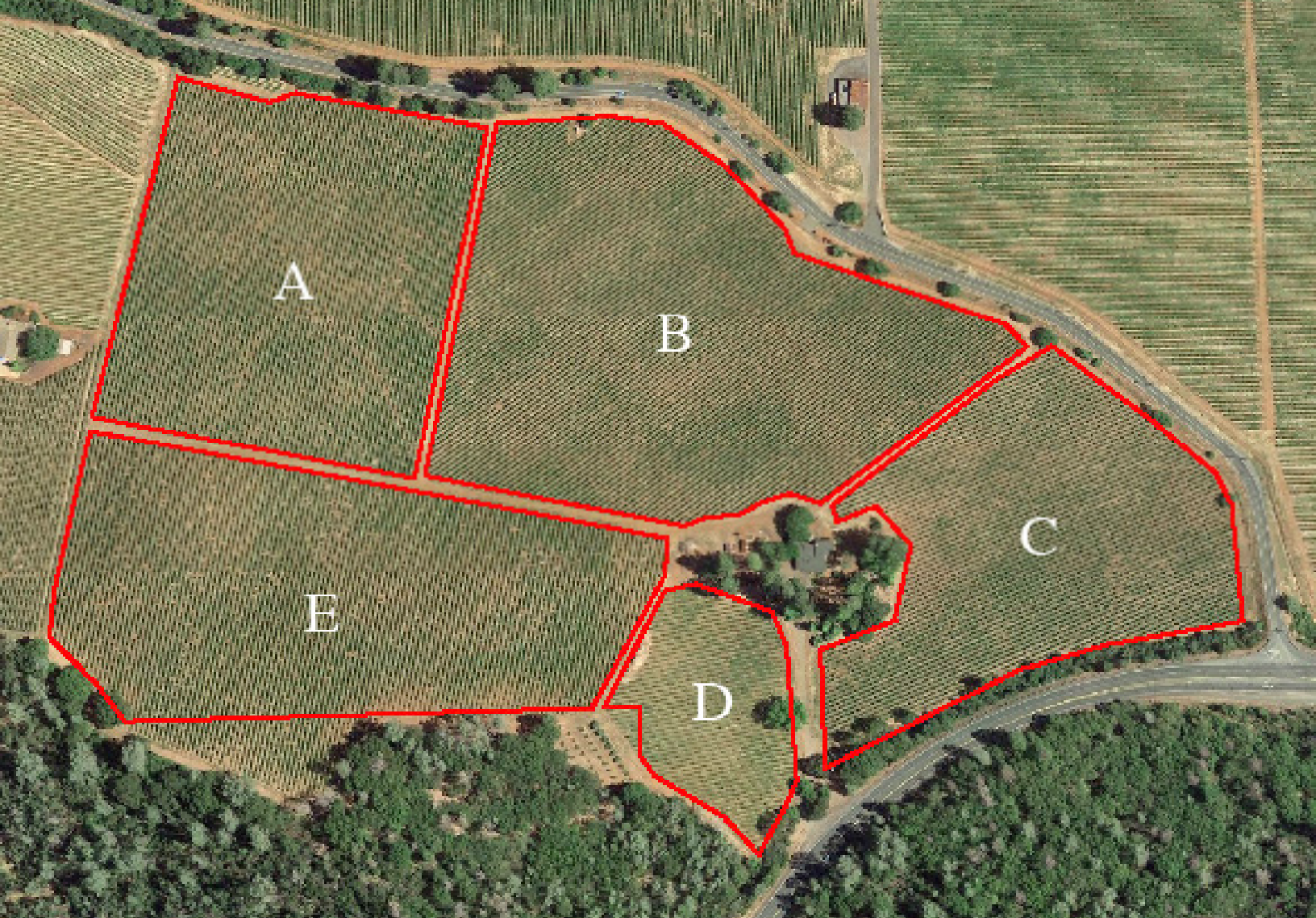
<b>Location</b>	<b>9250 S State Hwy 29 Lower Lake , CA 95457</b>
<b>APN</b>	<b>012-066-26</b>
<b>Parcel Size</b>	<b>52.97 +/- acres</b>
<b>Vineyard</b>	<b>42 +/- planted acres</b>
<b>Grape Contact</b>	<b>Grapes Available in 2025</b>
<b>Varietals</b>	<b>Cabernet Sauvignon</b>
<b>Infrastructure</b>	<b>House 3 Bed 2 Bath 1900 Sqft   Storage barns</b>
<b>Water</b>	<b>Ag well 250-300 +/- gpm   Domestic Well  </b>
<b>Power</b>	<b>PG&amp;E   Back-up generator</b>
<b>Price</b>	<b>\$1,850,000</b>

Nestled amidst the majestic ridges of lean volcanic soils at an elevation of 2,100 to 2,200 feet, this extraordinary estate offers a rare opportunity to own a piece of paradise. Terra Bella Vineyards, located in the prestigious Red Hills AVA, spans 50 acres of breathtaking land, including 42 acres of premium Cabernet Sauvignon vines renowned for producing exceptional wines. The property is graced by the cooling breezes from Clear Lake and the surrounding peaks, with stunning vistas of the refreshing blue waters of Clear Lake, Mount Konocti, and the snow-capped mountains to the north.

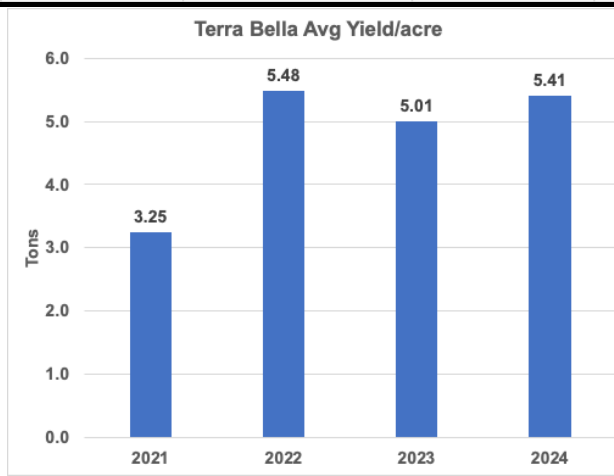
The vineyard estate is a grape growers testament to pride, fully fenced and gated, with a sophisticated residence set back from the road, nestled under the shade of towering pines. This single-level home features an open-concept design with three bedrooms and two bathrooms, offering panoramic views of the vineyard and Clear Lake below. A spacious deck on the eastern side of the home provides the perfect setting for entertaining or savoring California's most exquisite sunsets.

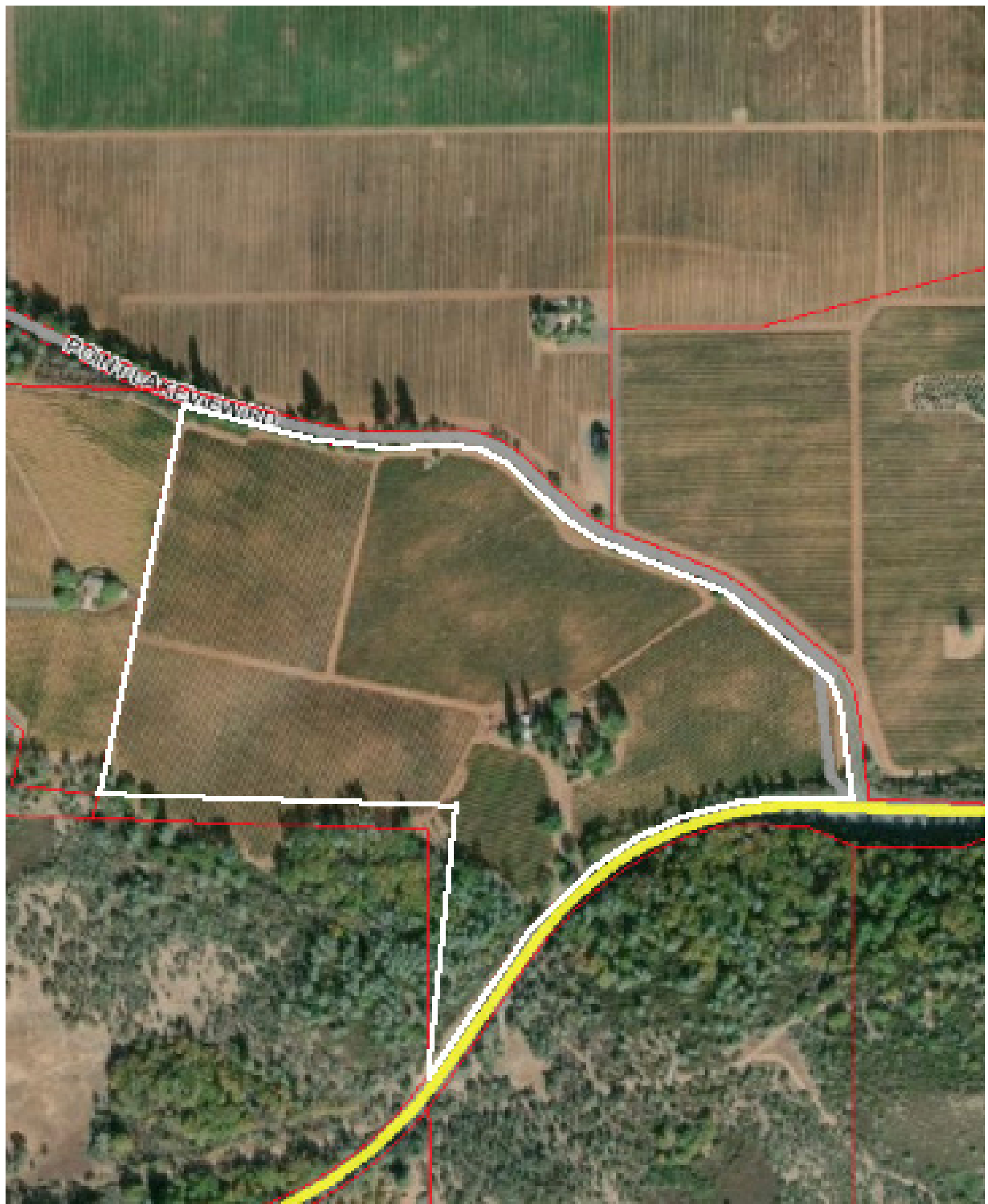
This is not just a vineyard; it is a true production ranch, professionally and sustainably farmed with turnkey management available if desired. Terra Bella Vineyards represents a unique and luxurious lifestyle, where nature's beauty meets unparalleled craftsmanship and elegance.





Block	Variety	Clone	Rootstock	Trellis	Planted	Spacing	Acres
A	Cabernet Sauvignon	8	110R	VPS	1998	9x6	9
B	Cabernet Sauvignon	8	110R	VPS	1998	9x6	12.7
C	Cabernet Sauvignon	4 & 15	110R	VPS	1999	9x6	8.4
D	Cabernet Sauvignon	2	110R	VPS	1999	9x6	2.7
E	Cabernet Sauvignon	15 & 337	110R	VPS	1999	9x6	9
<b>Totals:</b>							<b>41.8</b>





# Gallery





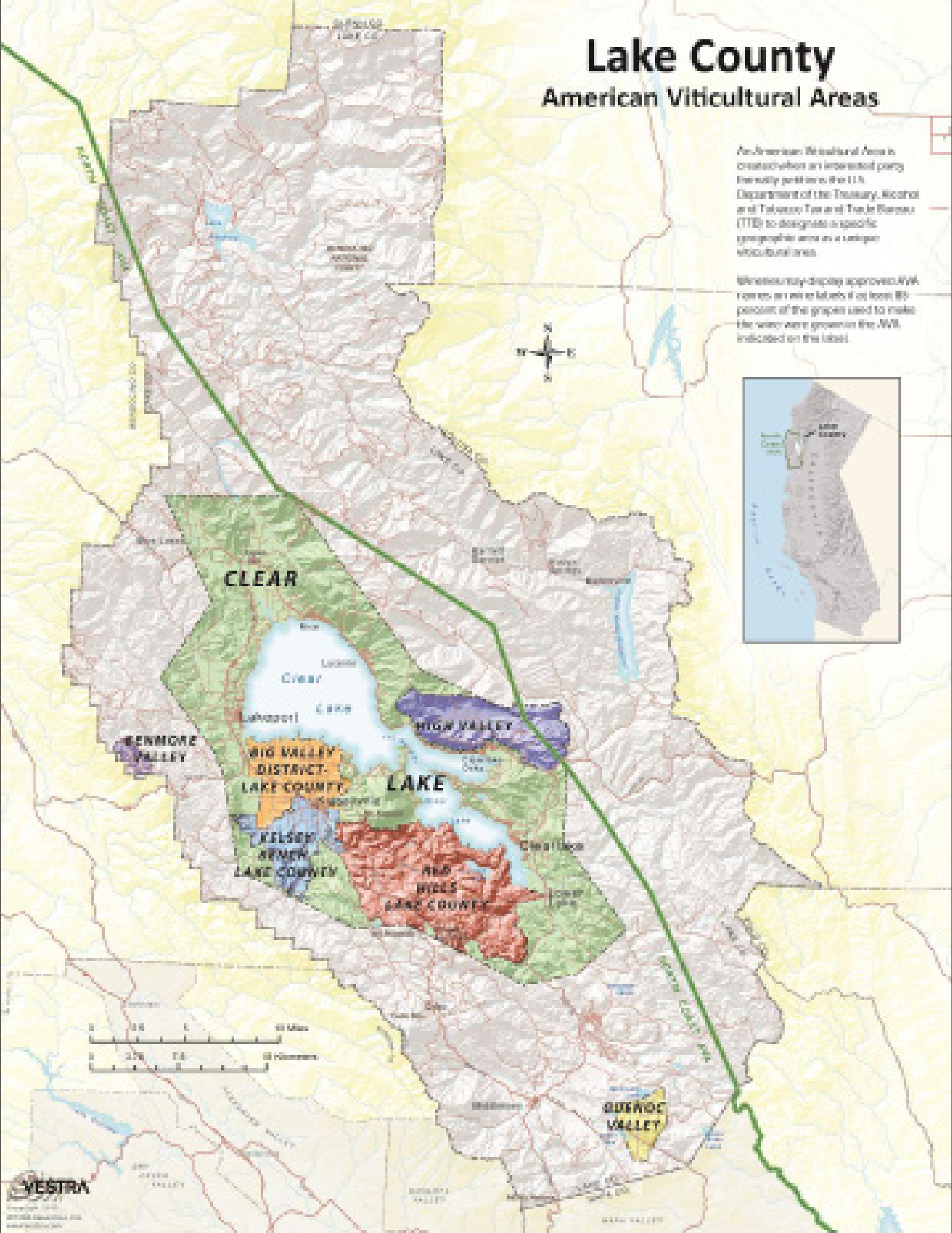




# Lake County American Viticultural Areas

An American Viticultural Area is established on interested party petition to 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.

When a state or state approved AVA covers an area labels of at least 80 percent of the grapes used to make the wine were grown in the AVA, indicated on the label.



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