



4450 Davis Drive

Lakeport

**OFFERING MEMORANDUM**

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OFFERED EXCLUSIVELY BY  
**TONY FORD**  
&  
**MONICA BUGICA**

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# PROPERTY OVERVIEW

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Situated within Lake County's Big Valley AVA, 4450 Davis Drive offers the opportunity to acquire a modern Sauvignon Blanc vineyard positioned for long-term performance. The property encompasses 41+/- acres planted entirely to Sauvignon Blanc, certified organic and established on disease resistant rootstock set for production vineyard. The vineyard is planted on classic lake-bottom soils characterized by deep, heavy clay profiles with strong moisture holding capacity. These soils differ from Lake County's volcanic bench lands and are well regarded for their ability to support balanced vine growth and consistent fruit development over time. The plantings are recent and very young, providing a full future runway as the vineyard matures. Infrastructure includes frost protection, supporting reliable farming conditions within the valley. As the vines continue to establish, the property is well positioned for long term vineyard stability and value creation. Located along Davis Drive within Lake County's established agricultural corridor, this is a straightforward vineyard offering in one of the region's most respected AVAs, suited for growers, investors, or wineries seeking a young, well- designed Sauvignon Blanc planting with significant upside ahead.



# SALIENT FACTS

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**County** - Lake

**APN** - 6 APN's : 008-034-260, 270, 280, 290, 300, 310

**AVA** - Big Valley AVA

**Parcel Size** - 48 +/- acres

**Vineyard Size** - 41 +/- acres

**Varietals** - Sauvignon Blanc

**Contract** - Block A & B (20.31 acres) are in contract for 2026 at \$1300/ton. Max tonnage 165.

**Water** - Well 200-250 +/- GPM

**Infrastructure** -

- Lined reservoir
- Tank filling station

**Soil** - Cole clay loam

*Vineyard is professionally managed by Chevallier Vineyard management*

**Offered at \$949,000**



# PHOTO GALLERY

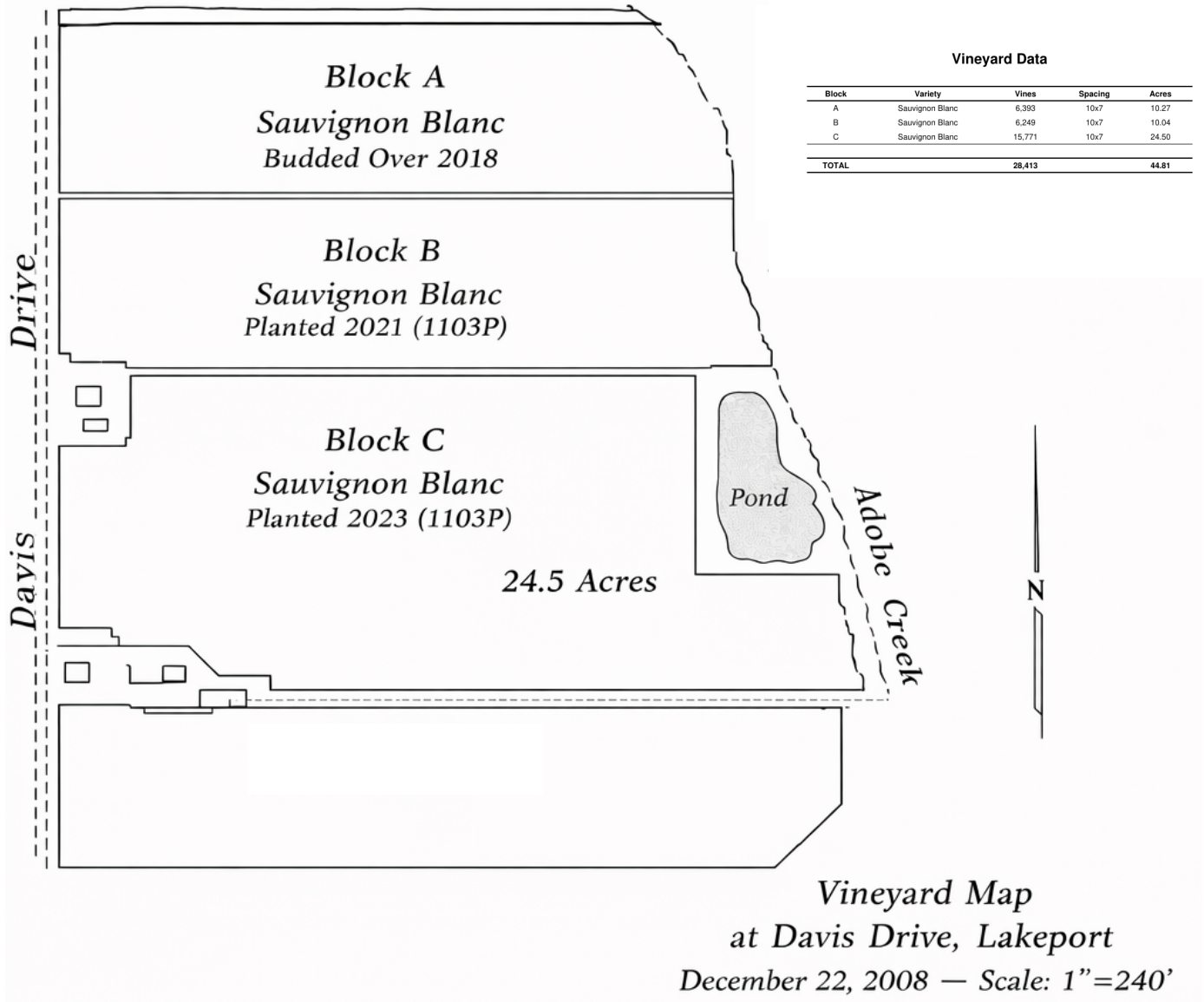
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# VARIETY BY BLOCK



## Vineyard Data

Block	Variety	Vines	Spacing	Acres
A	Sauvignon Blanc	6,393	10x7	10.27
B	Sauvignon Blanc	6,249	10x7	10.04
C	Sauvignon Blanc	15,771	10x7	24.50
<b>TOTAL</b>		<b>28,413</b>		<b>44.81</b>

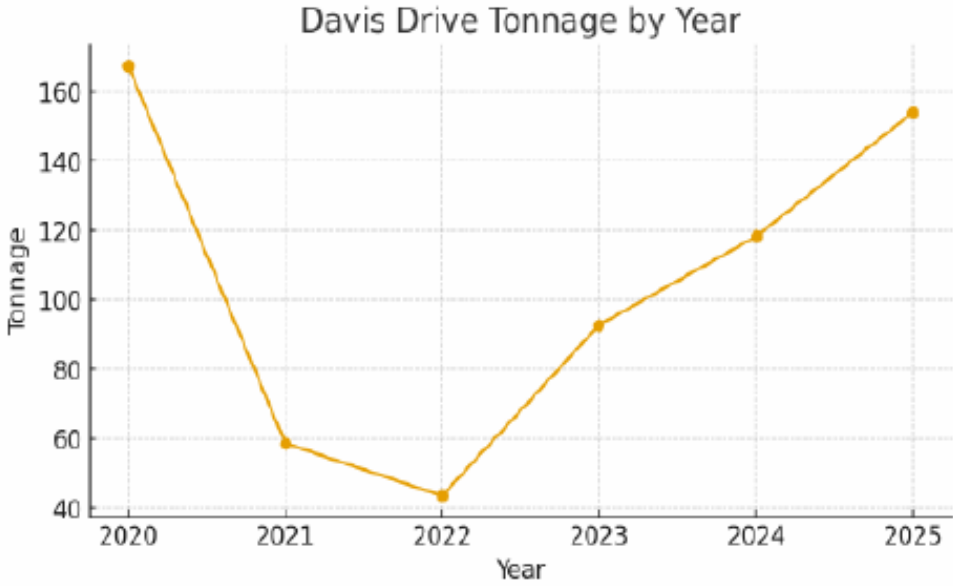
# TONNAGE SUMMARY

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## Davis Drive — Tonnage Summary (2020–2025)

Average Total Tonnage: 105.80 tons

Year	Total Tons
2020	167.460
2021	58.680
2022	43.520
2023	92.790
2024	118.270
2025	154.100



# PROPERTY OVERVIEW MAP

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Property consists of 6 APN's

# AERIAL MAP

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# Nor Cal Vineyards

*Invest Wisely*



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