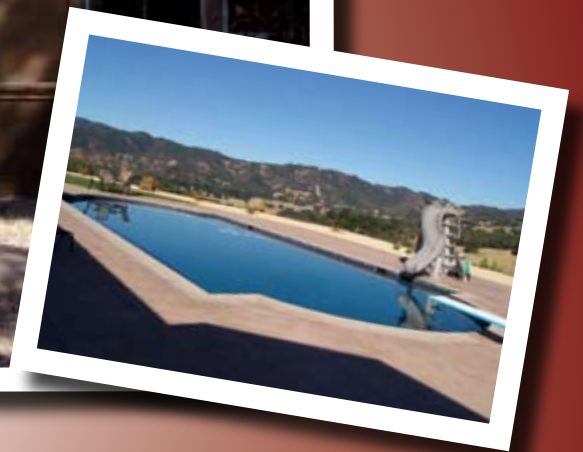


160 ACRE LEGACY ESTATE LAKE COUNTY APPELLATION



OFFERING MEMORANDUM

PRICE: \$1,500,000

OFFERED BY: TOM LARSON & TONY FORD



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160 ACRE LEGACY ESTATE LAKE COUNTY APPELLATION

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SALIENT FACTS

160 ACRE LEGACY ESTATE

LOCATION: 10884 Bachelor Valley Road,

APN: 002-025-49-00

COUNTY: Lake County

LAND: 160(+/-) acres of verifying terrain ranging from flat to steep and everything in between. Extensive road network throughout property. Potential 5-10 acres suitable for grapes.

APPELLATION: Lake County Appellation

IMPROVEMENTS:

- . 5,000 sq. ft. super custom home with all the amenities, 5 car garage and in-ground pool with sweeping valley/mountain view.
- . 1,600 sq. ft. custom guest house.
- . 3,900 sq. ft. fully finished shop with power.
- . PG&E plus solar
- . Pond

WATER: Private well, 3 acre foot pond and 15,000+ gallons of storage

TAX STATUS: Standard Tax rate of 1.1%



160 ACRE LEGACY ESTATE

OVERVIEW

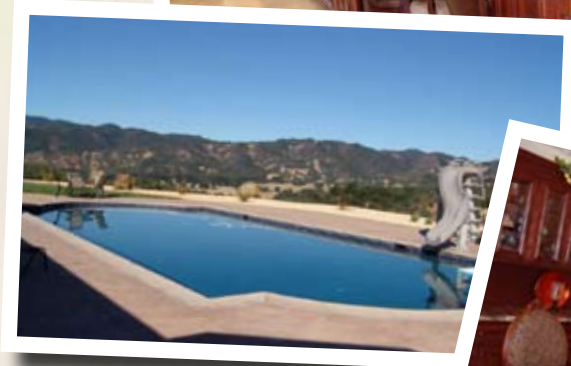
Tuscan style super custom 5,000 square foot estate home built in 2006 plus a detached 1,600 square foot guest home all situated on 160 acres of gated seclusion. The amenities of the main residence features: 3 bedrooms/5 bathrooms, stone floors, cherry cabinets, Viking range, wine fridge, wine rack, integrated surround sound throughout, steam room/shower, 2 laundry rooms, office, tanning room with bed, 10 flat screen TV's, wet bar, work out room, tile bathroom with jetted tub and wine captain, 53 windows with amazing sweeping vista views and 5+ car garage.

Detached guest home includes 1,600 square feet of living space, central air, Italian tile floors, vaulted ceilings, large master suite with attached bath, walk in pantry and more.

Attached to the guest house is 3,900 square foot fully finished shop with power and large roll up doors perfect for all the toys.

160 ACRE LEGACY ESTATE

VINEYARD OVERVIEW



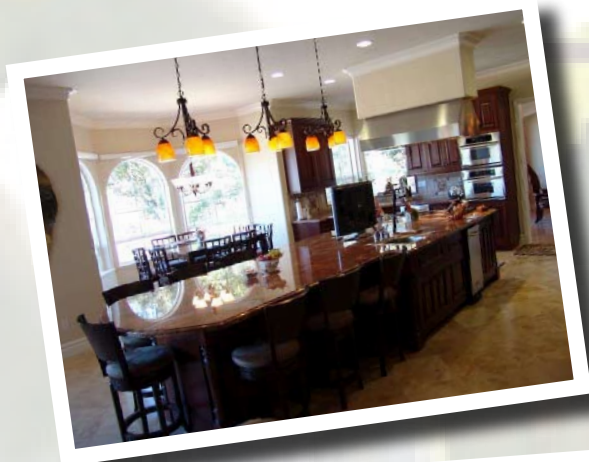
Main Residence:

- 5,000 sq. ft.
- 3 bed/5 bath
- 53 windows throughout
- Central heat/air (dual zoned) plus wood heat
- Stone floors throughout
- Surround sound
- Custom cherry cabinets
- 2 laundry rooms
- Office
- Tanning room with bed
- 10 flat screen TV's
- Entertainment room w/bar
- Work out room
- 5 car garage
- 50' custom lap pool

1,600 sq. ft. Guest Home + Fully Finished Shop

- Italian tile floors
- Master suite with bath
- Vaulted ceilings
- 3,900 sq. ft. fully finished shop with power including large roll up doors for RV's and boats

160 ACRE LEGACY ESTATE PHOTO GALLERY



160 ACRE LEGACY ESTATE
PHOTO GALLERY CONT.

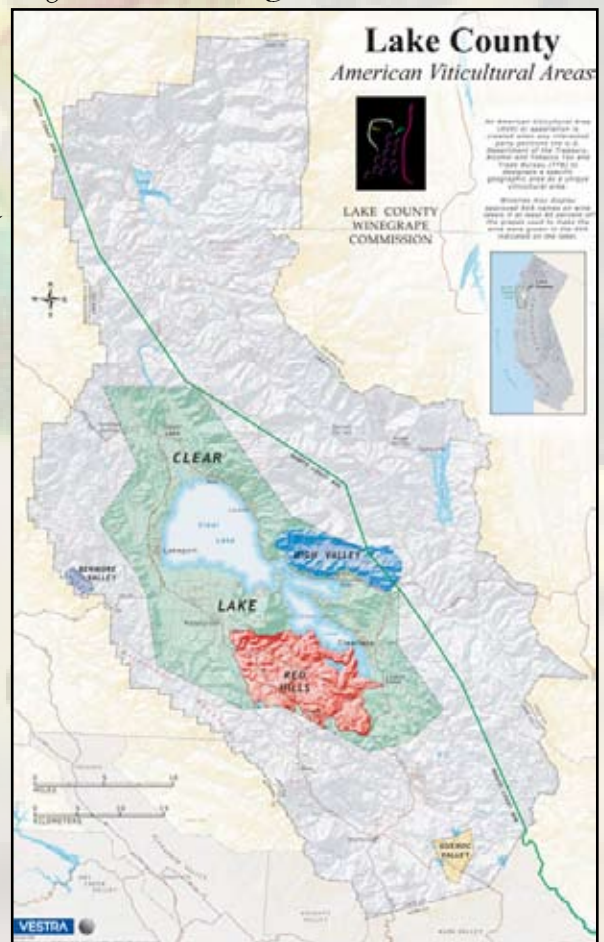


160 ACRE LEGACY ESTATE

LAKE COUNTY APPELLATION OVERVIEW

Lake County, just north of Napa, has been growing premium wines since the mid 19th century when people first recognized that the varied soils and microclimates of the region would produce wines of exceptional quality. In Lake County, grapes are grown in four distinct appellations – Guenoc Valley, Red Hills, High Valley, and Clear Lake – each with its own distinctive soil type. These include the sandy loam, serpentine soils of Guenoc; the iron red volcanic soils of the Red Hills; the gray-weathered, cinder ash and silt blends of High Valley; and – at the base of dormant volcano Mount Konocti – the alluvial soils of the ‘big valley’ in the Clear Lake AVA. The common factor in Lake County’s diverse terroir is the moderating influence of Clear Lake, the largest natural lake in California, which gives the county its name. Warm days and plummeting nighttime temperatures let grapes ripen at optimum rates for moderate sugars with sufficient acidity. Protected by the low summer humidity of Lake County, botrytis-susceptible grapes adapt well in this environment.

Before prohibition in 1921, Lake County had 28 commercial wineries, making it the largest pre-prohibition grape-producing county in California, but the area was slow in recovering as vineyards had been torn out and replaced by pear and walnut orchards. From less than 100 acres in 1965, Lake County vineyard acreage has grown to over 8,800 today and is becoming one of the wine industry’s fastest growing regions. Sauvignon Blanc, one of the major wines to distinguish itself during the recovery, is now being supplanted by the new generations of big reds. Cabernet Sauvignon has by far the most acreage, with Merlot a distant second. However, despite being third in total revenue (according to the 2004 Lake County Wine-grape Tonnage and Pricing report), Petite Sirah is considered amongst the best in its class.



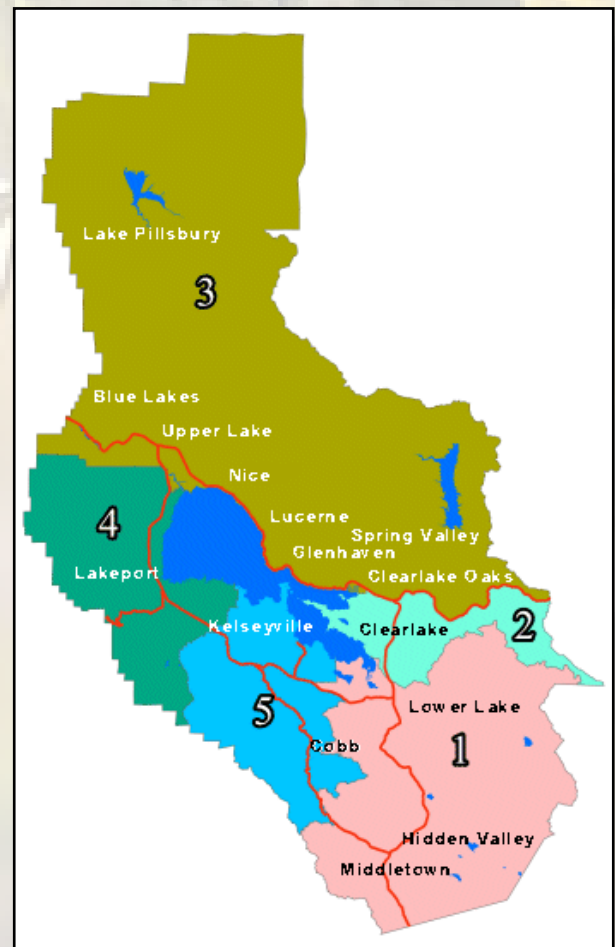
160 ACRE LEGACY ESTATE

COUNTY OVERVIEW

Welcome to Lake County, where you'll find beautiful rural scenery, friendly communities, attractions, outdoor recreation and activities offered year around. With its beauty, clean air and affordability, Lake County is not only a great vacation destination, but it has become the choice of thousands as a place to relocate to. Clear Lake attracts a substantial number of transplanted urban commuters, especially families, seeking affordable housing and a country lifestyle.

Due to its lakeside recreational activities, Clear Lake also draws a sizable vacation and weekend population, many of whom eventually pull up stakes to make it their full-time home. For ten straight years Lake

County has had the "cleanest air" in the state. If you are a golfer, there are five courses, including one Championship 18 hole course close by, in Middletown. One of the most popular activities around these days has become wine tasting. You cannot enter this beautiful county without noticing the presence of attractive, well-maintained vineyards. Whether you are looking for a place to vacation, or just a place to get away for the day, remember we are just a couple hours away from both the Bay Area and Sacramento. If you are looking for a lifestyle change and want a more relaxed, rural lifestyle in a pristine area surrounded by natural beauty, if you want to live and raise your family in an area devoted to an elevated quality of life, consider Lake County.





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Tony Ford

DRE # 01406167

Wine Enthusiast / Sales

Cellular: 707.391.5950

tony@norcalvineyards.com

Tom Larson

President / CEO

DRE # 01057428

Cellular: 707.364.5006

tom@norcalvineyards.com

www.norcalvineyards.com

338 Healdsburg Ave.
Healdsburg, CA 95448
707.433.2000

601 South State St.
Ukiah, CA 95482
707.462.1600