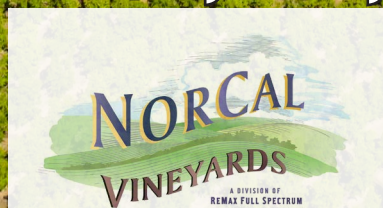


96+/-acre Marquee Vineyard and Pear Orchard in the Big Valley AVA

Offering Memorandum
Price \$3,500,000



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96+/- acre Marquee Vineyard and Pear Orchard in the Big Valley AVA

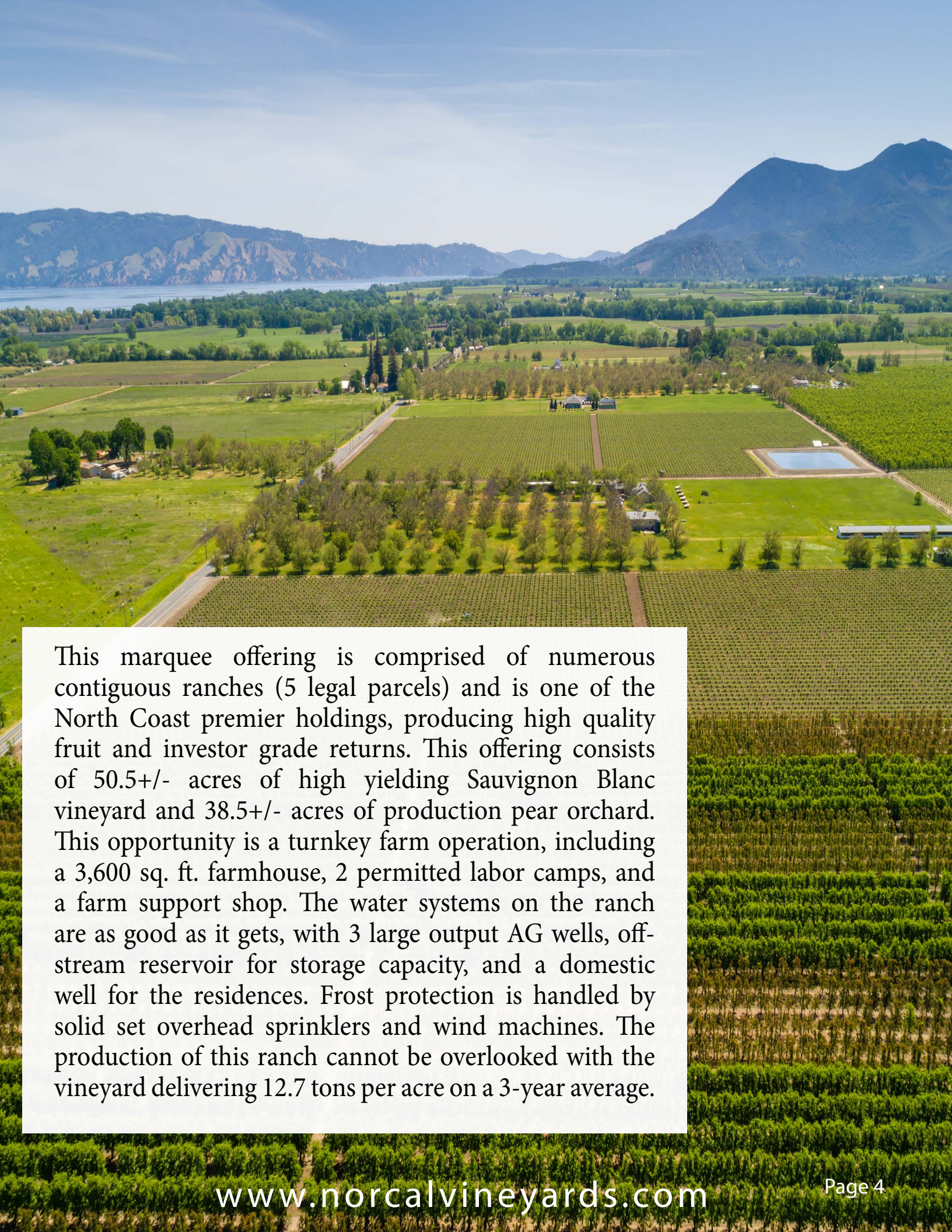
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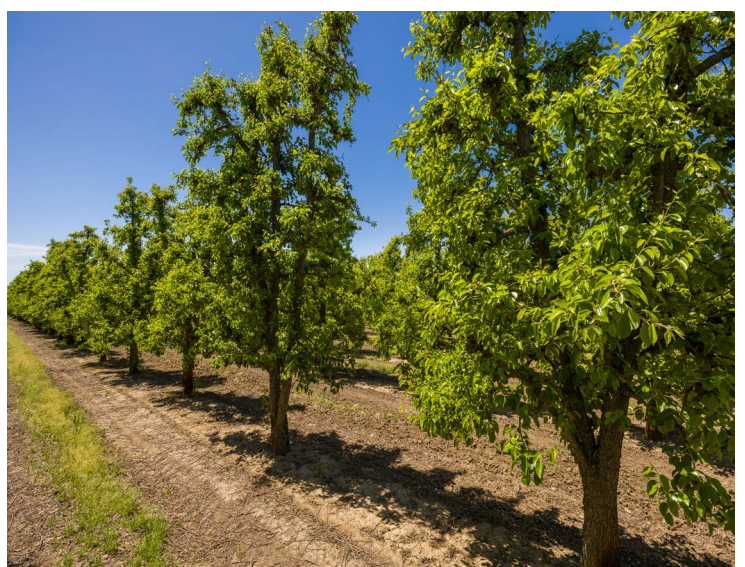
Salient Facts

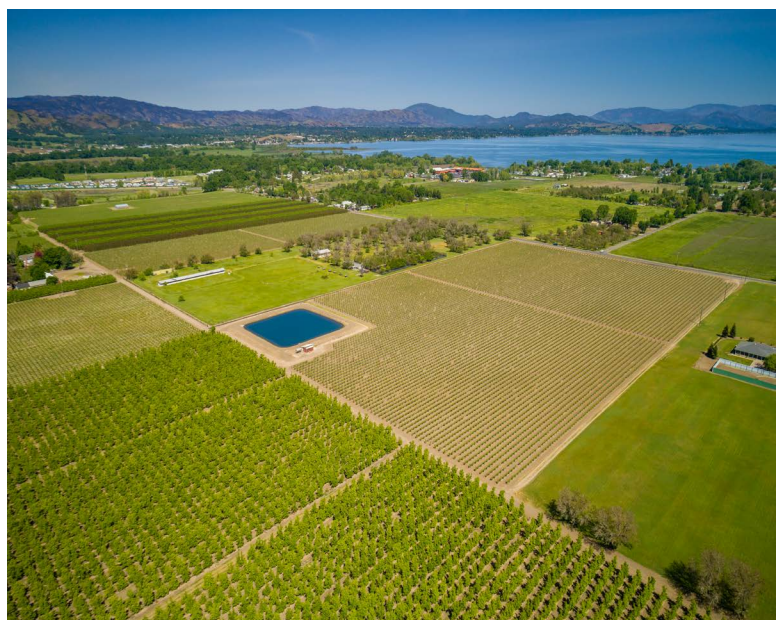
Location	1460 & 1500 Big Valley Road 1725, 1775, 1445 and 1535 Soda Bay Road Lakeport, CA 95453
County	Lake
AVA	Big Valley
APN's	008-021-44, 008-007-23, 008-007-07, 008-007-22, ***008-021-55 & 008-021-56 (AG Preserve)
Parcel Size	96+/- acres
Vineyard	50.5+/- acres planted to Sauvignon Blanc (under contract for 2020 *non-transferable)
Pears	29.5+/- acres planted to Bartlett 9+/- acres planted to Golden Bosc
Buildings	Farmhouse, 2 Labor Camp Buildings, and Shop/Equipment Storage Building
Water	3 AG Wells, 1 Domestic Well, and Pond
Irrigation	Pears: Under Tree Sprinklers Grapes: Overhead Solid Set
Frost Protection	Overhead Solid Set and 2 Wind Machines
Soil	Cole Clay Loam and Talmage Very Gravelly Sandy Loam
Power	PG&E
Zoning	A & APZ
Price	\$3,500,000



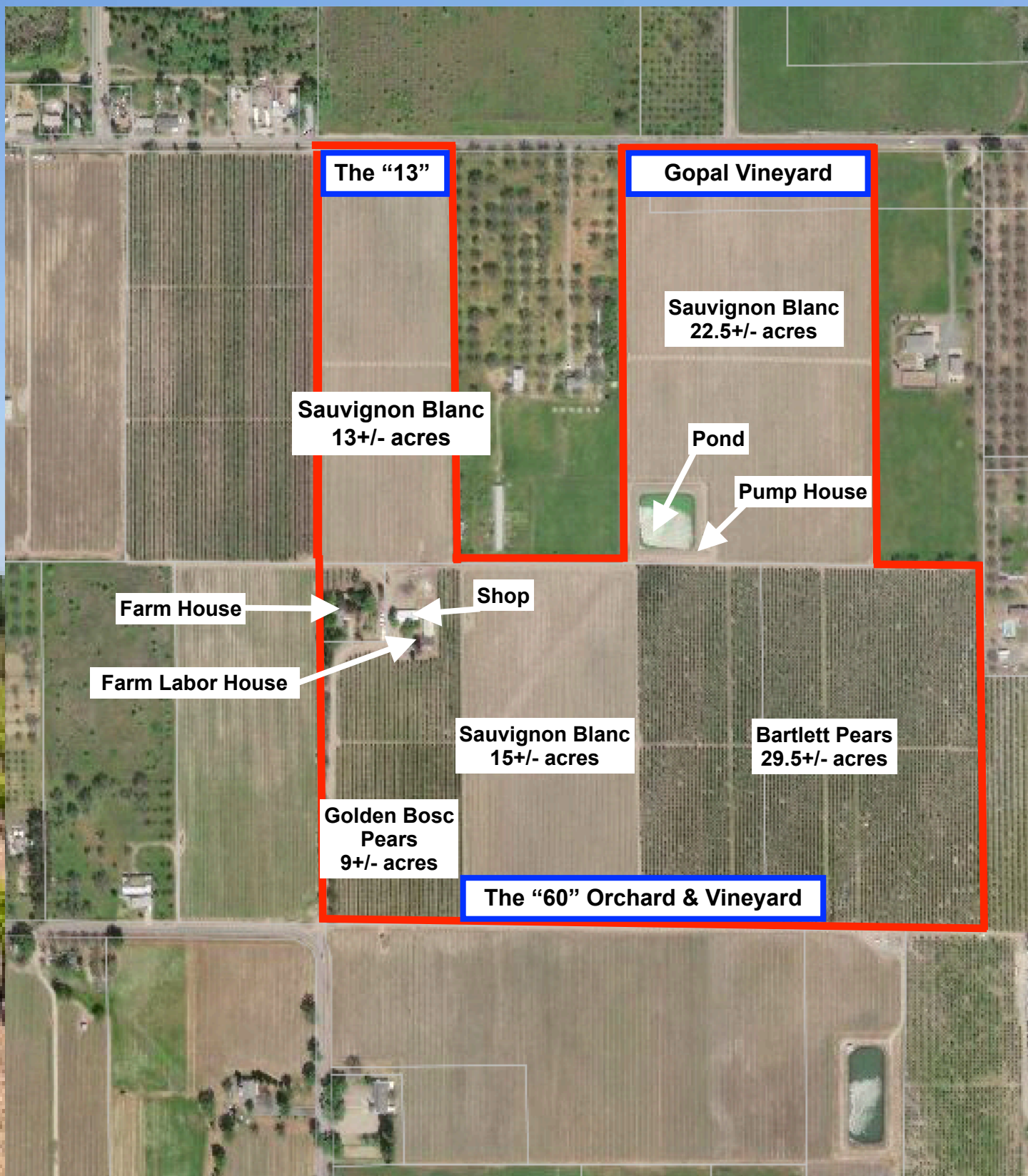
This marquee offering is comprised of numerous contiguous ranches (5 legal parcels) and is one of the North Coast premier holdings, producing high quality fruit and investor grade returns. This offering consists of 50.5+/- acres of high yielding Sauvignon Blanc vineyard and 38.5+/- acres of production pear orchard. This opportunity is a turnkey farm operation, including a 3,600 sq. ft. farmhouse, 2 permitted labor camps, and a farm support shop. The water systems on the ranch are as good as it gets, with 3 large output AG wells, off-stream reservoir for storage capacity, and a domestic well for the residences. Frost protection is handled by solid set overhead sprinklers and wind machines. The production of this ranch cannot be overlooked with the vineyard delivering 12.7 tons per acre on a 3-year average.

Photo Gallery





Property Layout



Block Details

The 60 Orchard & Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	12	7 X 9	1996	1	5C
Sauvignon Blanc	3	7 X 9	1996	1	S04
Golden Russet Bosc Pears	9	9 X 15	1991		
Bartlett	29.5	12.5 X 12.5	1945 / 1985		

The "13" Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	13	7 X 9	1999 / 2000	1	5C

Gopal Vineyard

Fruit	Acres	Spacing	Planted	Clone	Rootstock
Sauvignon Blanc	22.5	7 X 9	1997	1	S04

Harvest Data and 5 Year Average

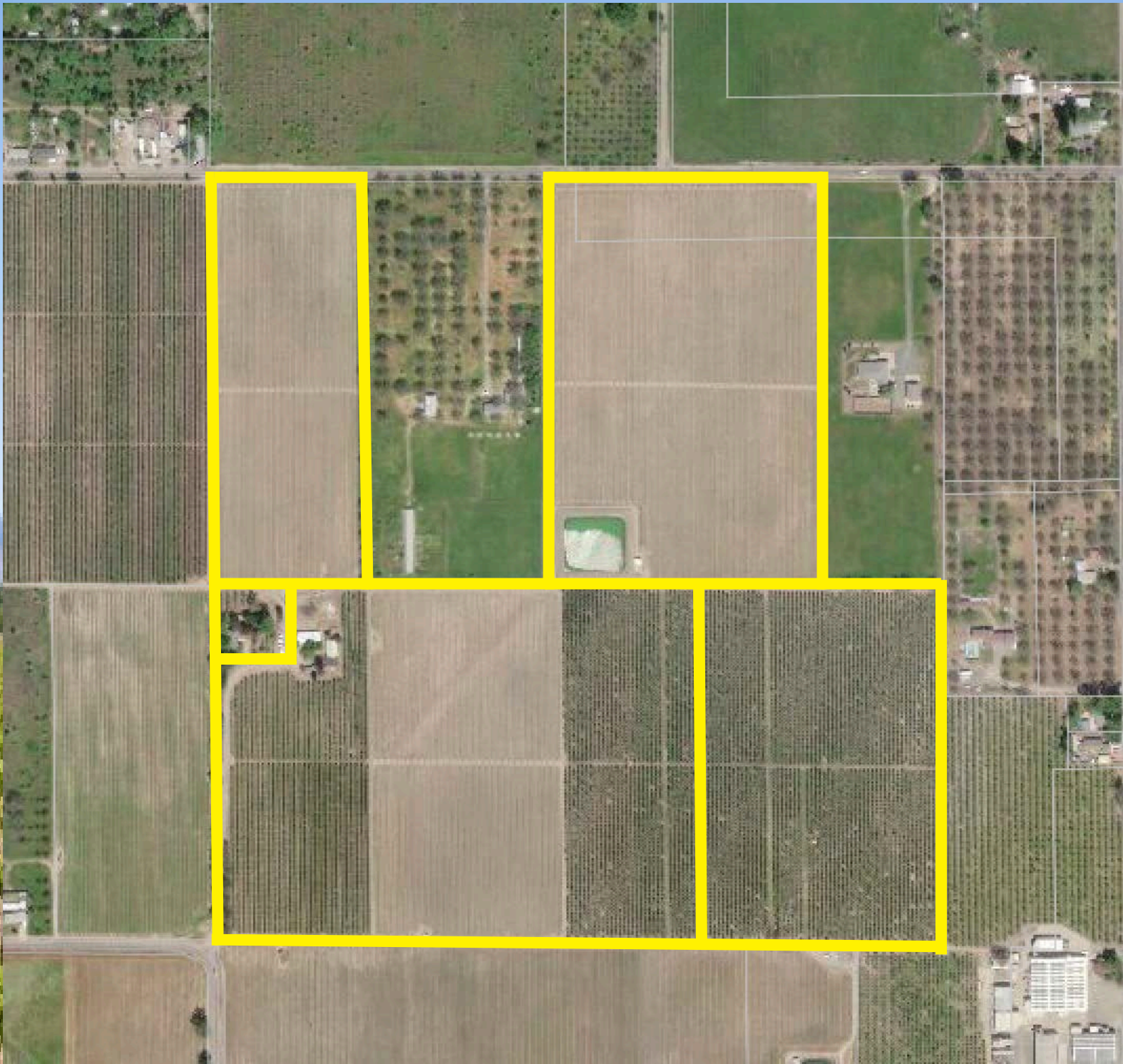
Sauvignon Blanc Harvest (in tons)

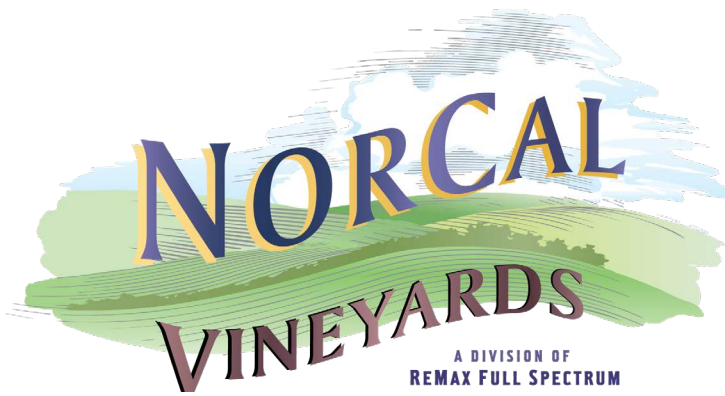
Ranch	2015	2016	2017	2018	2019	Average
Gopal	223	266	282	278	277	265
The 60	129	213	164	181	212	180
The 13	114	167	137	165	150	147

Pears Harvest (in tons)

Ranch	2015	2016	2017	2018	2019	Average
Barletts	841	468	838	416	592	631
Golden Bosc	257	209	265	168	165	213

Aerial Map





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This information herein believed reliable but not guaranteed.
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