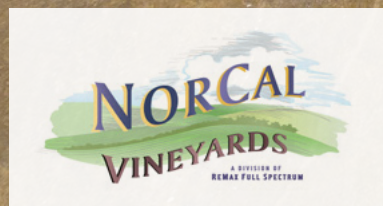


Putah Creek 181+/- Acre Ranch and Vineyard Development

Middletown, CA

Offering Memorandum
Price \$1,250,000



www.norcalvineyards.com

Putah Creek 181 +/- Acre Ranch and Vineyard Development Opportunity

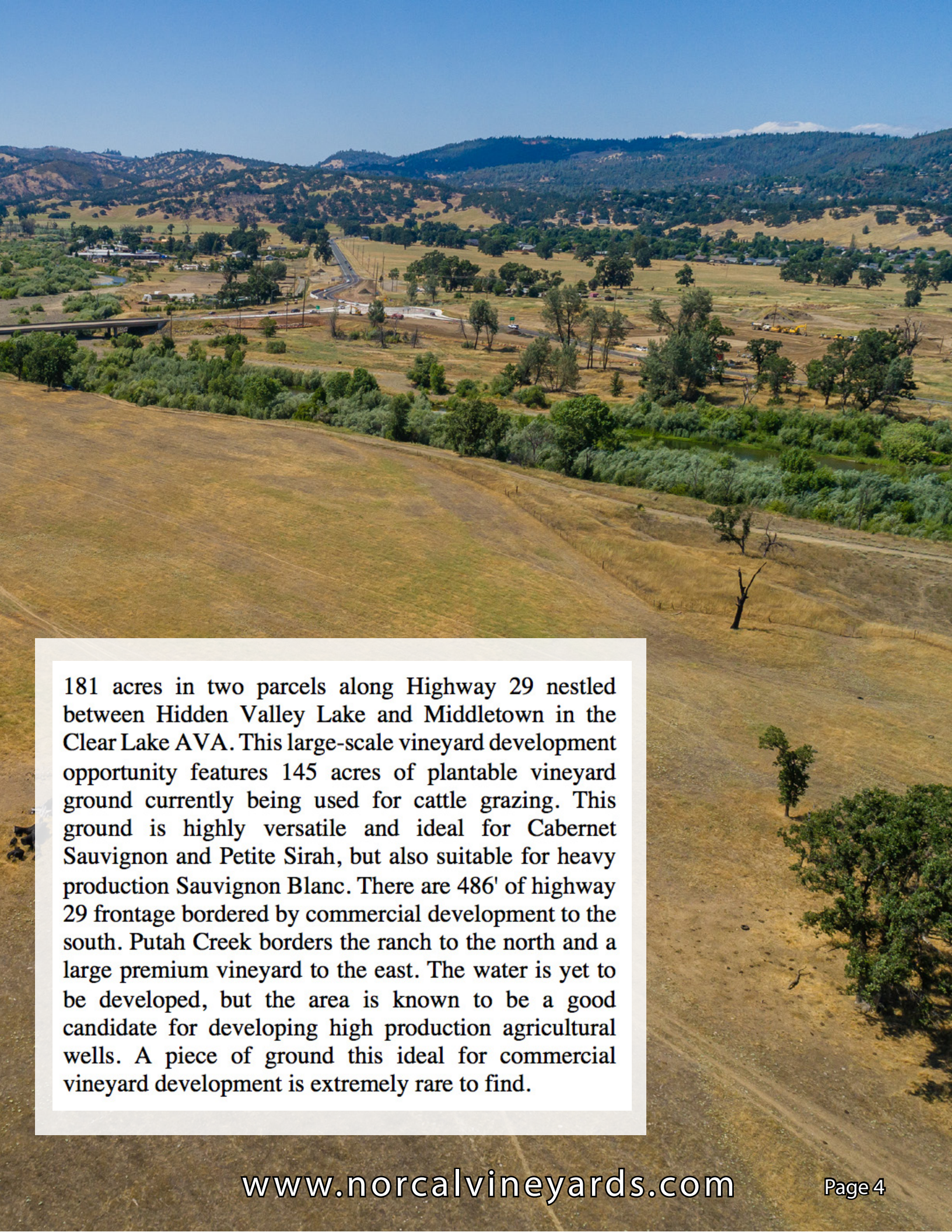
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Salient Facts

Address	18795 Grange Road & 18604 S State Highway 29 Middletown, CA 95461
Parcel Size	181 +/- acres
Vineyard Plantable Land	145 +/- acres
County & AVA	Lake
APN's	014-270-050, 014-352-030
Water	To be developed
Soil	Kelsey fine sandy loam & Xerofluvents, very gravelly
Zoning	169.41 +/- acres zoned A 11.57 +/- acres zoned RR
Price	\$1,250,000



181 acres in two parcels along Highway 29 nestled between Hidden Valley Lake and Middletown in the Clear Lake AVA. This large-scale vineyard development opportunity features 145 acres of plantable vineyard ground currently being used for cattle grazing. This ground is highly versatile and ideal for Cabernet Sauvignon and Petite Sirah, but also suitable for heavy production Sauvignon Blanc. There are 486' of highway 29 frontage bordered by commercial development to the south. Putah Creek borders the ranch to the north and a large premium vineyard to the east. The water is yet to be developed, but the area is known to be a good candidate for developing high production agricultural wells. A piece of ground this ideal for commercial vineyard development is extremely rare to find.

Photo Gallery



Aerial Map

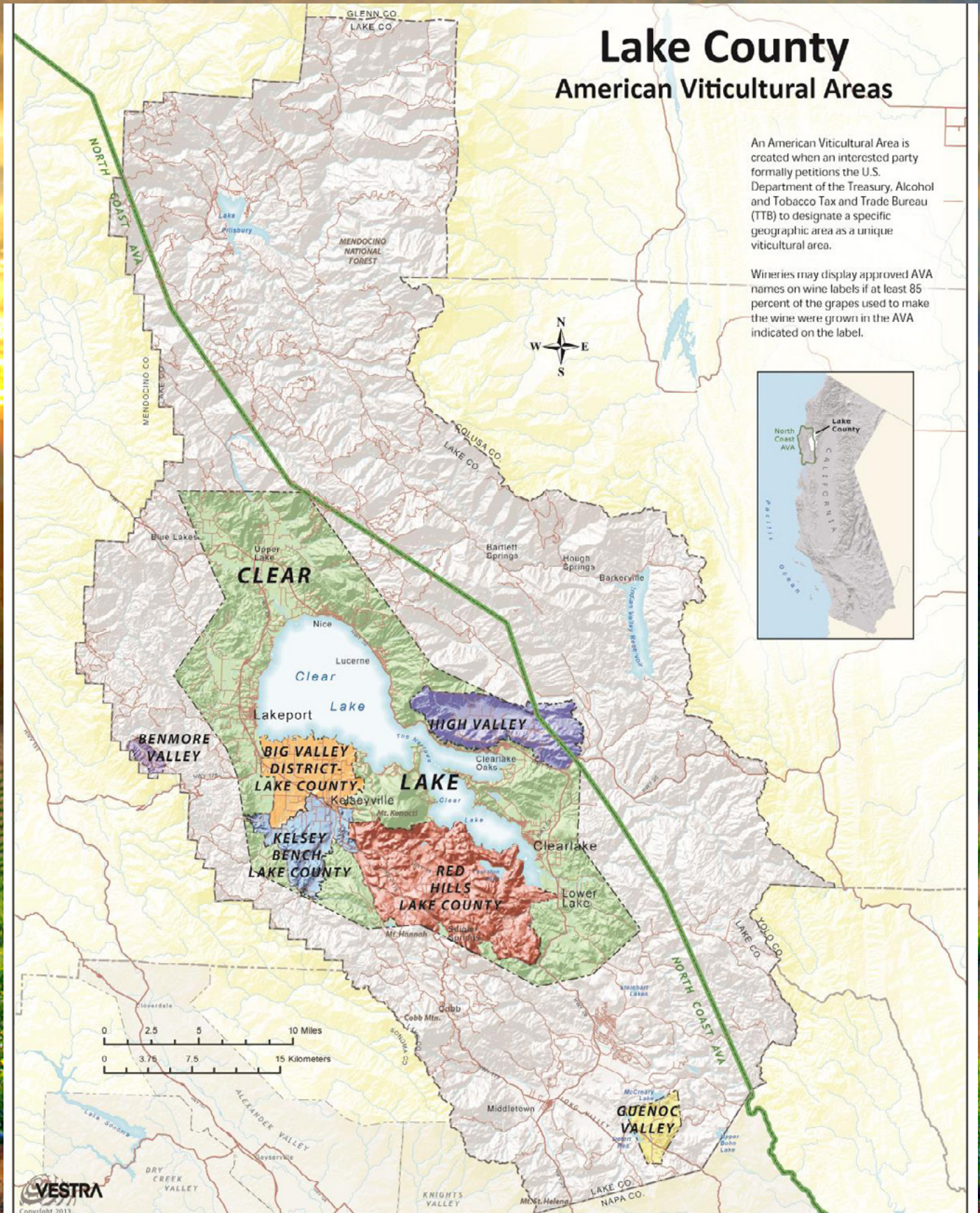


11.57+/- acres
Zoned RR

169.41+/- acres
Zoned A

Neighboring
Vineyard

County Overview





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*This information herein believed reliable but not guaranteed.
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