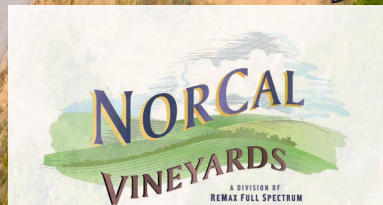


# Jago Bay Vineyards

## Red Hills AVA

Offering Memorandum  
Price \$895,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)



# Jago Bay Vineyards

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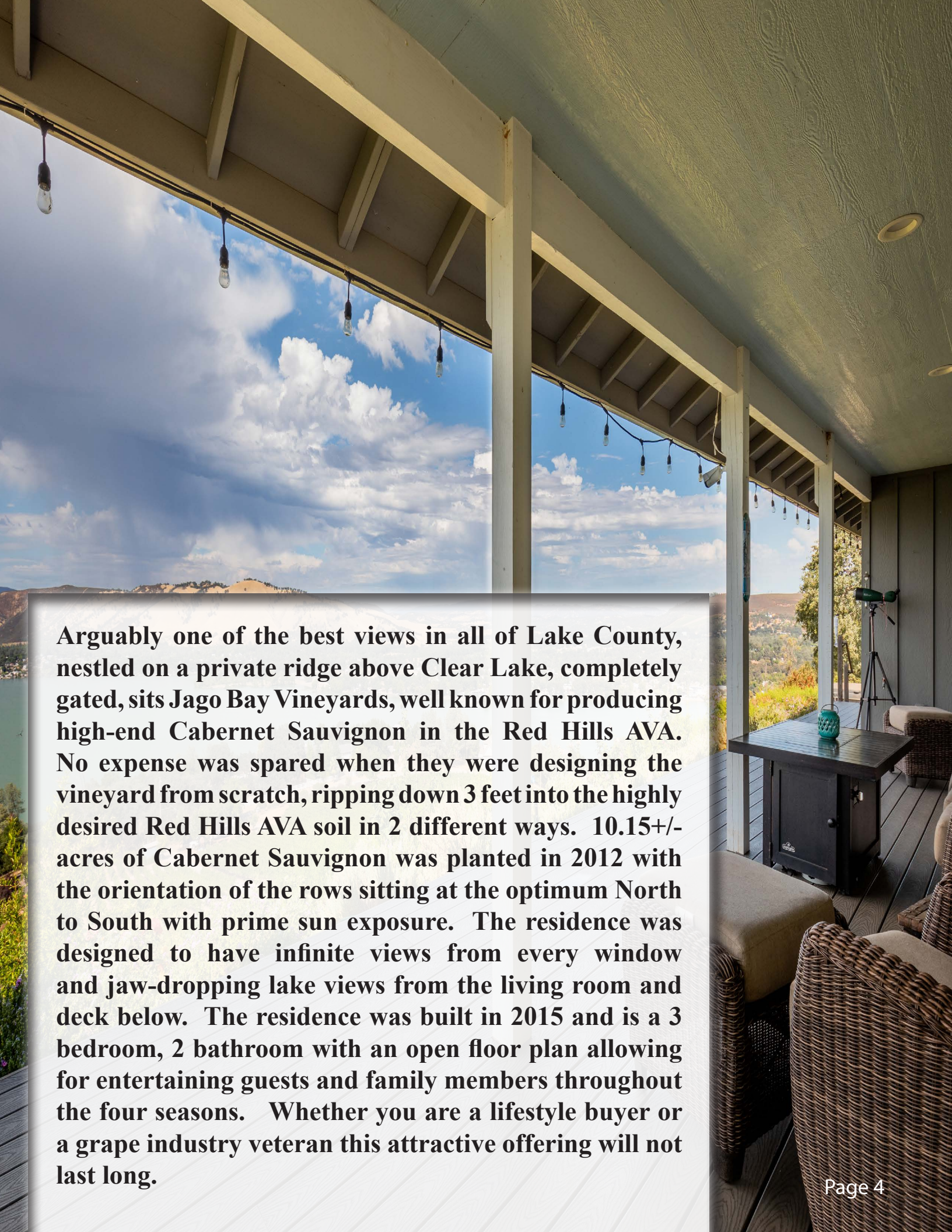




# Salient Facts

Location	13751 Anderson Road & 5135 Panorama Drive Lower Lake, CA 95457
County	Lake
AVA	Red Hill
APN	010-022-44 & 010-022-45
Parcel Size	17+/- acres
Vineyard	10.15+/- acres of Cabernet Sauvignon
Residence	3 bedroom / 2 bathroom
Outbuildings	Barn with bathroom and temperture controlled wine storage room
Water	Riparian Rights to Clearlake (10ft flagline)
Soil	Collayomi-Aiken Whispering
Zoning	AG40
<b>Price</b>	<b>\$895,000</b>





**Arguably one of the best views in all of Lake County, nestled on a private ridge above Clear Lake, completely gated, sits Jago Bay Vineyards, well known for producing high-end Cabernet Sauvignon in the Red Hills AVA. No expense was spared when they were designing the vineyard from scratch, ripping down 3 feet into the highly desired Red Hills AVA soil in 2 different ways. 10.15+/- acres of Cabernet Sauvignon was planted in 2012 with the orientation of the rows sitting at the optimum North to South with prime sun exposure. The residence was designed to have infinite views from every window and jaw-dropping lake views from the living room and deck below. The residence was built in 2015 and is a 3 bedroom, 2 bathroom with an open floor plan allowing for entertaining guests and family members throughout the four seasons. Whether you are a lifestyle buyer or a grape industry veteran this attractive offering will not last long.**



# Vineyard Photo Gallery









# Vineyard Details

Planted Year	2012
Size	10.15+/- acres
Varietal	Cabernet Sauvignon
Clone	4
Rootstock	110R
Trellis	VSP
Spacing	6 X 8
Farming Practice	Sustainable
Water	Riparian Rights to Clearlake
Soil	Collayomi-Aiken Whispering Complex

<b>Year</b>	<b>Yield</b>
2019	46.00 tons
2018	44.71 tons
2017	38.26 tons
2016	33.99 tons



# Property Overview





# Residence Photo Gallery





# Residence Details

Built in 2015

1,500 square feet

3 bedroom/2 bathroom

Asphalt shingle roof

Double pane windows

Stainless steel appliances

Granite countertops and farm style kitchen sink

Hardwood floors throughout the house

Osmosis/Carbon/Infrared water filtration



# Aerial Map



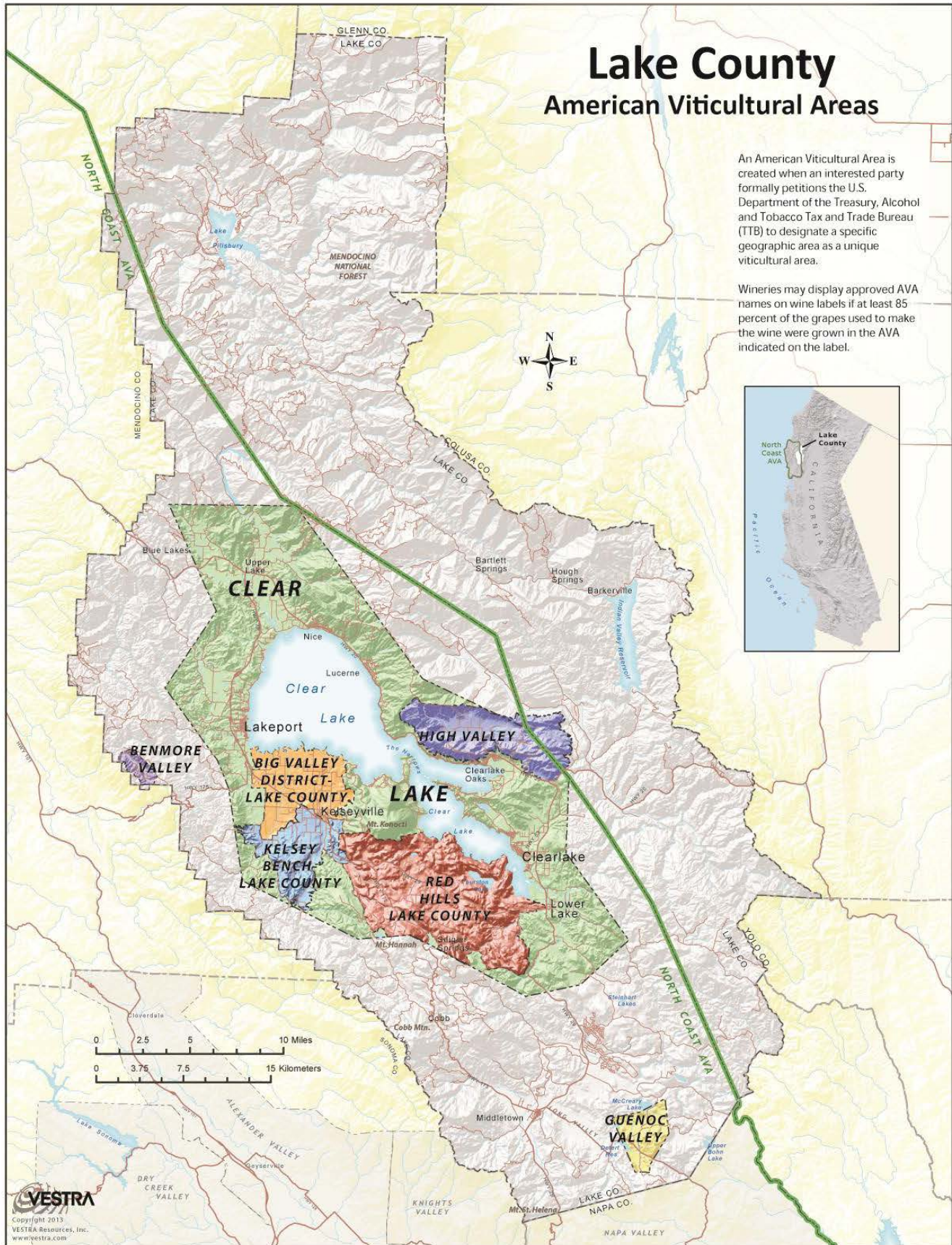


# County Overview

## Lake County American Viticultural Areas

An American Viticultural Area is created when an interested party formally petitions 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.

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.



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*This information herein believed reliable but not guaranteed.*