

Clover Valley Vineyard

Upper Lake, CA

Offering Memorandum



Price \$1,175,000

www.norcalvineyards.com

Clover Valley Vineyard

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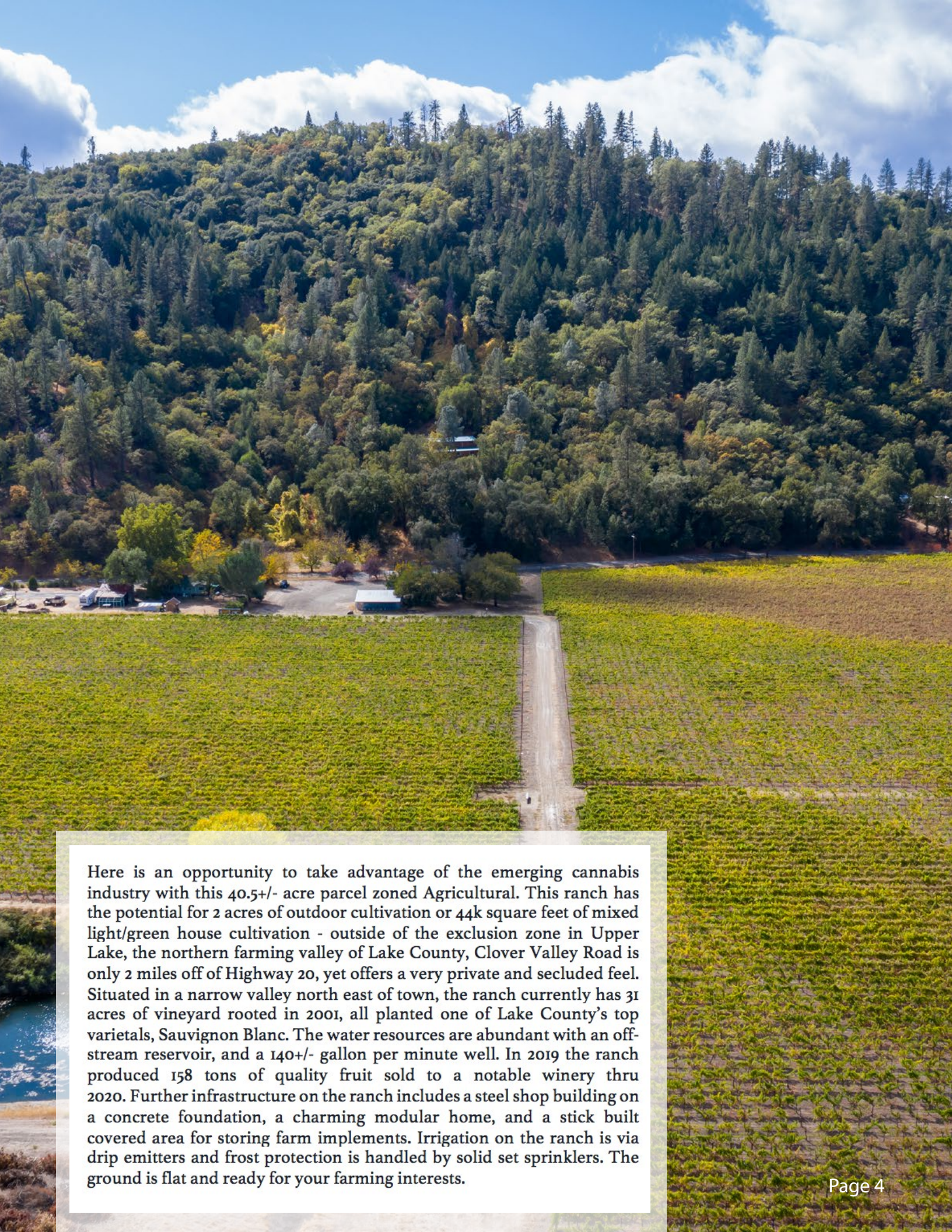
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Salient Facts

| | |
|-------------------------|---|
| Location | 2000 Clover Valley Rd, Upper Lake, CA |
| County & AVA | Clear Lake |
| APN | 004-007-25-00 |
| Parcel Size | 40.5+/- acres |
| Vineyard | 31+/- acres of Sauvignon Blanc |
| Grapes | Under contract for 2020 - \$1,300/ton |
| Soil | Still loam and still gravelly loam |
| Infrastructure | 1,200 sq ft Modular home 1,200 sq ft Metal Shop with a 600 sq ft awning 500 sq ft covered area for equipment |
| Water | 140+/- GPM on-site well and a reservoir used for frost protection |
| Power | PG&E |
| Zoning | AG |

Price **\$1,175,000**



Here is an opportunity to take advantage of the emerging cannabis industry with this 40.5+/- acre parcel zoned Agricultural. This ranch has the potential for 2 acres of outdoor cultivation or 44k square feet of mixed light/green house cultivation - outside of the exclusion zone in Upper Lake, the northern farming valley of Lake County, Clover Valley Road is only 2 miles off of Highway 20, yet offers a very private and secluded feel. Situated in a narrow valley north east of town, the ranch currently has 31 acres of vineyard rooted in 2001, all planted one of Lake County's top varietals, Sauvignon Blanc. The water resources are abundant with an off-stream reservoir, and a 140+/- gallon per minute well. In 2019 the ranch produced 158 tons of quality fruit sold to a notable winery thru 2020. Further infrastructure on the ranch includes a steel shop building on a concrete foundation, a charming modular home, and a stick built covered area for storing farm implements. Irrigation on the ranch is via drip emitters and frost protection is handled by solid set sprinklers. The ground is flat and ready for your farming interests.

Photo Gallery



Photo Gallery



Aerial Map



Vineyard



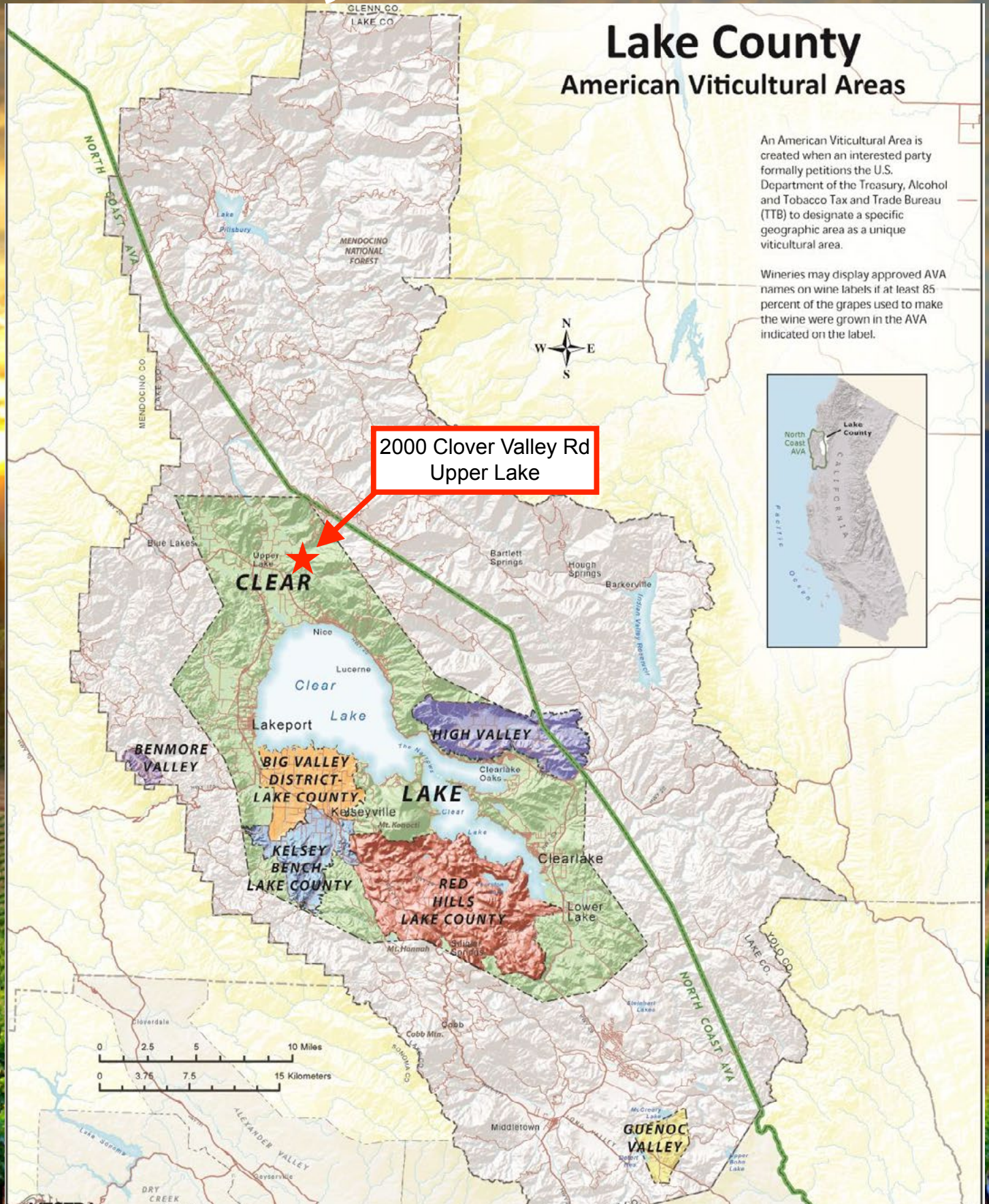
| Block | Varietal | Year Planted | Clone | Rootstock | Spacing | Trellis |
|-------|-----------------|--------------|-------|-----------|---------|---------|
| 1 | Sauvignon Blanc | 2001 | 1 | 101-14 | 7 X 8 | VSP |
| 2 | Sauvignon Blanc | 2001 | 1 | 101-14 | 6 X 8 | VSP |
| 3 | Sauvignon Blanc | 2002 | 1 | 101-14 | 6 X 8 | VSP |

Blocks 2 and 3 were originally planted to clone 15 Cabernet Sauvignon.
 In 2006/2007 they were both t-budded to clone 1 Sauvignon Blanc.

| Year | Tons |
|------|---------------|
| 2019 | 158 |
| 2018 | 143* |
| 2017 | 172 |
| 2016 | 152.99 |
| 2015 | 151.83 |
| 2014 | 126.5 (frost) |

* low tonnage due to fires and late harvest

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.
Each Office Independently Owned and Operated.*