



40 +/- acre Rim Rock Premier
Vineyard Development Opportunity
Middletown, CA

Offering Memorandum
Price \$380,000

Rim Rock Premier Vineyard Development Opportunity

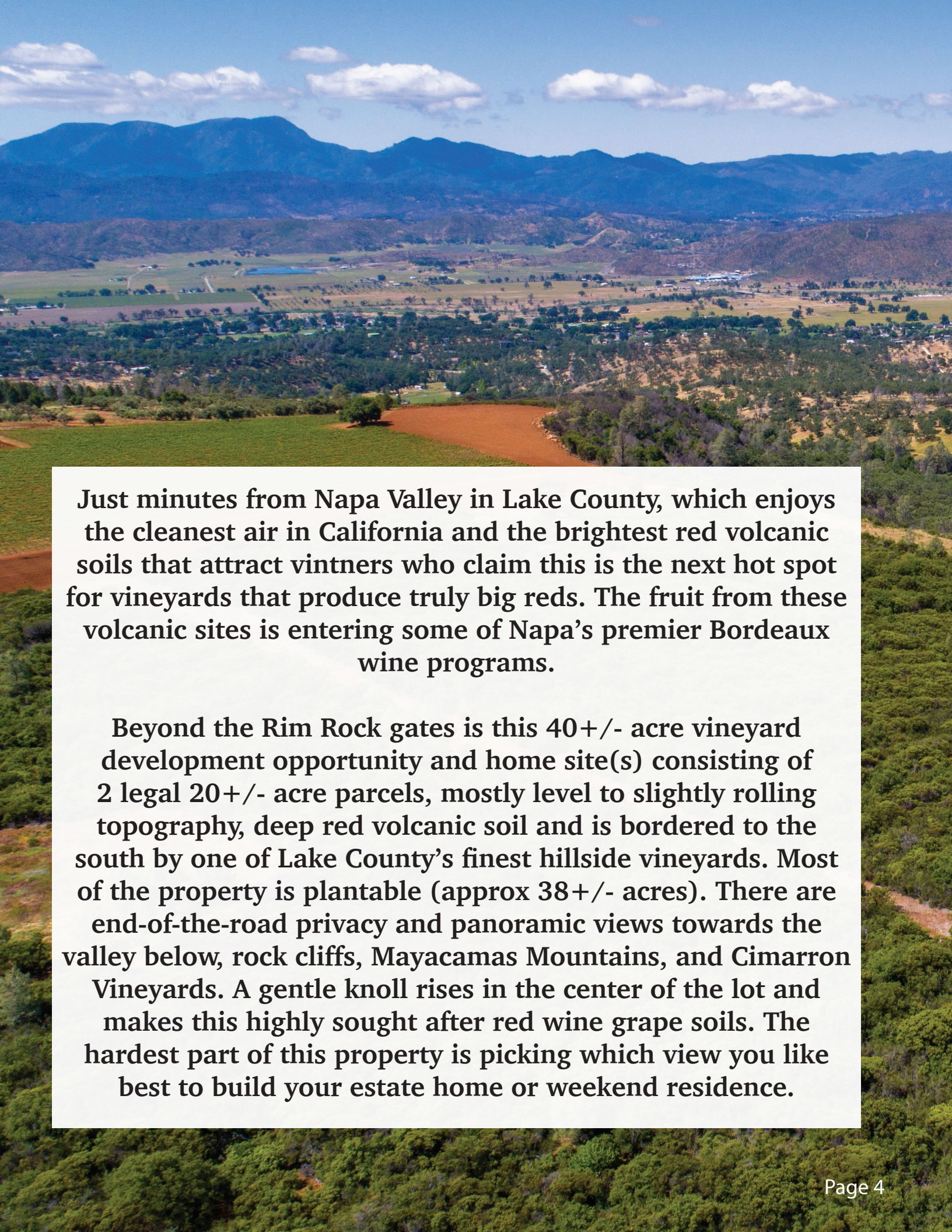
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Salient Facts

Location	16759 & 16707 Ranch Road Middleton, CA
County & Appellation	Lake
APN's	013-063-10, 013-063-11 Two legal 20 +/- acre parcels
Parcel Size	40 +/- acres
Plantable Acres	38 +/- acres
Zoning	RL
Price	\$380,000

An aerial photograph of a valley in Lake County, California. In the foreground, there is a large, irregularly shaped area of deep red volcanic soil, surrounded by green grass and some trees. The middle ground shows a mix of green fields, some buildings, and a small blue pond. In the background, there are rolling hills and a range of blue mountains under a clear blue sky with a few white clouds.

Just minutes from Napa Valley in Lake County, which enjoys the cleanest air in California and the brightest red volcanic soils that attract vintners who claim this is the next hot spot for vineyards that produce truly big reds. The fruit from these volcanic sites is entering some of Napa's premier Bordeaux wine programs.

Beyond the Rim Rock gates is this 40+/- acre vineyard development opportunity and home site(s) consisting of 2 legal 20+/- acre parcels, mostly level to slightly rolling topography, deep red volcanic soil and is bordered to the south by one of Lake County's finest hillside vineyards. Most of the property is plantable (approx 38+/- acres). There are end-of-the-road privacy and panoramic views towards the valley below, rock cliffs, Mayacamas Mountains, and Cimarron Vineyards. A gentle knoll rises in the center of the lot and makes this highly sought after red wine grape soils. The hardest part of this property is picking which view you like best to build your estate home or weekend residence.

Photo Gallery



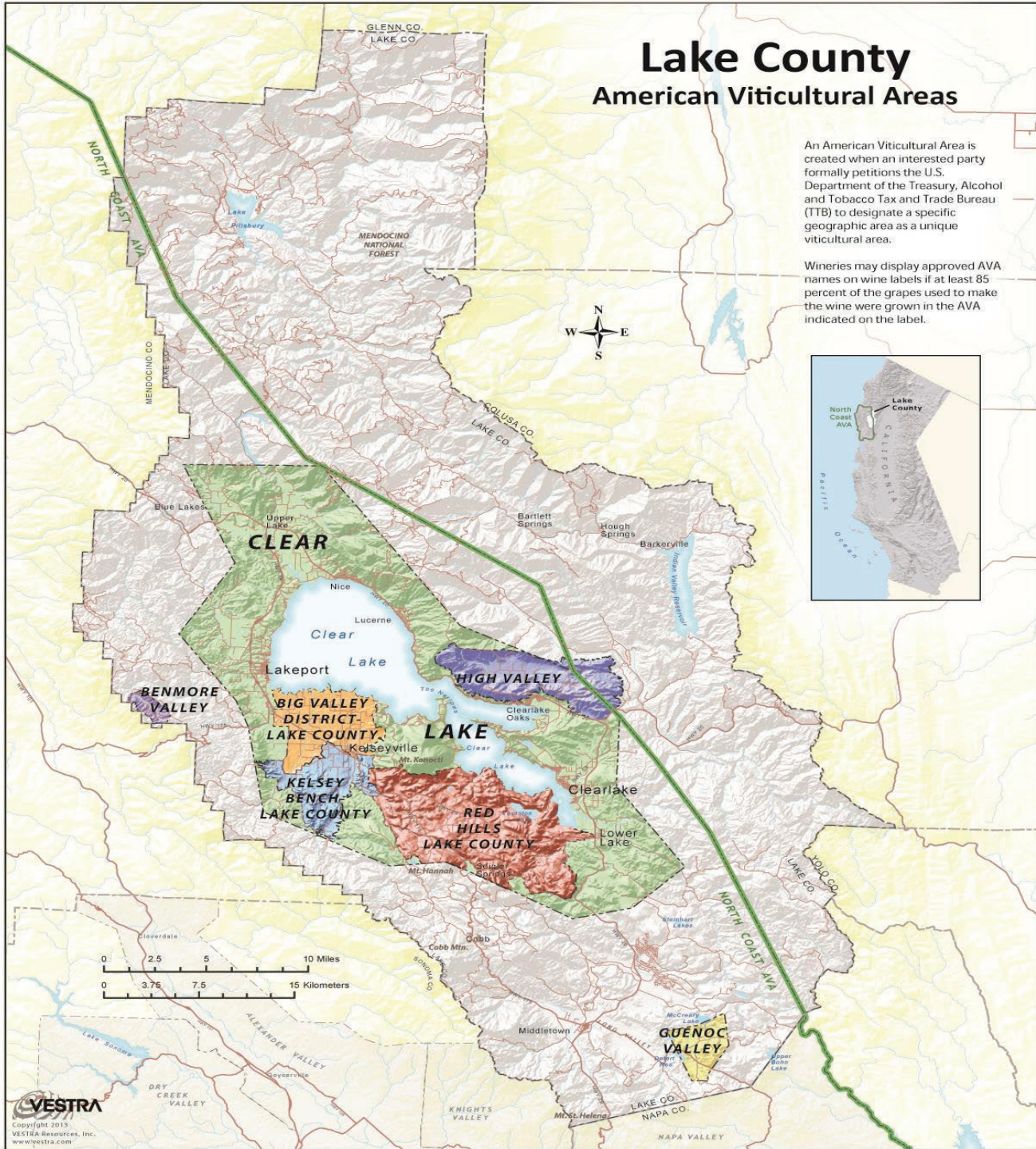
Aerial Map



16707 Ranch Road
20 +/- Acres

16759 Ranch Road
20 +/- Acres

County Overview





Tony Ford
Dre# 01406167
Wine Enthusiast / Sales
Cellular: 707.391.5950
tony@norcalvineyards.com



Paul Walia
Dre# 02056131
Vineyard Sale
Cellular: 707.540.3766
paul.walia@compass.com

COMPASS

109 Mill St, Healdsburg, CA
404 Mendocino Ave, Santa Rosa, CA
891 Beach St, San Francisco, CA
norcalvineyards.com

This information herein believed reliable but not guaranteed.

