



4635 Renfro Drive, Lakeport

**Offering Memorandum
Price \$1,950,000**



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Salient Facts

Location	4635 Renfro Dr Lakeport, CA 95453
County	Lake
AVA	Big Valley AVA
APN	008-036-320-000
Parcel Size	46 +/- acres per tax records
Vineyard	26 +/- acres planted
Varietals	Sauvignon Blanc
Main House	Beds 2 Bath 2 Sqft 2000 +/- Built 1952
Water	Ag Well Estimated Production 2400 +/- gpm
Additions	Barn Horse riding arena
Power	PG&E
Zoning	APZ
Price	\$1,950,000

46+/- farm acres located in the Big Valley AVA outside of the exclusion zone. The ranch features APZ zoning and a new agricultural well with a recent pump test of 2,400 gallons per minute.

There are 26 acres planted to young Sauvignon Blanc vineyard set-up with solid set irrigation sprinklers and drip irrigation. The open field to the west is ideally set-up for 1 acre of mixed light cannabis cultivation and has passed an initial consultation review.

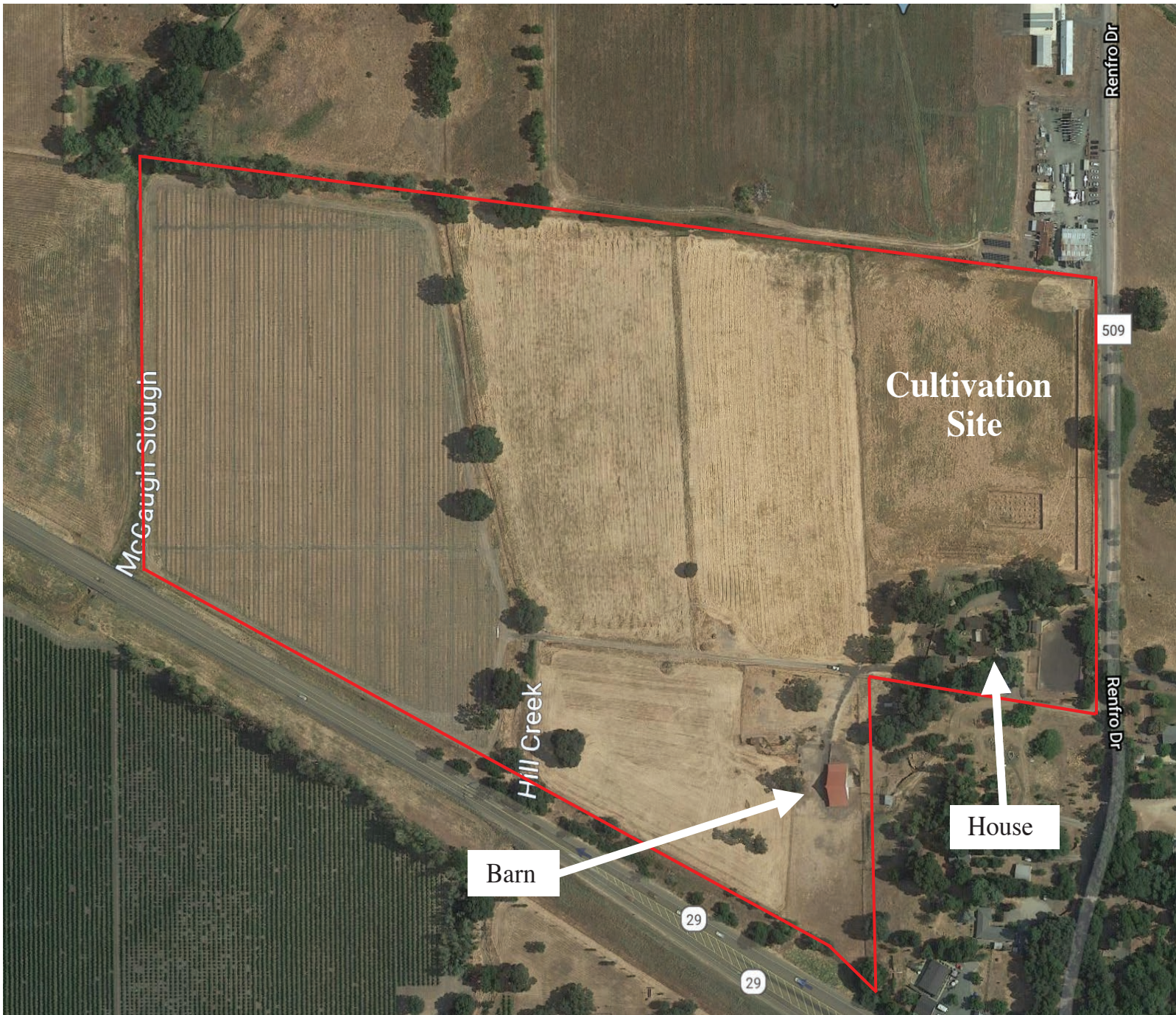
There is a ranch house of approx 2,400 square feet, a large Ag barn, and a horse-riding arena. The property has excellent access to the paved County road and the soil is ideal for Sauvignon Blanc. This opportunity allows for diversification with future vineyard income and commercial cannabis potential.

Block Map



Block	Variety	Clone	Rootstock	Trellis	Planted	Spacing	# Vines	Rows	Acres
1	Sauvignon Blanc	Clone 1	1103p	Quadrilateral VSP	2018	10 x 5	11,800	75	13.5
2	Sauvignon Blanc	Clone 376	1103p	Quadrilateral VSP	2019	10 x 5	10,900	75	12.5
						Totals:	22700	150	26

Aerial Map

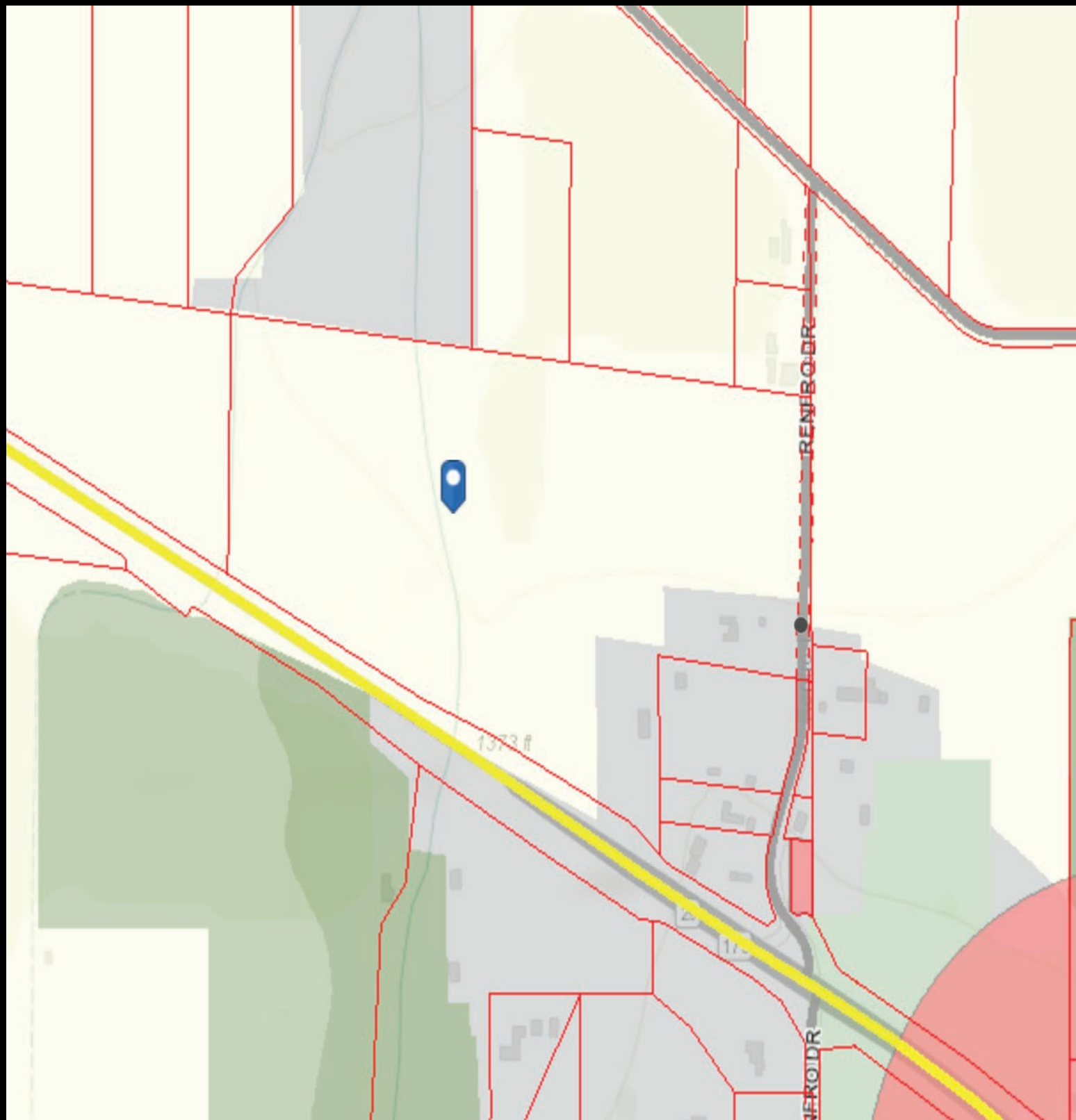


Potential Cultivation Area



Disclaimer: the following cultivation area is not guaranteed. The buyer to conduct their investigation with the state and county.

Cannabis Cultivation Exclusion Zones



Gallery





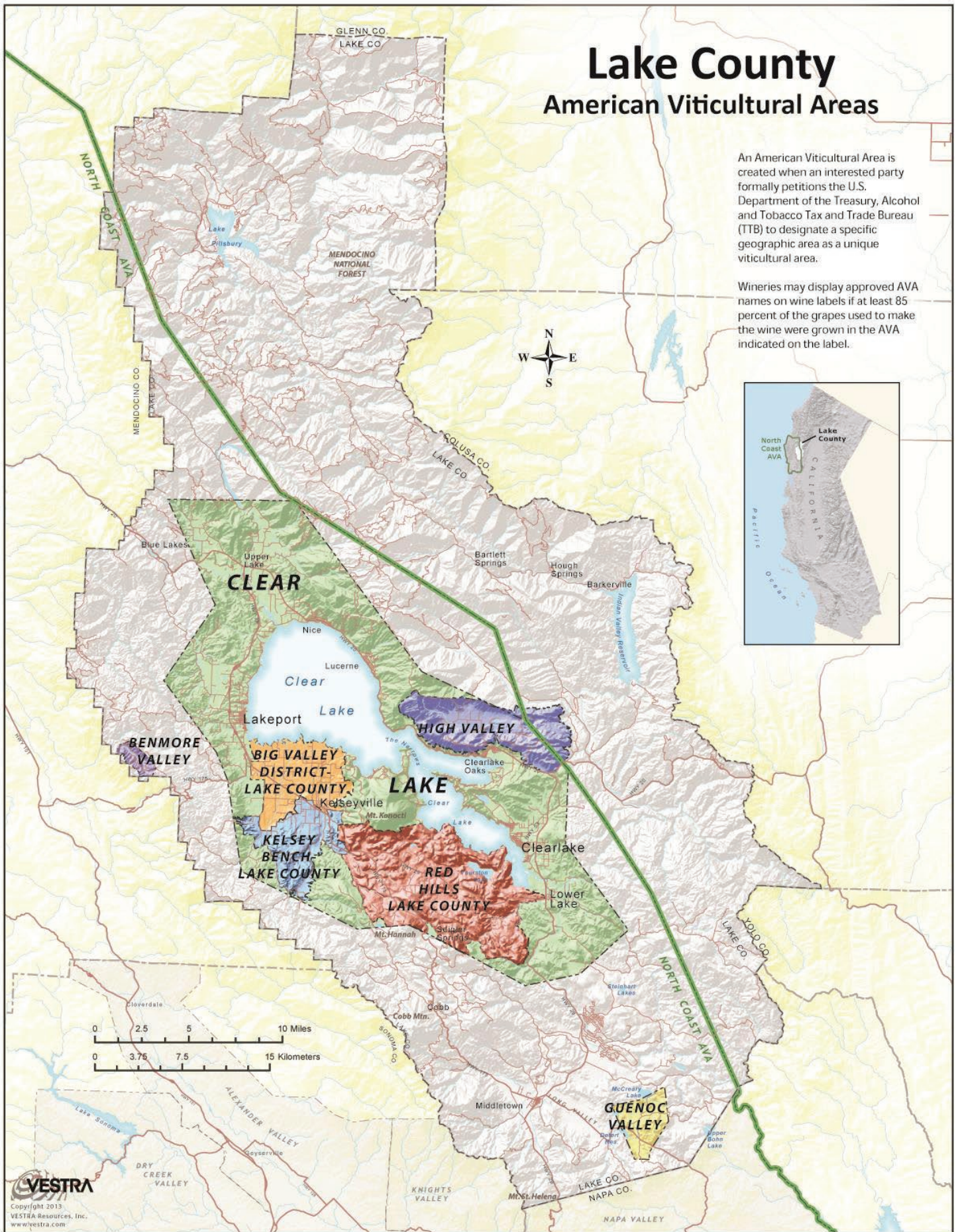


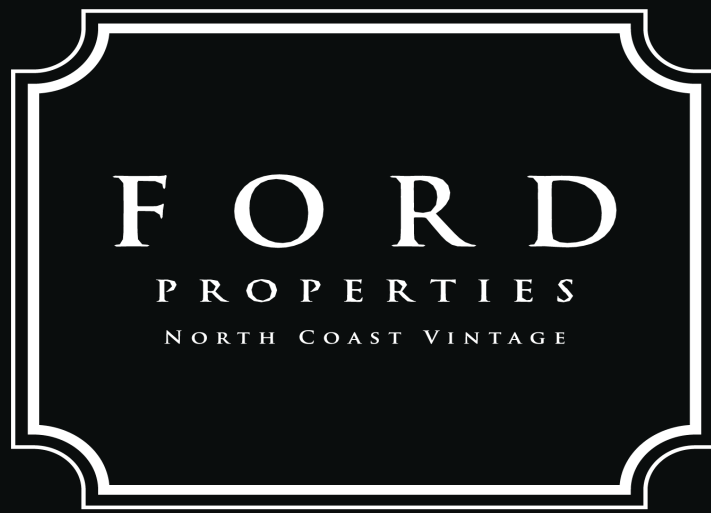
Lake County

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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COMPASS

This information herein believed reliable but not guaranteed.