



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

Offering Memorandum
Price \$550,000

www.norcalvineyards.com

62+/- acre Rim Rock Premier Vineyard Development Opportunity

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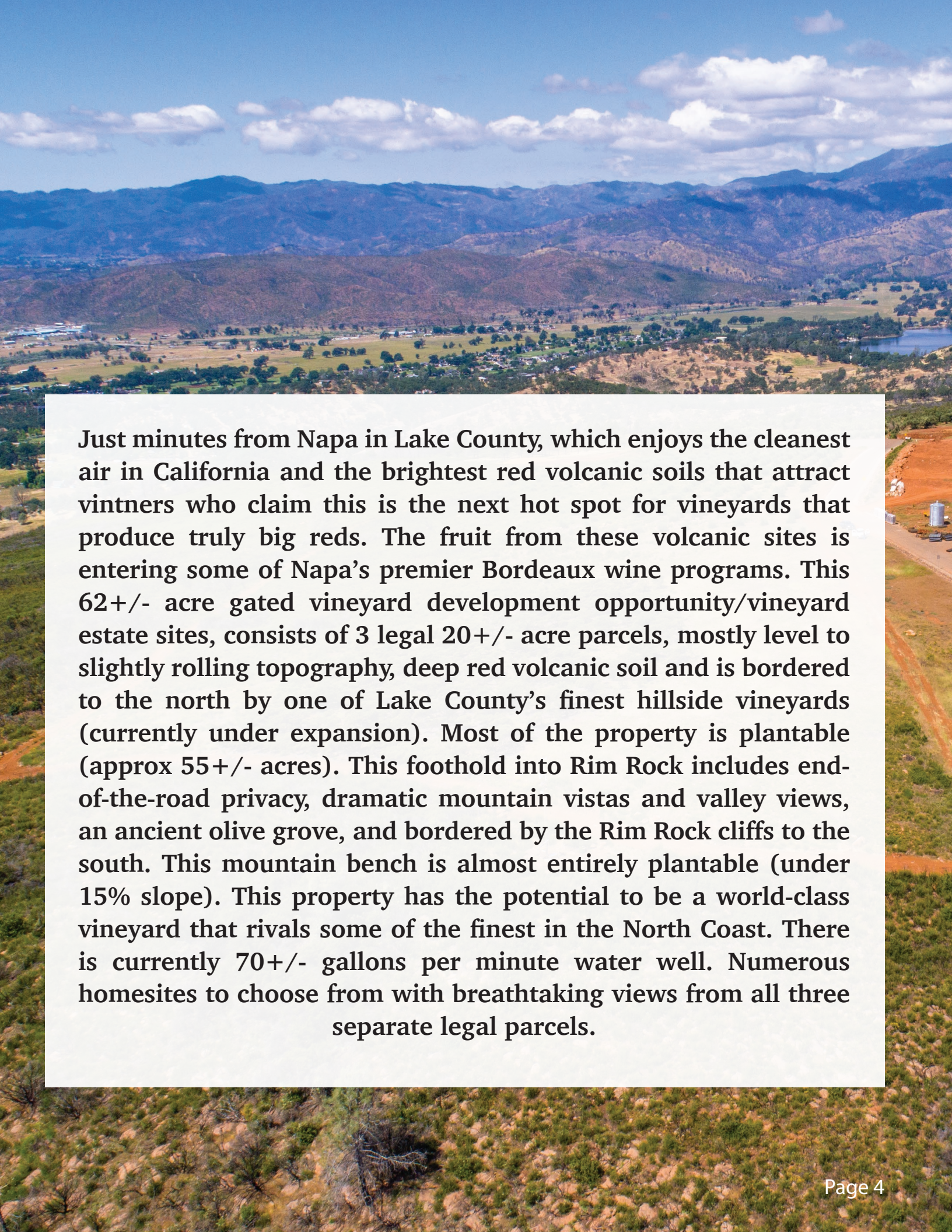
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Salient Facts

Location	20395, 20477, and 20555 Vineyard Dr, Middletown, CA
County & Appellation	Lake
APN's	013-063-13, 14, 15 Three legal 20 +/- acre parcels
Parcel Size	62 +/- acres
Plantable Acres	55 +/- acres
Water	Well 70 gpm +/-
Zoning	RL
Price	\$550,000



Just minutes from Napa 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. This 62+/- acre gated vineyard development opportunity/vineyard estate sites, consists of 3 legal 20+/- acre parcels, mostly level to slightly rolling topography, deep red volcanic soil and is bordered to the north by one of Lake County's finest hillside vineyards (currently under expansion). Most of the property is plantable (approx 55+/- acres). This foothold into Rim Rock includes end-of-the-road privacy, dramatic mountain vistas and valley views, an ancient olive grove, and bordered by the Rim Rock cliffs to the south. This mountain bench is almost entirely plantable (under 15% slope). This property has the potential to be a world-class vineyard that rivals some of the finest in the North Coast. There is currently 70+/- gallons per minute water well. Numerous homesites to choose from with breathtaking views from all three separate legal parcels.

Photo Gallery



Aerial Map

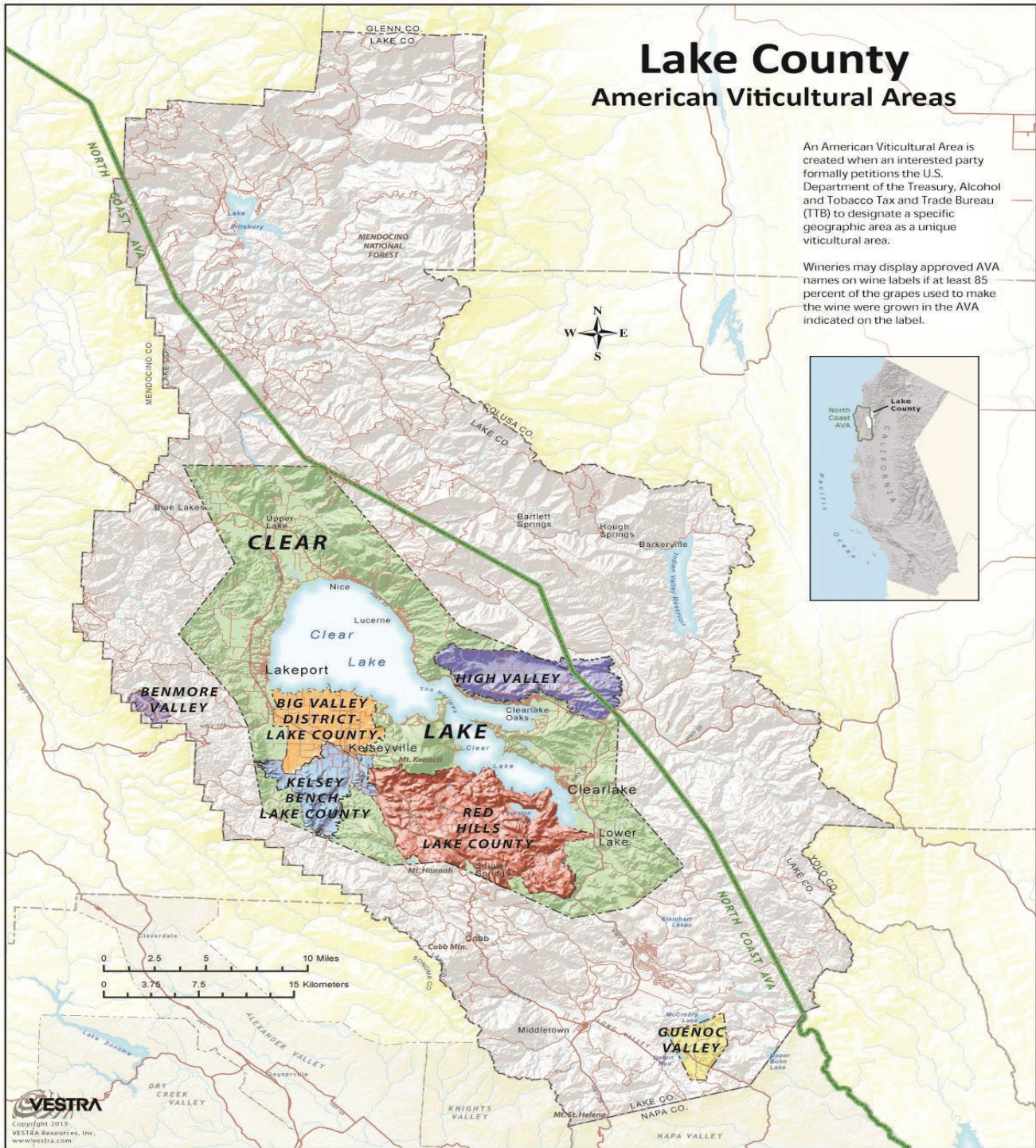


20395 Vineyard Dr
21 +/- Acres

20477 Vineyard Dr
21 +/- Acres

20555 Vineyard Dr
19.5 +/- Acres

County Overview





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This information herein believed reliable but not guaranteed.

