

Western Skies

Big Valley AVA

Offering Memorandum
Price \$9,300,000



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Western Skies Big Valley AVA

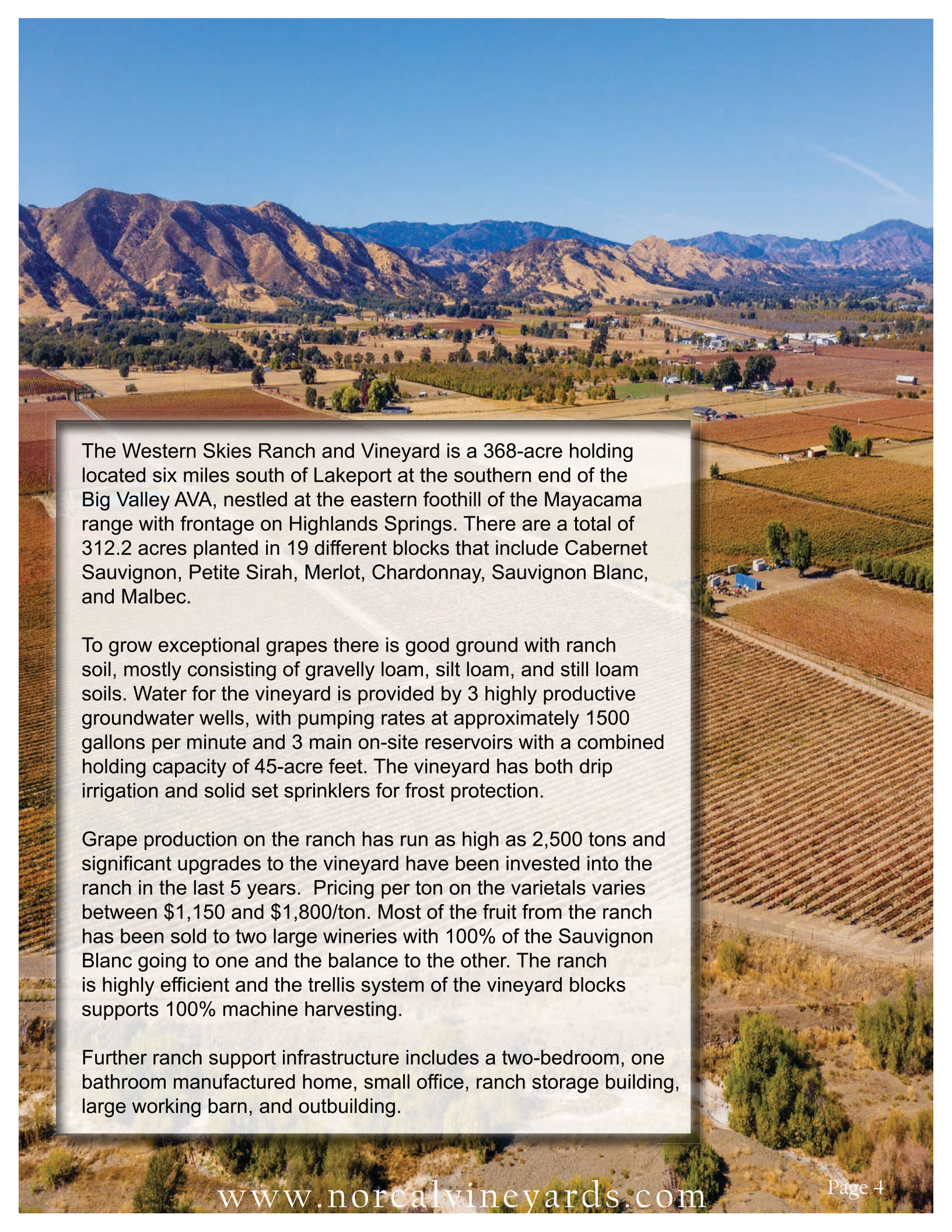
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Salient Facts

Location:	5460, 5560, 5750, 5840, 5860, 5890, 6150, 6160 Highland Springs Rd, Lakeport, CA 95453 & 5480, 5500 Davis Dr, Lakeport, CA 95453
County:	Lake
AVA:	Big Valley
APN's:	007-007-130, 007-009-010, 008-044-310, 008-044-320, 008-045-070, 008-045-090, 008-046-170, 008-046-180, 008-046-190, 008-046-200
Parcel Size:	368+/- acres
Vineyard:	Total 312.2 +/- Acres Planted In 19 Different Blocks
Planted Veritals:	Cabernet Sauvignon, Petite Sirah, Merlot, Chardonnay, Sauvignon Blanc & Malbec
Buildings:	Manufactured Home, Small Office, Ranch Storage Building, Large Working Barn, 1 Other Outbuilding
Water:	3 Groundwater Wells (+/- 1,500 GPM) 3 On-Site Reservoirs (combined holding capacity of 45 acre-feet)
Irrigation:	Drip Irrigation
Frost Protection:	Solid Set Sprinklers
Soil:	Gravelly Loam, Silt Loam, & Still Loam
Grape Contracts:	Pending Negotiations
Cannabis Opportunity:	Zoned for Cannabis Production - Outside of Exclusion Zone. Ordinance Allows for up to 18 Acres of Outdoor Cultivation. (Please verify with county ordinance).
Power:	3 Phase Power
Zoning:	A & APZ
Price:	\$9,300,000

An aerial photograph of a large vineyard in a valley. The vineyard is divided into several blocks of different colors, ranging from green to brown. In the background, there are large, rugged mountains under a clear blue sky. The foreground shows a dirt road and some trees.

The Western Skies Ranch and Vineyard is a 368-acre holding located six miles south of Lakeport at the southern end of the Big Valley AVA, nestled at the eastern foothill of the Mayacama range with frontage on Highlands Springs. There are a total of 312.2 acres planted in 19 different blocks that include Cabernet Sauvignon, Petite Sirah, Merlot, Chardonnay, Sauvignon Blanc, and Malbec.

To grow exceptional grapes there is good ground with ranch soil, mostly consisting of gravelly loam, silt loam, and still loam soils. Water for the vineyard is provided by 3 highly productive groundwater wells, with pumping rates at approximately 1500 gallons per minute and 3 main on-site reservoirs with a combined holding capacity of 45-acre feet. The vineyard has both drip irrigation and solid set sprinklers for frost protection.

Grape production on the ranch has run as high as 2,500 tons and significant upgrades to the vineyard have been invested into the ranch in the last 5 years. Pricing per ton on the varietals varies between \$1,150 and \$1,800/ton. Most of the fruit from the ranch has been sold to two large wineries with 100% of the Sauvignon Blanc going to one and the balance to the other. The ranch is highly efficient and the trellis system of the vineyard blocks supports 100% machine harvesting.

Further ranch support infrastructure includes a two-bedroom, one bathroom manufactured home, small office, ranch storage building, large working barn, and outbuilding.

Photo Gallery





Block Map

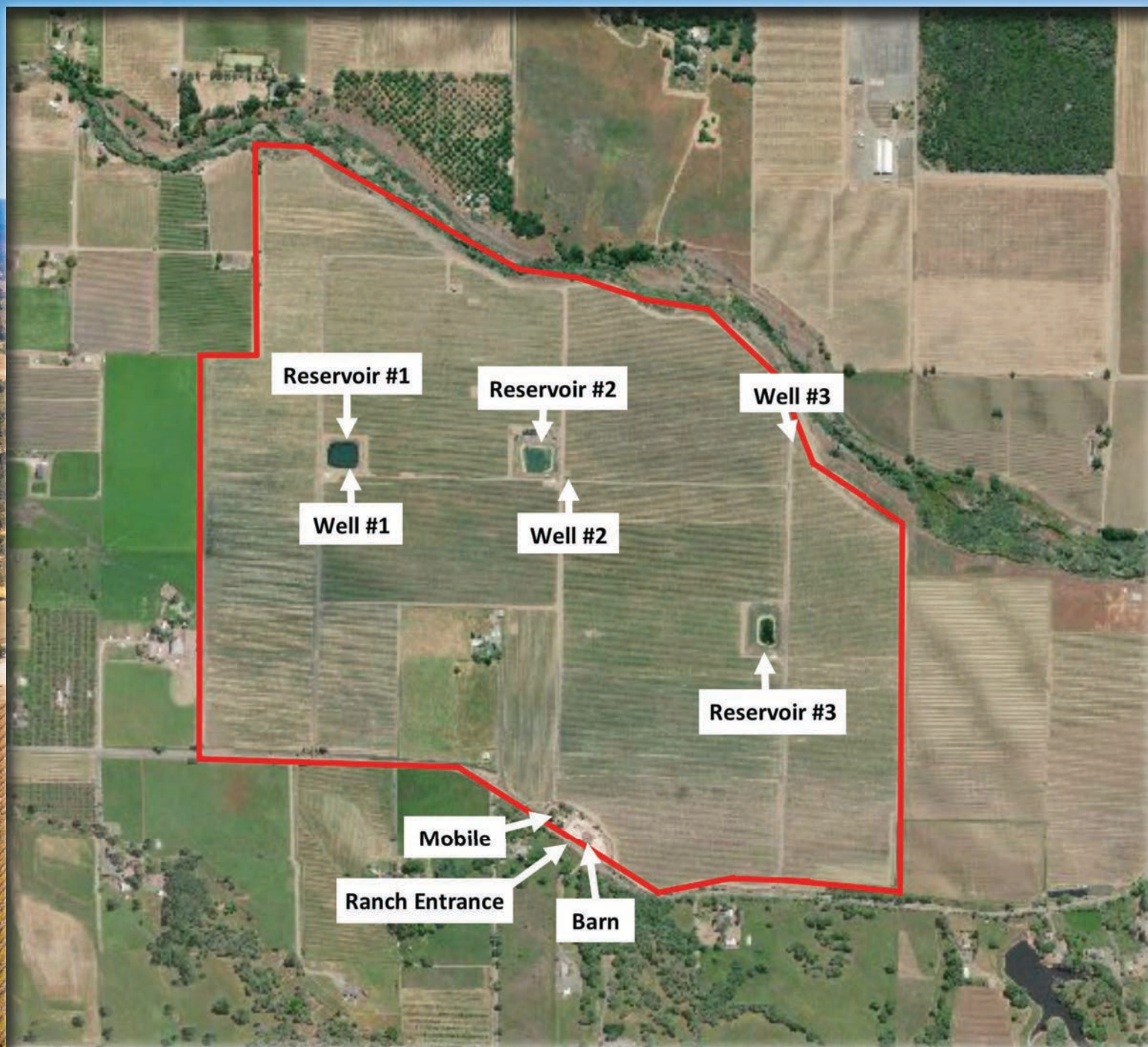


Block & Harvest Details

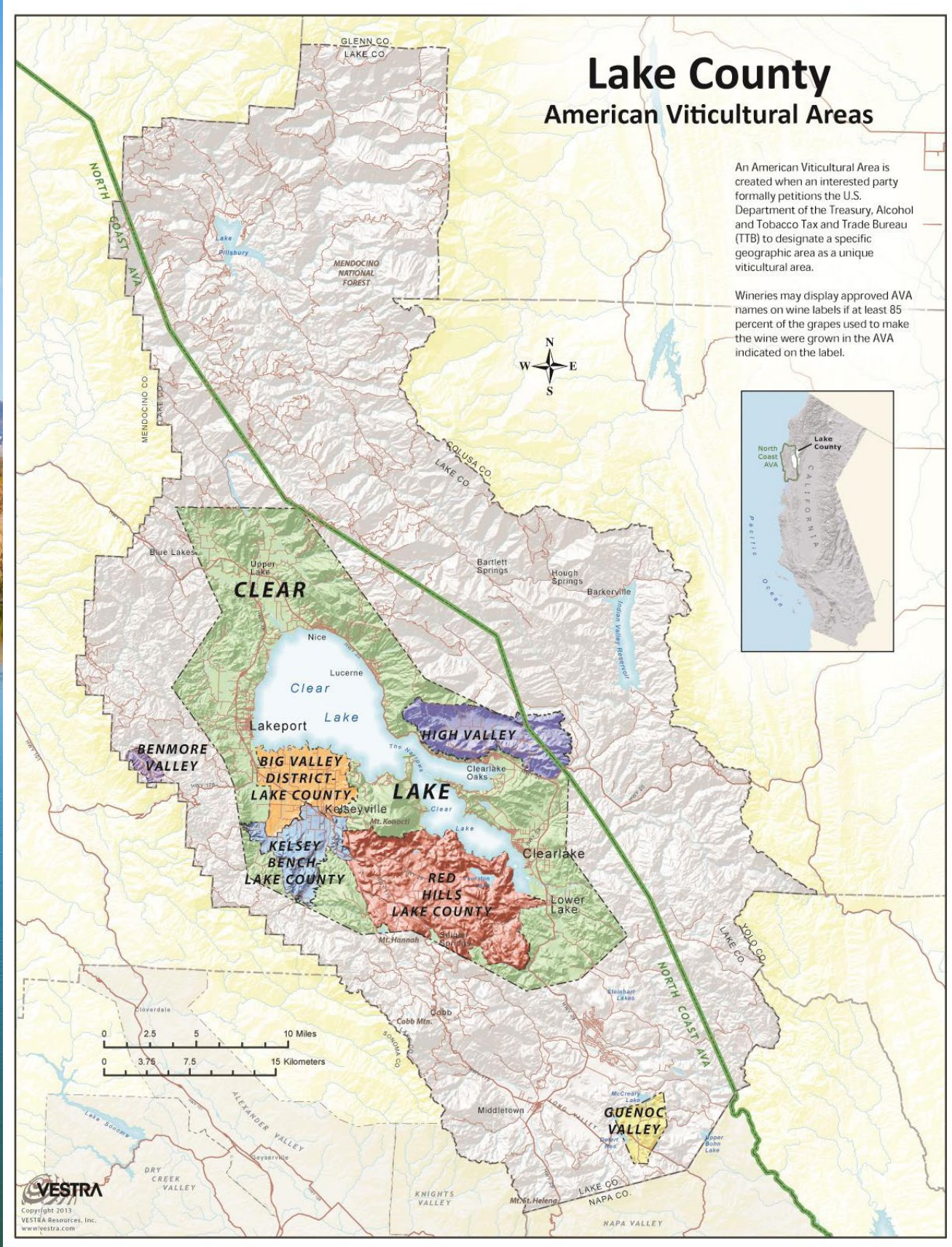
Block	Verity	Root Stock	Spacing	Planted	Grafted	Acres	Description
A	Petite Sirah	resistant	5.5 x 9.9	2013		10.5	New Plants
B	Petite Sirah	resistant	5.5 x 9.9	2013		6.1	New Plants
C	Chardonnay	resistant	3.7 x 9.9	1990		12.5	New and old plants, mostly new, old trellis
D	Chardonnay	resistant	3.7 x 9.9	1990		15.0	Some old plants, old trellis, 3 yr plants
E	Chardonnay	resistant	3.7 x 9.9	1990		13.6	New and old plants, mostly new, old trellis
F	Petite Sirah	resistant	5.5 x 9.9	2012		23	New Plants
G	Malbec	resistant	5.5 x 9.9	2012		21.3	New Plants
H	Merlot	resistant	3.7 x 9.9	1990		30.2	Mixed age mostly young, old trellis, doubled t stakes
I	Cabernet Sauvignon	resistant	5.5 x 9.9	2013		11.1	New planting
J	Cabernet Sauvignon	resistant	7 x 11	1990	2015	8.9	
K1	Cabernet Sauvignon	resistant	7.3 x 7	1998		13.3	Interplanted
K2	Cabernet Sauvignon	resistant	8.8 x 7	1998		15.2	Interplanted
K3	Cabernet Sauvignon	resistant	8.8 x 7	1998		14.9	Interplanted
L	Sauvignon Blanc	resistant	3.7 x 9.9	1990		17.1	Mostly new plants, old trellis, double t stakes
M	Sauvignon Blanc	resistant	3.7 x 9.9	1990		27.5	Mostly new plants, old trellis, double t stakes
N	Sauvignon Blanc	AXR	3.7 x 9.9	1990		30.1	Mostly new plants, old trellis, double t stakes
P	Petite Sirah	resistant	4.4 x 7	1990		18.2	Interplanted
Qa	Sauvignon Blanc	resistant	3.7 x 9.9	1990		20.0	New plants next to old, old trellis
Qb	Sauvignon Blanc	resistant	3.7 x 9.9	1990	2015	3.7	Interplanted
Total:						312.2	

Varietal	Acres	2019	2018	2017	2016
Sauvignon Blanc	98.4	380.9	649.6	114	698.6
Cabernet Sauvignon	63.4	265	298.8	423	485.8
Merlot	30.2	105.9	257.5	272	286.2
Malbec	21.3	152.3	172.6	114	207.7
Petite Sirah	57.8	269.3	245	352.2	548.7
Chardonnay	41.1	197.2	294.4	236	279.2
Total	312.2	1,370.6	1,917.9	1,511.2	2506.2

Aerial Map



County Overview





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This information herein believed reliable but not guaranteed.