



16725 Dam Road, Clearlake

**Offering Memorandum
Price \$995,000**



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Salient Facts

Location	16725, 16645 & 16825 Dam Road Clearlake, CA 95422
County & AVA	Lake
APN	012-037-020 012-037-440 012-037-500
Parcel Size	25.83 +/- acres
Vineyard	21.32 +/- acres
Varietals	Cabernet Sauvignon
Grape Contract	3 year contract through 2022
Soil	Asbill Clay Loam Benridge Variant Loam
Water	Water Rights to Clear Lake Cache Creek
Power	PG&E On-site
Zoning	Agriculture (A)
Price	\$995,000

Searching for an income vineyard with a multi-year grape purchase agreement? Look no further! This 25+ acre parcel consists of 21 acres planted to Cabernet Sauvignon of three different clones. The vines were planted in red rocky soil on a 6'x6' spacing in 2000 and 2002. Vineyard designate wines have been established by the current owner and have commanded Napa-like prices. Water from the vineyard comes from Cache Creek under riparian rights and the ranch has never had a lack of water. Frost protection is handled by overhead solid set sprinklers and irrigation for the vines is via drip system. There are three legal parcels at this private vineyard setting that has Cache Creek frontage. Turn-key vineyard management in place for the passive owner/investor.



Vineyard Details

Varietal	Cabernet Sauvignon
Acres	21.32+/-
Planted	2000-2002
Spacing	6 X 6
Rootstock	110R
Trellis	VSP with 1 Drip Wire 1 Cordon Wire 4 Foliage Wires
Frost Protection	Overhead Sprinklers
Farming Practices	CSWA Certified Sustainable

Harvest Data

Year	2019	2018	2017	2016	2015	2014
Tons	96	80.37	50.16	92.64	72.8	66.92

Block Map



Aerial Map



Gallery

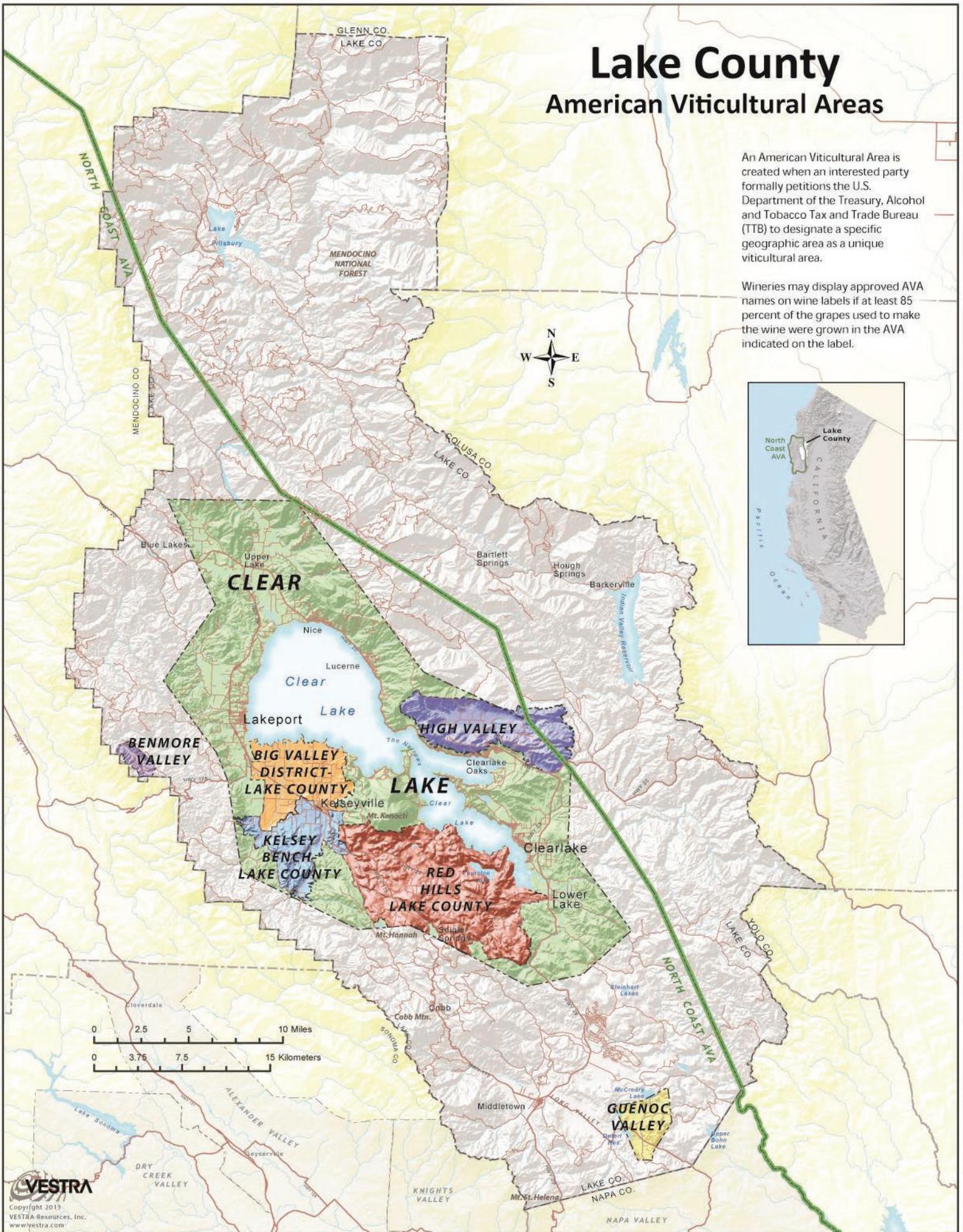


Lake County

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.





Tony Ford

Founder

DRE 01406167

Vineyard , Winery & Estates

Cellular: 707.391.5950

tony@norcalvineyards.com

109 Mill St, Healdsburg, CA

404 Mendocino Ave, Santa Rosa, CA

1300 1st St #462, Napa, CA

norcalvineyards.com

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