



9300 Seigler Springs North Rd,  
Kelseyville

Offering Memorandum  
Price \$2,350,000



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# *Salient Facts*

<b>Location</b>	<b>9300 Seigler Springs Rd, Kelseyville, CA 95451</b>
<b>County &amp; AVA</b>	<b>Lake</b>
<b>APN</b>	<b>011-069-340   011-069-350</b>
<b>Parcel Size</b>	<b>81.17+/- acres</b>
<b>Vineyard</b>	<b>36.5+/- acres</b>
<b>Varietals</b>	<b>Zinfandel and Petite Syrah</b>
<b>Grape Contract</b>	<b>Buyer to sell at their discretion</b>
<b>Water</b>	<b>3 Wells</b>
<b>Infrastructure</b>	<b>Winery   Guest house   3 Septic Tanks</b>
<b>Power</b>	<b>PG&amp;E</b>
<b>Zoning</b>	<b>Agriculture (A)</b>
<b>Price</b>	<b>\$2,350,000</b>

Perfectly situated off the beaten path, one finds this premium 36.5 acre vineyard, with winery and modern cottage known as Black Rock Ranch and Cougars Leap Winery. Located in the renown Red Hills AVA, fertile volcanic soil, rocky terrain and gentle slopes allow the current owner/winemaker to produce award-winning wines year after year. Two legal parcels with approximately 81+/- acres provide future opportunities to plant additional vines and develop an estate home with 360 degree views of vineyards, Mt. Konocti, and surrounding hilltops. Abundant water, privacy and natural light. Currently, the property functions sustainably using solar power with backup generators and does not rely on an outside source for power. If you're looking for the next affordable and up-and-coming wine growing region to produce fantastic and complex wines, look no farther.



# Vineyard Details

The parcel is currently planted to **36.5** net vine acres of vineyard. This acreage estimate is based on vine counts provided by the ownership. The vineyard was planted in five blocks between 1995 and 2001, all on Saint George rootstock. The vines are in good condition, with fairly good uniformity. The majority of the blocks are an old style development, which is head trained, spur pruned, and has no trellis system. The vines are supported by a single stake at each vine. Block 1A has a vertical trellis system.

The remaining acreage consists of some additional plantable land, farmstead area and non-plantable mountainous terrain. The property has additional 12 acres of gentle terrain, which appear adaptable to vineyard. Approximately 4 acres is presently cleared for immediate development. The remaining acreage is mostly brush covered. The majority of the non-plantable area is brush and tree covered area located on the southern end of the ranch. The area has moderately steep topography and limited utility.

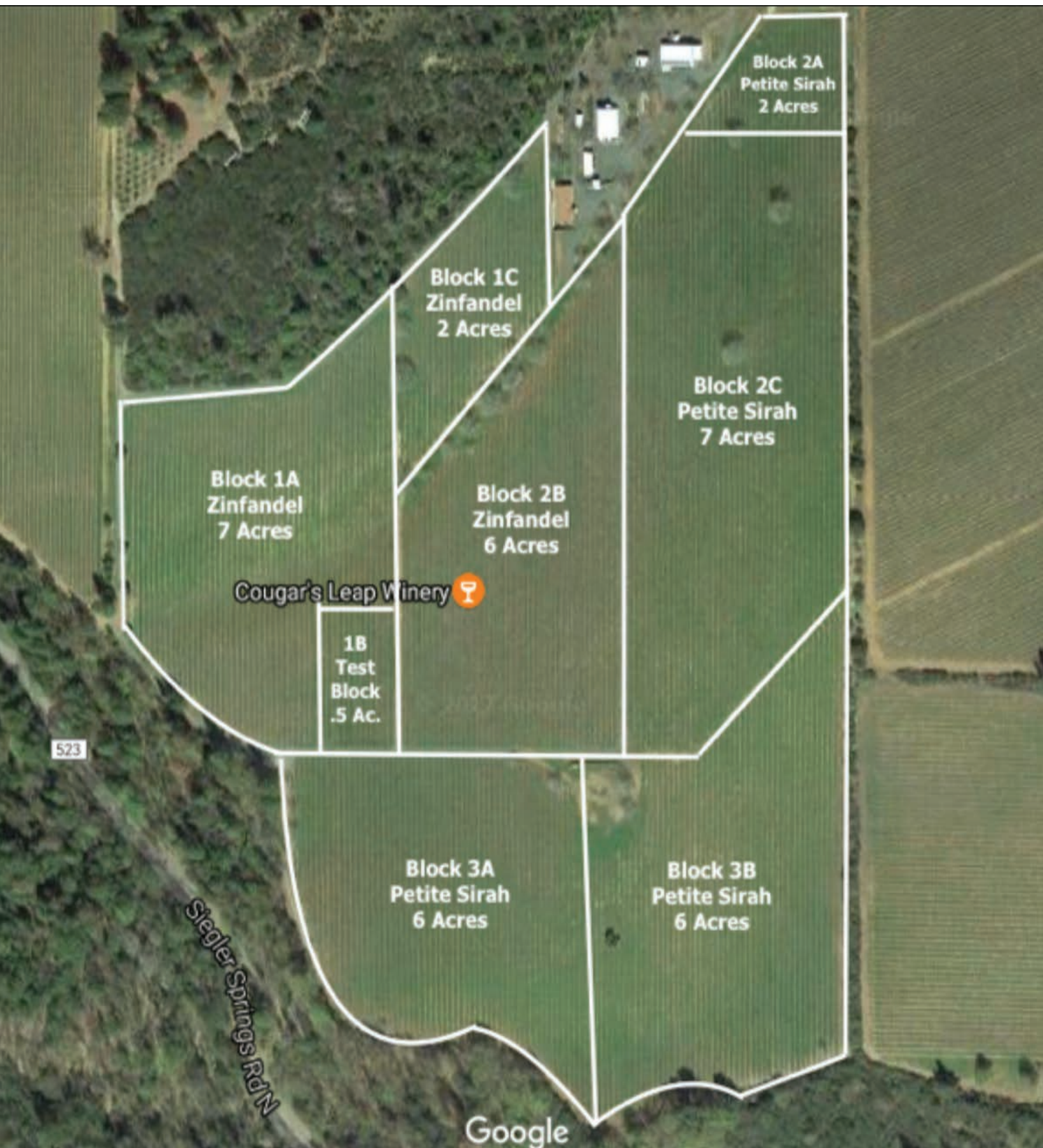
## Building Improvements:

The property is improved with four buildings. They include the original agricultural support building which was converted to winery use, shop/office, generator building, and a small pump shed.

## American AgAppraisal

Block	Variety	Acres	Rootstock	Spacing	Trellis	Year Planted	Irrigation
1A	Zinfandel	7	St. George	5' x 10'	Stake	1995	Drip
1B	Cabernet, Cab. Franc, Sirah, Semillon, S. Blanc,	0.5	St. George	5' x 10'	Vertical	1995	Drip
1C	Zinfandel	2	St. George	5' x 10'	Stake	1996	Drip
2A	Petite Sirah	2	St. George	5' x 10'	Stake	2000	Drip
2B	Zinfandel	6	St. George	5' x 10'	Stake	1996	Drip
2C	Petite Sirah	7	St. George	5' x 10'	Stake	1997	Drip
3A	Petite Sirah	6	St. George	5' x 10'	Stake	2000	Drip
3B	Petite Sirah	6	St. George	5' x 10'	Stake	2001	Drip
4	Plantable Land	12					
5	Support land	0					
6	Farmstead	1.8					
7	Excess Hill Land	29.7					
<b>Total Acreage</b>		<b>80</b>					

Variety	2003	2002	2001	2000	1999	1998	1997
Zinfandel	77.71	36.29	59.01	51.0	49.87	21.5	9.19
Petite Sirah	29.41	11.06	12.67	14.5	8.5	Non-bear.	Non-bear.



Block 2A  
Petite Sirah  
2 Acres

Block 1C  
Zinfandel  
2 Acres

Block 2C  
Petite Sirah  
7 Acres

Block 1A  
Zinfandel  
7 Acres

Block 2B  
Zinfandel  
6 Acres

Cougar's Leap Winery 🍷

1B  
Test  
Block  
.5 Ac.

Block 3A  
Petite Sirah  
6 Acres

Block 3B  
Petite Sirah  
6 Acres

523

Stegler Springs Rd N

Google

## **Agricultural Water**

Water for irrigation is provided by a new well, drilled in 2003. The well was drilled to a depth of 600 feet, with an 8' casing. The well has a 30 horsepower pump and is rated at around 200 gallons per minute. The well provides adequate water for irrigation. The property is located in a frost-free zone and does not require frost protection.

Water for domestic use is provided by a second on-site well rated at approximately 50-60 gallons per minute. The well has a 10 horsepower submersible pump. Water is pumped from the well up to four water tanks with a combined capacity of 10,000 gallons.

## **Soil Information**

The soil information used in this report is based on a visual inspection of the site and the Soil Survey of Lake County, completed in 1982. This survey is published by the United States Department of Agriculture Soil Conservation Service. The following soil types are represented on the subject property.

Soil #	Soil Type	Slope	Permeability	Erosion Hazard	Drainage	Cap. Class
118	Bottlerock-Glenview-Arrowhead complex	30-50%	M. Slow	Moderate	Good	VIIs
126	Collayomi complex	50-75%	Moderate	Severe	Good	VIIIs
128	Collayomi-Aiken-Whispering complex	30-50%	M. Slow	Severe	Good	VIIs
138	Glenview-Arrowhead complex	5-15%	M. Slow	Moderate	Good	IVs-0
139	Glenview-Arrowhead complex	15-30%	M. Slow	Moderate	Good	IV-1

# Aerial Map





# Gallery

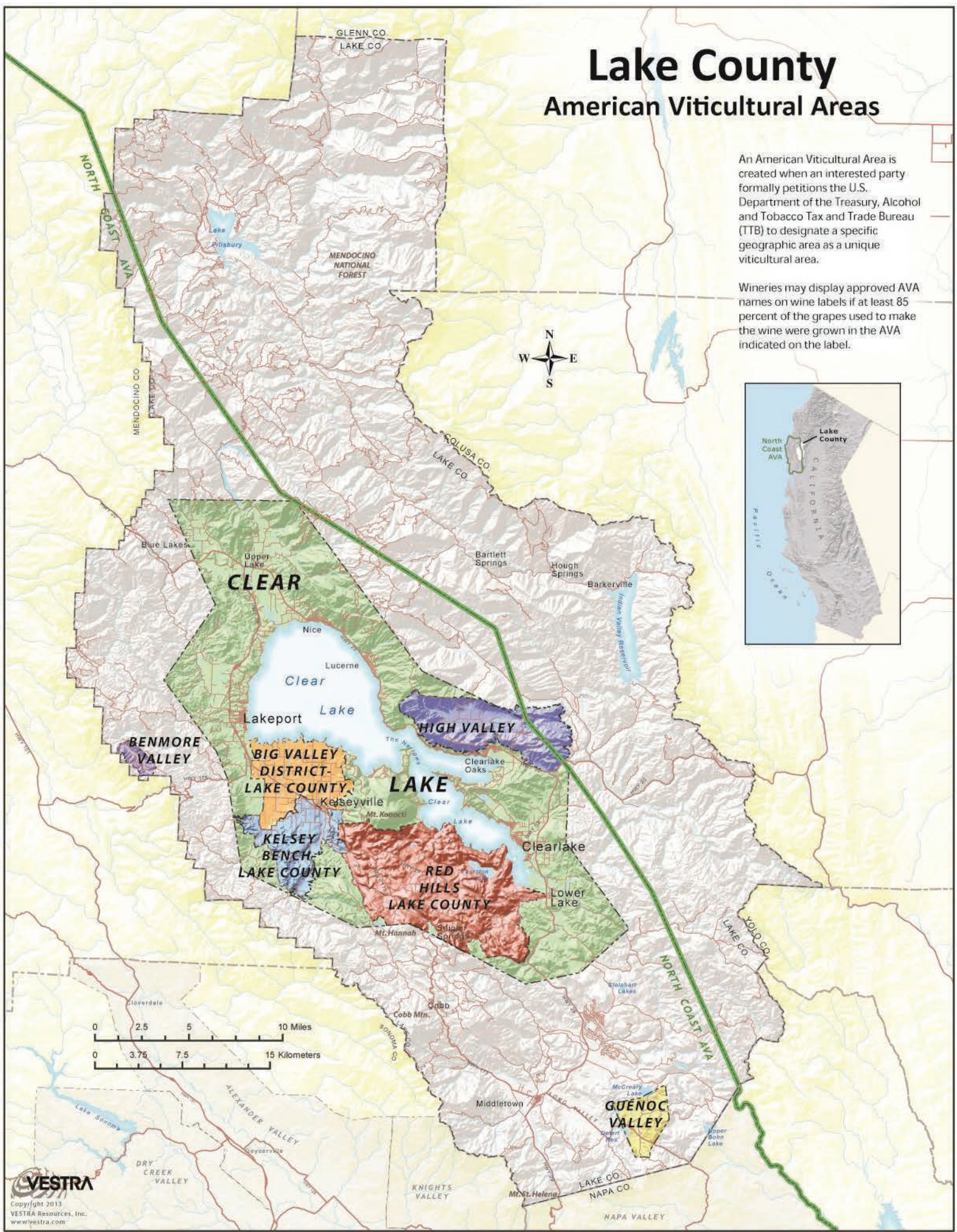


# Lake County

## 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](mailto:tony@norcalvineyards.com)

109 Mill St, Healdsburg, CA

404 Mendocino Ave, Santa Rosa, CA

1300 1st St #462, Napa, CA

[norcalvineyards.com](http://norcalvineyards.com)

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*This information herein believed reliable but not guaranteed.*