



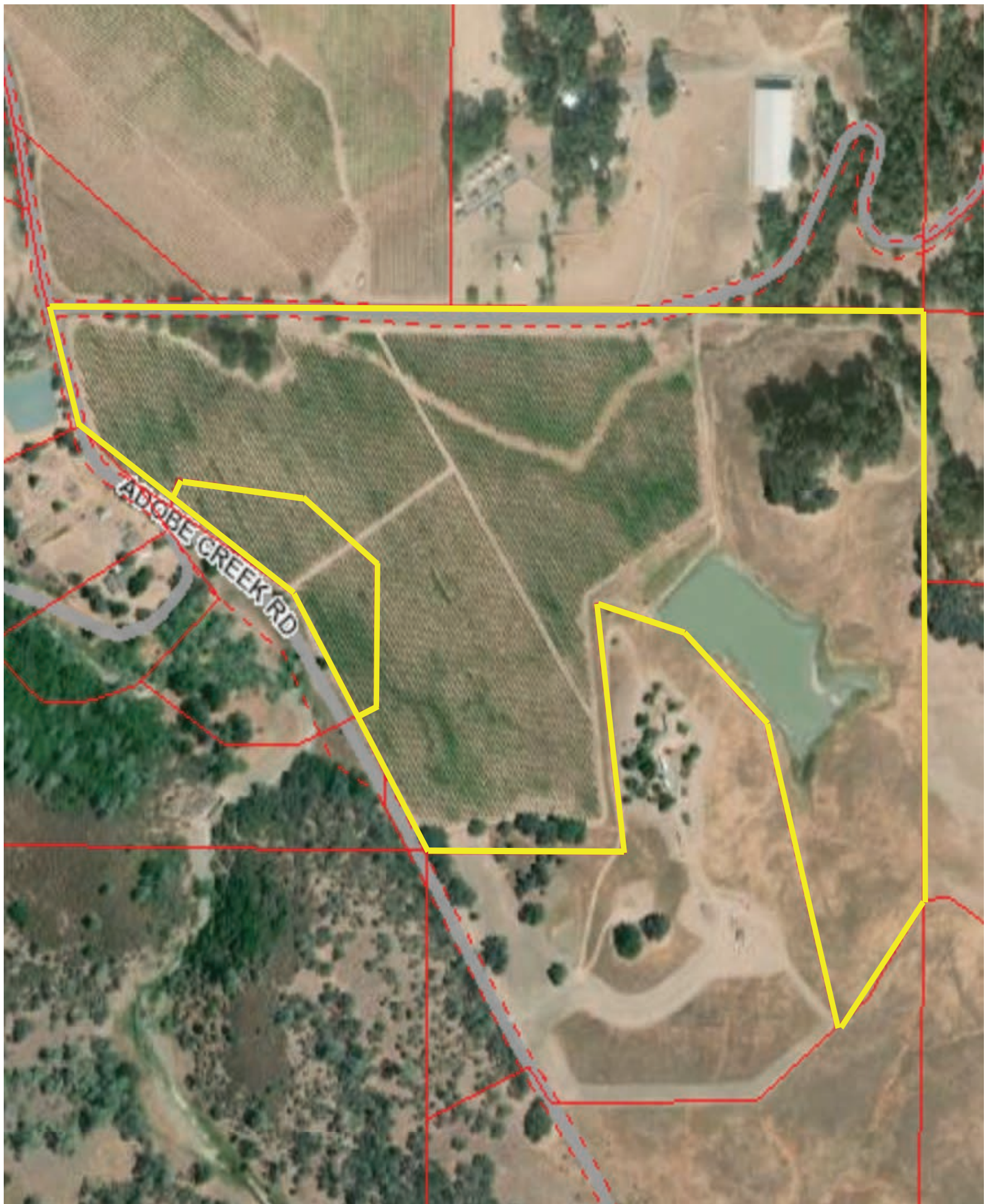
8989 Wight Way, Kelseyville

Offering Memorandum
Price \$995,000



Salient Facts

Location	8989 Wight Way Kelseyville, CA 95451
APN	007-033-36 007-033-20
Parcel Size	53.22 +/- acres
Vineyard	30 +/- planted acres
Grape Contact	Through 2022 for \$1100/ton roadside (no trucking fee, winery picks up and hauls the grapes)
Varietals	Sauvignon Blanc planted in 2002
Rootstocks/Clone	110R, 140R, 101-14 and 5BB Clone 1
Production	2020 - 122 tons 2019 - 212 tons 2018 - 122 tons
Infrastructure	Vineyard manager 1400 sqft house remodeled 2018
Water	Ag Wells On site reservoir with water rights to Adobe creek
Power	PG&E
Price	\$995,000



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.



NORTH COAST AVA

MENDOCINO CO.

GLENN CO.
LAKE CO.

MENDOCINO NATIONAL FOREST

COLUSA CO.
LAKE CO.

CLEAR

BENMORE VALLEY

BIG VALLEY DISTRICT-LAKE COUNTY

KELSEY BENCH-LAKE COUNTY

HIGH VALLEY

LAKE

RED HILLS-LAKE COUNTY

GUENOC VALLEY

NORTH COAST AVA

YOLO CO.
LAKE CO.

LAKE CO.
NAPA CO.

NAPA VALLEY





Tony Ford

Founder

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COMPASS

This information herein believed reliable but not guaranteed.