

OFFERING MEMORANDUM

Roumiquiere Vineyards

Big Valley Ranch



\$870,000

Representation by:

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V & E PROPERTIES
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PROPERTY NAME: Roumiguere Vineyards ~ Big Valley Ranch

STREET ADDRESS: 4650 Soda Bay Road

CITY: Kelseyville

COUNTY: Lake

STATE: California

PRICE: \$ 870,000

SUMMARY DESCRIPTION: 62 Total Acres with 50 Acres Planted to Varietal Vineyard.
Various Barns and Other Structural Improvements.

LAND DESCRIPTION: Lake County Assessor's Parcel Numbers:
008-016-15-00; 008-016-08-00; 008-16-07-00

VINEYARD DETAILS: See Attached

APPELLATION: Lake County

ROUMIGUIERE VINEYARDS

BIG VALLEY RANCH

4650 E. SODA BAY ROAD

KELSEYVILLE, CA 95451

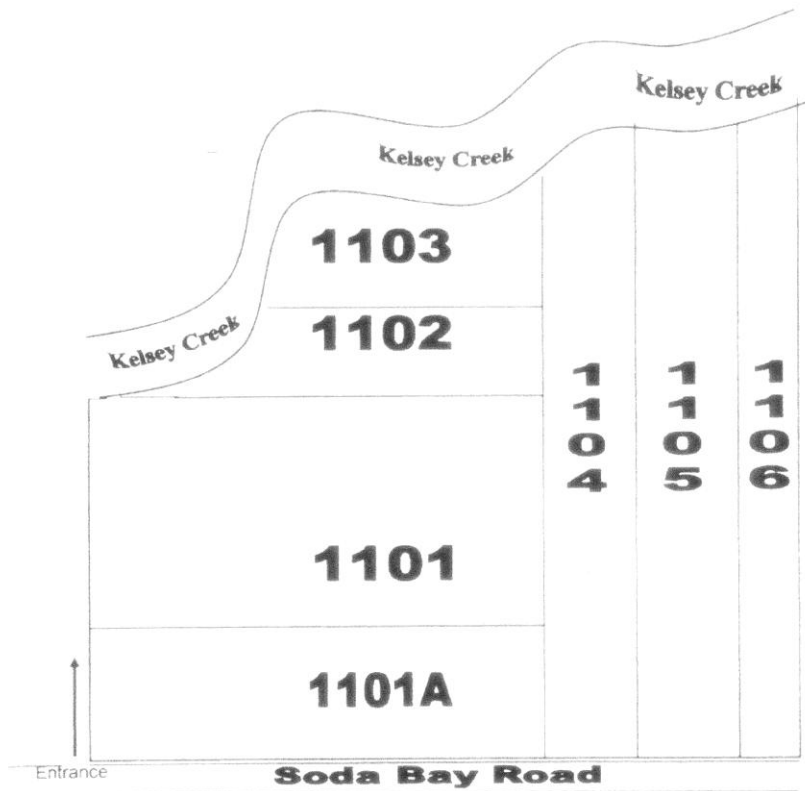
BLOCK	VINE ACRES	SPACING VINE X ROW	VARIETY	ROOTSTOCK	DATE PLANTED	GRAFTED	TRELLIS
1101A	3.13	8 X 12	Riesling	1103 Paulson	1993	2006	Double Vertical
1101A	3.00	8 x 12	Riesling	5BB	1999	2007	Double Vertical
1101	12.49	8 x 12	Merlot	5BB	1996, 1997		Double Vertical
1102	4.96	8 x 12	Merlot	5BB, 5C	1995, 1996		Double Vertical
1103	6.56	8 x 12	Merlot	5BB, 5C	1994		Double Vertical
1104	7.59	8 x 12	Sauvignon Blanc	4 Different	1993		Double Vertical
1105	8.60	8 x 12	Sauvignon Blanc	5C	1993, 1996, 1999		Double Vertical
1106	4.40	8 x 12	Sauvignon Blanc	5C	1995		Double Vertical
TOTAL PLANTED	50.73	Net Vineyard Acres					

The property consists of 62 total acres.

The ranch is planted to 50.73 net acres or 53.25 gross acres of vineyard.

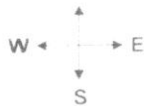
Water Source: The water source for the property is provided by subsurface water and Kelsey Creek. The property has two on-site wells used for overhead and drip irrigation and frost protection. Additional frost protection water is provided by riparian rights to Kelsey Creek. A portable diesel pump is placed in the creek.

**ROUMIGUIERE VINEYARDS
BIG VALLEY RANCH**



Big Valley Ranch
4650 E. Soda Bay Road
Kelseyville, CA 95451

<u>Block</u>	<u>Variety</u>
1101A	Riesling
1101	Merlot
1102	Merlot
1103	Merlot
1104	Sauvignon Blanc
1105	Sauvignon Blanc
1106	Sauvignon Blanc



V&E
Properties

P.O. Box 25
Calistoga, CA 94515
707.480.7882
www.VandEProperties.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we have deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it. The prospective buyer should carefully verify the enclosed items of income and expense and all other information contained herein.

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