

OFFERING MEMORANDUM

Roumiquiere Vineyards

Lake Ranch



\$990,000

Representation by:

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V & E PROPERTIES
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PROPERTY NAME: Roumiguere Vineyards ~ Lake Ranch

STREET ADDRESS: 2550 Blower Road

CITY: Lakeport

COUNTY: Lake

STATE: California

PRICE: \$ 990,000

SUMMARY DESCRIPTION: 120.97 Acres ~ 50 Acres Planted Varietal Wine Grapes
Excellent Water Source

LAND DESCRIPTION: Lake County Assessor's Parcel Numbers:
008-010-44-00; 008-009-11-00; 008-010-43-00

VINEYARD DETAILS: See Attached

APPELLATION: Lake County

ROUMIGUIERE VINEYARDS

LAKE RANCH

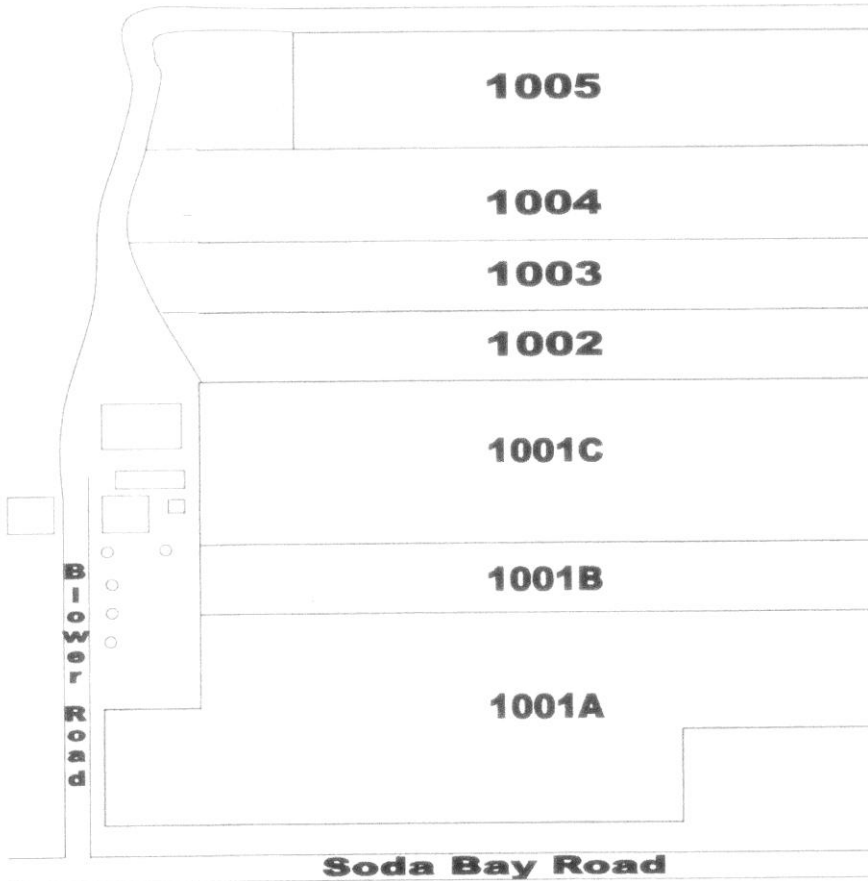
2550 BLOWER ROAD

LAKEPORT, CA 95453

BLOCK	VINE ACRES	SPACING VINE X ROW	VARIETY	ROOTSTOCK	DATE PLANTED	TRELLIS
1001A	21.40		Blank			
1001B	6.60	12.25 x 7.33	Sauvignon Musque	1103P	1999	VSP
1001C	15.60	12.25 x 7.33	Sauvignon Blanc	5BB	1997	VSP
1002	4.27	7 x 11	Cabernet Franc	AXR 1	1986	Double Vertical
1003	6.74	7 x 11	Merlot	AXR 1	1986	Double Vertical
1004	9.69	7 x 11	Chardonnay	AXR 1	1986	Double Vertical
1005	10.14		Blank			
TOTAL PLANTED	74.44					

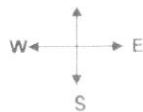
Water Source: The water source for the property is provided by subsurface water and Clear Lake. The property has an on-site well which it and the equipment are less than 15 years old. The well is used for drip irrigation and domestic water for the shop area and house. Frost protection water is provided by riparian rights to Clear Lake. The two pumping stations are located in McGough Slough, which is an extension of Clear Lake. The two diesel pumping stations provide more than enough water for frost protection for the entire vineyard.

ROUMIGUIERE VINEYARDS
LAKE RANCH



Lake Ranch
2550 Blower Road
Lakeport, CA 95453

<u>Block</u>	<u>Variety</u>
1001A	Blank
1001B	Sauvignon Musque
1001C	Sauvignon Blanc
1002	Cabernet Franc
1003	Merlot
1004	Chardonnay
1005	Blank



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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