

OFFERING MEMORANDUM

Roumiquiere Vineyards

Highland Springs Ranch



\$3,990,000

Representation by:

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PROPERTY NAME: Roumiguere Vineyards ~ Highland Spring Ranch

STREET ADDRESS: 5744 Highland Springs Road

CITY: Lakeport

COUNTY: Lake

STATE: California

PRICE: \$3,990,000

SUMMARY DESCRIPTION: 246.07 ± Acres of Planted Vineyard
55.5 ± Acres Open Land to Plant
Additional Acreage for Homesite

LAND DESCRIPTION: Lake County Assessor's Parcel Numbers

008-045-070-000; 008-046-170-000; 008-046-210-000;
008-046-180-000; 008-045-090-000; 008-044-310-000;
008-044-320-000; 008-046-200-000; 007-007-130-000;
007-009-010-000; 008-046-190-000; 008-046-220-000.

VINEYARD DETAILS: See Attached Detail

APPELLATION: Lake County

ROUMIGUIERE VINEYARDS

HIGHLAND SPRINGS RANCH

5744 HIGHLAND SPRINGS ROAD

LAKEPORT, CA 95453

BLOCK	VINE ACRES	SPACING VINE X ROW	VARIETY	ROOTSTOCK	DATE PLANTED	TRELLIS
A	8.16	7 X 11	Chardonnay	AXR1 and ?	1980	3 Wire T-Bar
B	6.11	7 x 11	Chardonnay	AXR1 and ?	1980	3 Wire T-Bar
C	9.87	7.4 x 9.9	Chardonnay	3309	1994	V.S.P.
Ca	3.60	7.4 x 9.9	Riesling	3309	1994*	V.S.P.
D	14.66	7.4 x 9.9	Chardonnay	SO4	1990	V.S.P.
E	13.44	7.4 x 9.9	Chardonnay	Freedom	1990	V.S.P
F	22.00		Open			
G	20.00		Open			
H	28.31	7.4 x 9.9	Merlot	Freedom	1990	V.S.P
I	10.00		Open			
J	8.85	7 x 11	Muscat Cannelli	SO4	1990	Open Lyre
K1	12.86	7.33 x 7	Cabernet Sauvignon	101-14	1998	V.S.P.
K2	14.66	8.8 x 7	Cabernet Sauvignon	5BB	1998	V.S.P.
K3	14.66	8.8 x 7	Cabernet Sauvignon	3309	1998	V.S.P.
L	16.08	7.4 x 9.9	Merlot	110R	1989	V.S.P.
M	26.35	7.4 x 9.9	Sauvignon Blanc	SO4	1989	V.S.P.
N	27.98	7.4 x 9.9	Sauvignon Blanc	AXR1	1990	Open Lyre
O	3.50		Open			
P	17.64	8.8 x 7	Petite Sirah	5C	1999	V.S.P.
Q	19.54	7.4 x 9.9	Sauvignon Blanc	Freedom	1990	Open Lyre
Qext	3.30	7.4 x 9.9	Sangiovese	5C	1995, 1999**	Open Lyre
TOTAL PLANTED	301.57 246.07	Estimated Vineyard Acres Total Planted Acres				

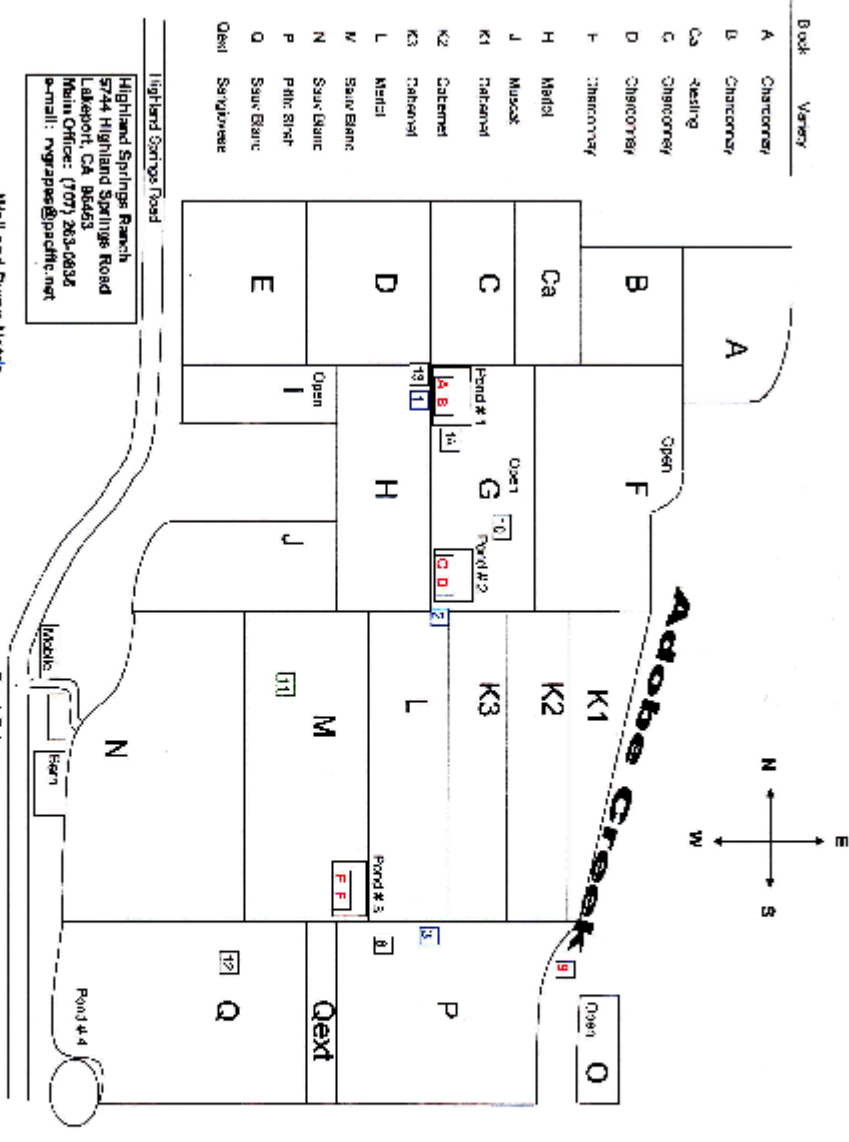
* Ca – Riesling was grafted in 2007

** Qext – 1.01 planted in 1995; 2.20 planted in 1999

ROUMIGUIERE VINEYARDS
Highland Springs Ranch

Block Variety

A	Chardonnay
B	Chardonnay
Ca	Merlot
C	Chardonnay
D	Chardonnay
F	Chardonnay
H	Merlot
J	Muscat
K1	Ribonasi
K2	Cabernet
K3	Ribonasi
L	Merlot
M	Sauv Blanc
N	Sauv Blanc
P	Pilar Shiraz
Q	Sauv Blanc
Qext	Sauv Blanc



Highland Springs Ranch
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Well and Pump Notes

- A,B,C,D,E,F** Pond Motions - Ford 428 Industrial Engines - Progress Converted Portable Creek Pump. Feeds low head to any of the 3 ponds
- 1 2 3** Wells - Diesel Engines
- 9** All three wells were drilled approx. 10 years ago
- 1** Perkins Diesel - moved from Pond #2 location August 2019
- 2** Perkins Diesel - Tier 3 - New October 2019
- 3** John Deere Diesel - New Goulet Blocks - September 2009
- 10 12** Wells - Electric Motors - currently not in use
- 11** Well - New electric pumping equipment for Merlot Home and Barn - 2010
- 1A** Well - New but currently the cap and net in use
- 8 13** Wells - capped and not functional

Pond Notes

- Ponds are approximately 14 to 16 acre each
- Pond #4 currently is not hooked up to the system but you can still run a portable pump and push into the main line if necessary
- The ranch has both covered and open
- There is a lot of hardkill by 01 now you have water around the ranch

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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