



Vineyard Properties

OFFERED BY: PAUL W. SPITLER

WWW.VANDEPROPERTIES.COM



*Regency Vineyards,
Lake County, CA*

Regency Vineyards, Lakeport CA

**45.2 flat acres with
23 acres planted to
Sauvignon Blanc &
10 additional acres
plantable**

Great opportunity close to
Lakeport and highway. A must see!

Offered at:

\$410,000

VINEYARD OVERVIEW

Summary Beautiful Lake County vineyard. Total of 45.2 flat acres with 23 acres planted to Sauvignon Blanc & 10 additional acres plantable. Good well & pond for irrigation and frost protection. Close to Lakeport & highway. Great opportunity close to Lakeport and highway. A must see!

Location 140 Soda Bay, Rd., Lakeport, CA

Land 45.2 total acres

APN 008-001-08 33 acres; 008-001-09 12.2 acres

Vineyard 23 acres planted to Sauvignon Blanc; 10 acres plantable

County Lake County

Appellation Lake County

Water Reservoir and Ag Well



PO Box 25
Calistoga, CA 94515
707.480.7882



Over 30 Years

experience successfully representing buyers & sellers in the Northern California wine country.



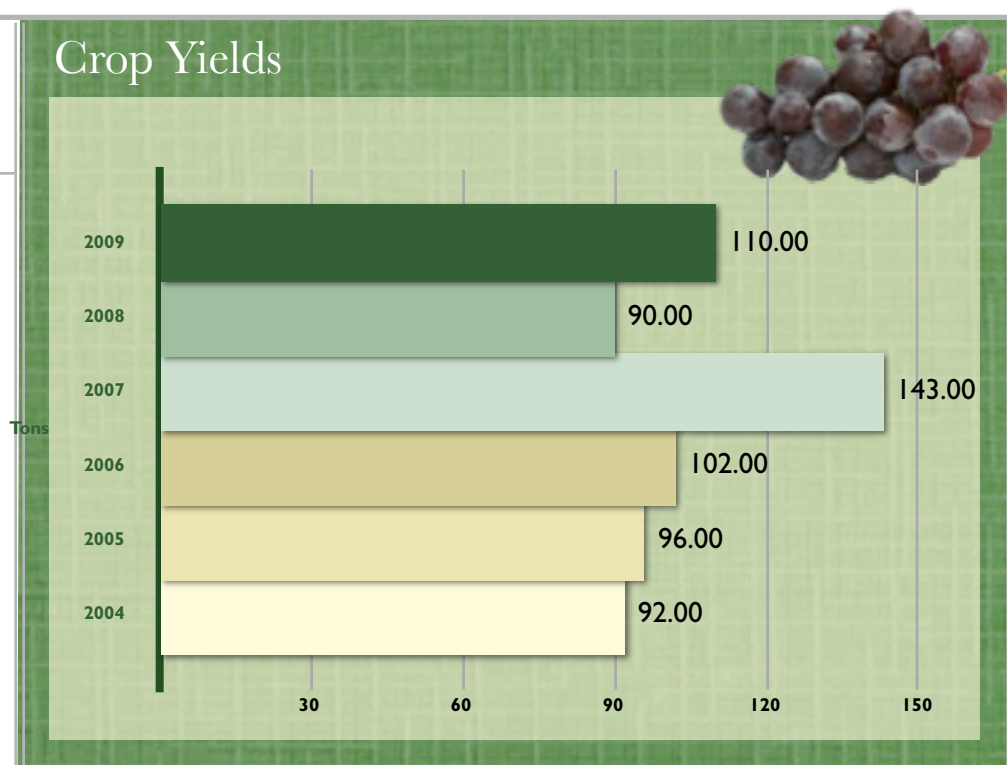
Regency Vineyards

Vineyard Summary

YEAR	TONS
2011	79.30
2010	Not Sold
2009	110.00
2008*	90.00
2007	143.00
2006	101.71
2005	96.00
2004	92.47

* Severe Frost

Crop Yields



VINEYARD INFORMATION

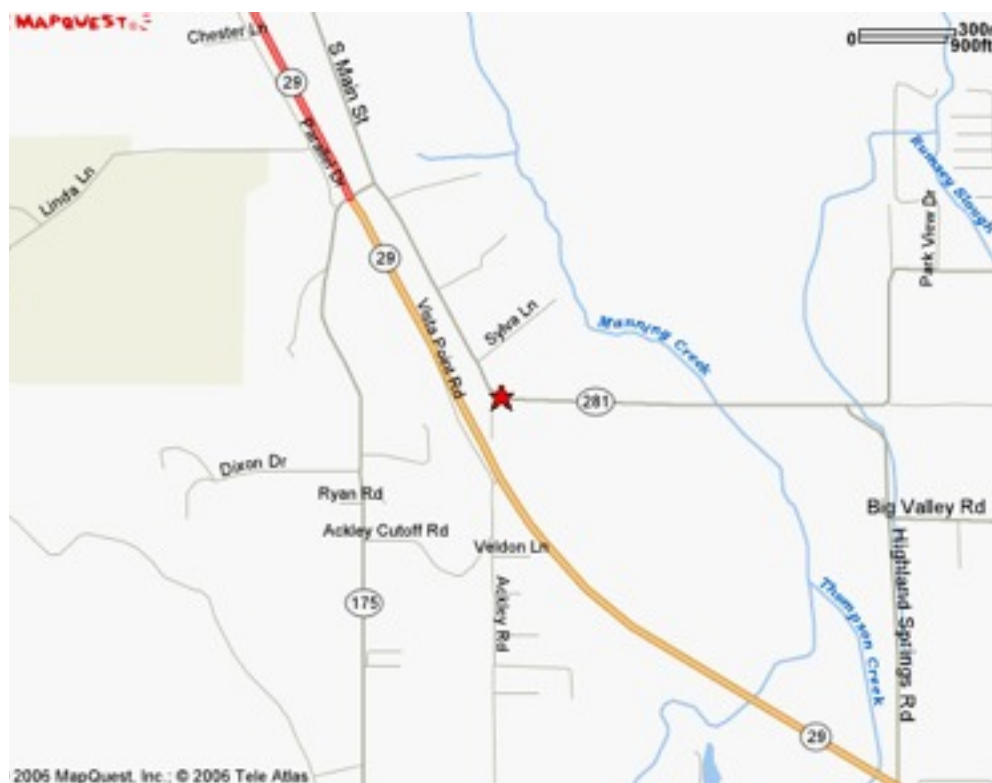
Vine Spacing 8 Feet Row spacing 8 Feet

Rootstock 101-14 on approximately 20 acres
5C on 3 acres

Clone Sauvignon Blanc - Clone 1

Planting Dates West Block:
Spring 2000
Approximately 10 vine acres
Spring 2001
Approximately 13 vine acres.
Additional ground to plant 10+ acres

Vineyard Area Map



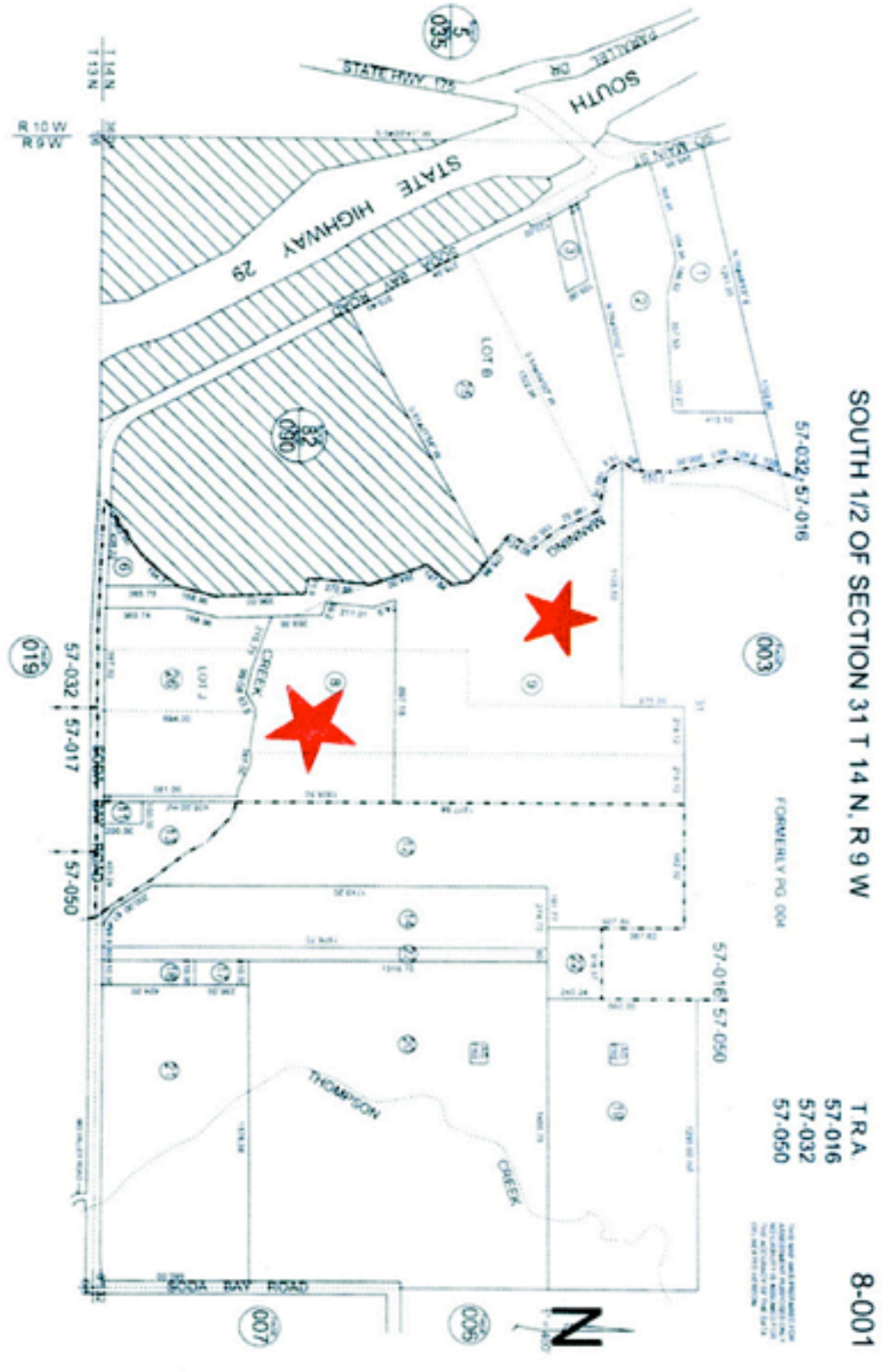
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REGENCY VINEYARDS PARCEL MAP



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Lake County

Winegrape Region: Within Lake County, a total of 8,260 acres are planted to winegrapes. This is



expected to double in the next few years, as many new vineyards are being planted.

C a b e r n e t

Sauvignon is the most planted variety with 3,300 acres. Sauvignon Blanc is the second with 1,770 acres. Fourteen wineries are located in the region. About 20 out-of-county wineries purchase Lake County grapes from independent growers. Lake County crushed 28,000 tons in 2004, about one percent of California's total wine type tonnage.

Lake County surrounds Clear Lake, the largest natural lake in California. The vineyards are planted throughout the county, from the agriculturally rich valley at 1,370 feet elevation (lake level), to the rocky red volcanic soil at more than 2,000 feet elevation around Mt. Konocti — a dormant volcano in the Pacific Rim chain. These elevations provide cooler winter conditions and a later start to the growing season. Summer growing conditions are suitably warm to ripen the grapes and the elevation allows rapid cooling in the evening. Chardonnay, Sauvignon Blanc, Cabernet Franc, Cabernet Sauvignon, and Merlot are just some of the premium varieties planted in Lake County soils. Few grape pests can tolerate the altitude and cool climate. Lake County growers are committed to sustainable farming and participate in year long educational programs to this end.



Vineyards Are An Excellent Investment



Over 30 Years experience successfully representing buyers & sellers in the Northern California wine country.

Paul W. Spitler

Paul began his career in agricultural lending and ranch management and developed a relationship with Justin Meyer and Ray Duncan as their bank lending officer in the 1960s. After several years in the ag-lending business, Paul joined Ray and Justin in 1972 at V&E Consulting and Management working closely with the partners on a variety of projects. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. Paul remained with V&E until the partnership was dissolved when Ray Duncan purchased Justin Meyer's interest in Silver Oak in 2001 and Justin's untimely death in 2002. V&E Properties, formed in 1972 as a separate profit center for the partners, became Paul's sole venture in 2002. Paul is a graduate of Cal Poly, San Luis Obispo.

Brokerage Services. V&E Brokerage Services include Property Sales and Acquisitions, Leases and Loan Arrangements. We offer an in-house real estate brokerage with a specialization in agricultural properties. We can provide potential investors with complete real

estate services including banking relationships, appraisals, business analysis. V&E has negotiated the purchase and sale for many wineries and vineyards over the last 30+ years. The relationships we have with our clients transcends the transaction as we look to establish long-term advisory relationships with our clients. The combination of our expertise, hands-on operational experience and years in the business makes V&E uniquely qualified to service clients considering buying, selling, or leasing property or businesses.



Consulting Services. V&E offers a wide range of consulting services to vineyard and winery owners as well as others involved in the wine business. These services include financial consulting and strategic planning as it relates to the acquisition and disposition of property or assets. These services provide clients with a framework on which they can base their financial decisions.



V&E Properties offers both Brokerage and Consulting Services to its clients. Having managed vineyards, wineries and acted as lenders in the wine business, we are uniquely prepared to assist our clients.

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.



P.O. Box 25

Calistoga, CA 94515

707.480.7882 ph

707.942.8672 fax

www.VandEproperties.com

DRE #00846225

Real Estate Brokerage & Consulting

V&E Properties was originally started as a vineyard management and consulting business. Its predecessor, Viticulture and Enology Consulting and Management Company, was established by Ray Duncan and Justin Meyer to provide support for their ownership of Franciscan Winery and Vineyards in the late 1960's. The name was shortened to V&E Consulting and Management Company in 1972 when the partners sold their interest in Franciscan Winery and established their new label, Silver Oak Wine Cellars. In 1979, Paul became a partner with Meyer and Duncan in V&E Consulting and Management Company. During the formative years of the creation of Silver Oak, various employees of the winery, but primarily Justin Meyer as president of V&E, actively consulted with others in the fledging wine business in the North Coast. Clients included the Christian Brothers, Ferrari-Carano Winery, Chevron Development Company, Connecticut Mutual Life Insurance Company and many others who benefited from Justin's experience. In those early years, V&E also supported Silver Oak Winery primarily in the areas of property acquisition and banking relationships. The V&E office was located at Silver Oak's Oakville winery from the time it was constructed until 2001 when Ray Duncan purchased Justin Meyer's interest in Silver Oak. After Justin's untimely death in 2002, the partnership was dissolved.