



CULTIVATE YOUR DREAM ON 40 ACRES IN THE
HEART OF LAKE COUNTY'S RED HILLS AVA

7661 HIGHWAY 29
KELSEYVILLE | RED HILLS AVA

KIM CATERINO
COMPASS

WWW.KIMCATERINO.COM | 707-681-1552 | DRE#01985003
KIM.CATERINO@COMPASS.COM





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PROPERTY PROFILE

ADDRESS:	7661 HIGHWAY 29
CITY, COUNTY, ZIP	KELSEYVILLE, LAKE COUNTY, 95451
TOTAL ACRES	40.34 (W/LOT LINE ADJUSTMENT WILL BE 41.6)
PRICE	\$1,250,000
ASSESSOR'S PARCEL NUMBER	009-022-331-000
APPELLATION	RED HILLS
ZONING	RL
STRUCTURES	1400 SQ FT HOME, 1500 SQ FT OUTBUILDING, 1800 SQ FT BARN, BUILDING SITE
WATER	20 GPM WELL + STORAGE TANKS: 2 x 10,000 GAL., 2 x 2500 GAL
UTILITIES	3 PHASE POWER AT LOT LINE, PROPANE, SEPTIC



7661 HIGHWAY 29
KIM CATERINO

PROPERTY OUTLINE



COMPASS



PROPERTY DESCRIPTION

Cultivate your dream on 40 secluded acres in the heart of Lake County's Red Hills AVA. This region is known for its fertile volcanic soil and rocky ridges and has a growing reputation for deeply concentrated, elegant and age-worthy wines from the Cabernet Sauvignon grape. Andy Beckstoffer has invested in this region

Sharing a property line with Beckstoffer's Amber Knolls West vineyard, this stunning, hillside property is planted to 8 acres of Cabernet & 1/2 acres of Petit Verdot. The property features an additional 9 plantable acres, which are cleared and ready for development. The property is serviced by a 20 GPM well and includes 2 x 10,000 gallon storage tanks that service the vineyards, 1 x 2500 gallon tank servicing the house and an additional 2500 gallon tank for the building site at the top of the property.

In 2018 the owners obtained a Complex Grading Permit and Minor Use Permit for the vineyard development and for development of a small winery & tasting room. Due to the Cal Trans project that served to widen Hwy 29 in front of this property, however, a tasting room building permit was not obtained within the timeframe required by the Use Permit. The owners are currently investigating the status of the Use Permit. In 2022 the owners obtained State & County permits for 44,000 sq ft of mixed-light tier 2 cultivation of Cannabis, further expanding the enormous income potential of this property.

Structures on the property include a 1400 sq ft home, a 1500 sq ft outbuilding, and an 1800 sq ft barn, all with water and electric. The 1400 sq ft mid-century modern home was remodeled in 2020 and features 3 en suite bedrooms, new LVT flooring throughout, remodeled bathrooms, new ceiling fans and HVAC wall units. In addition, a gourmet chef's kitchen was installed complete with new cabinetry, stone counters, a 48-inch, 6 burner stove with a 2 burner flat top and top of the line appliances.

At the top of the property, 2100 ft above sea level, lies the opportunity to develop a magnificent estate home. Surrounded by vineyards and with breathtaking 360-degree, panoramic vineyard & mountain views your private, mountain top oasis awaits. Located less than 10 minutes to the quaint and charming town of Kelseyville and less than an hour to Calistoga and Ukiah, this is an opportunity not to be missed.



VINEYARD INFORMATION

CLONES & ROOTSTOCK

Item Description	Vine Type	Qty
Cabernet Sauvignon FPS 07 (C) / 110R (C)	GPBG	4,375
Petit Verdot 400 (NC) / 110R (C)	GPBG	625
Cabernet Sauvignon FPS 47 (C) / 110R (C)	GPBG	4,375

RED HILLS AVA

Overlooked by Mount Konocti, Red Hills is an American Viticultural Area contained within the larger Clear Lake AVA. The area has a growing reputation for deeply concentrated, elegant and age-worthy wines from the Cabernet Sauvignon grape. Elevation is a key factor in this region with higher elevations allowing for greater levels of UV light contributing to grapes thicker skins, higher tannins and, therefore, producing more intense wines. The red, volcanic soils are another hallmark of the area. Striking in color, these gravelly soils are rich in glassy black obsidian. They drain freely, forcing vines deep into the ground in search of sustenance, delivering low yields of small, intensely flavored grapes and wonderfully concentrated wines.

VINEYARD PROFILE

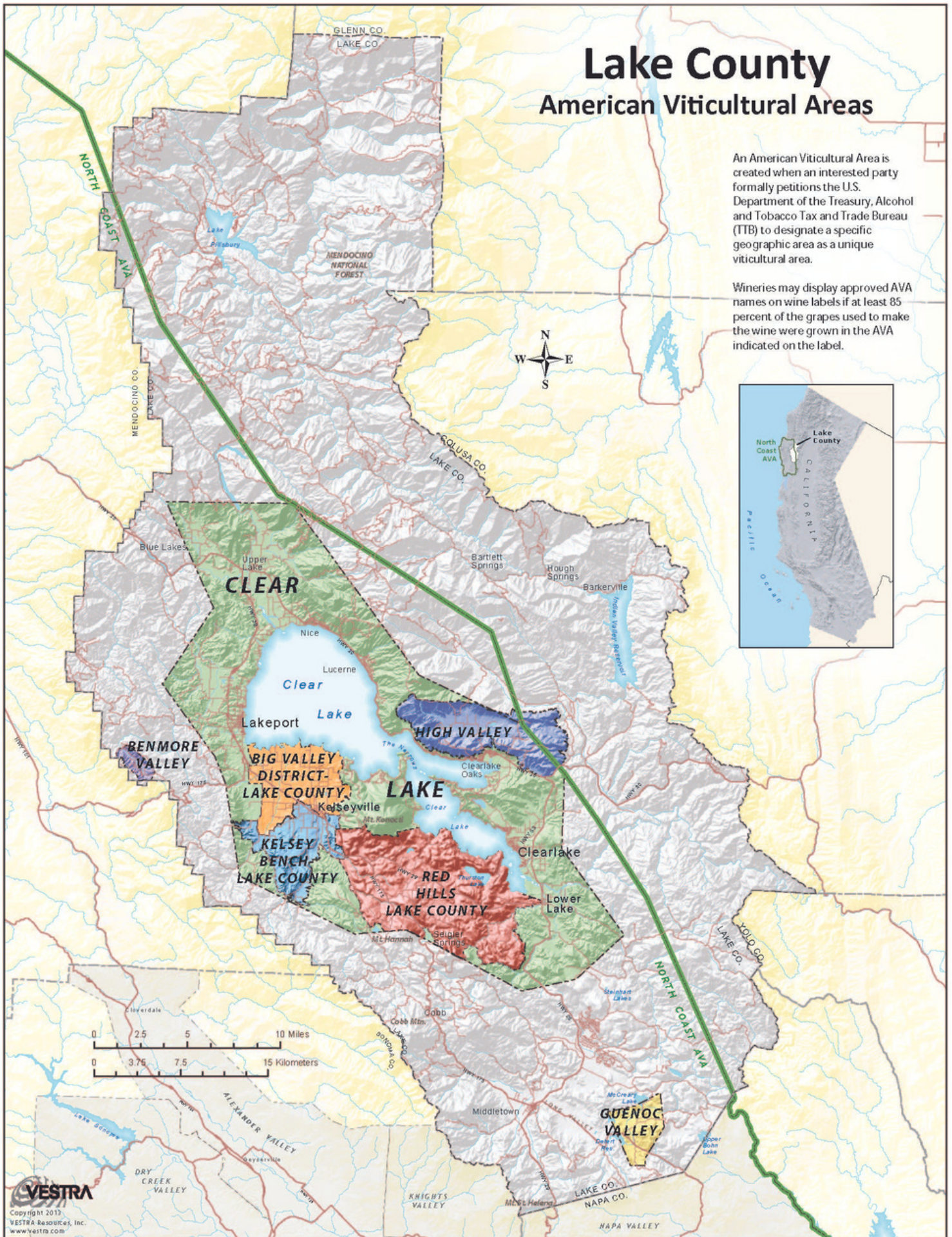
Planted in 2017 to 8 acres of Cabernet Sauvignon and 0.5 acres of Petit Verdot these hillside vines are grown at an altitude of approximately 2000 ft. According to a soil analysis conducted by Paul Anamosa of Vineyard Soil Technologies "the soils of this vineyard site are very well suited for high quality winegrape production. Benridge-Konocti association, the Collayomi-Aiken Whispering –complex, and the Bottlerock-Glenview-Arrowhead complex. The data generated for this project supports at least one of the soils within each complex in their designated map units. The soil texture of the surface layer is loam at all sites. The textures of upper subsoils are loam and clay loam. The textures of the lower subsoil were sandy loam, loam and clay loam". While the vineyards were planted in 2017 under the advisement of top industry professionals no fruit has yet been harvested. The caliber of the surrounding vineyards in this area, in addition to the integrity of the site, suggests that these vineyards will produce fruit of a very high caliber given the proper care and farming.

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.



RED HILLS, LAKE COUNTY AVA



On the elevated ridges and flanks of the Mayacamas Mountains to the west and the Vaca Range to the east, Lake County's 9,454 acres of vineyards ring one of the oldest geological lakes in North America. Under cobalt blue skies that boast the purest air in California, 180 growers cultivate vines in an astounding array of soils, from rocky volcanic highlands to mountain valleys lined with gravelly river courses.

Lake County's intensity of place — climate, soils, and sunlight — produces grapes and wine of compelling quality and character.



OVERVIEW

Dramatic high elevation volcanic hillsides producing intense mountain fruit with great color and structure.

TOPOGRAPHY

Located in the northern Mayacamas Mountains, the Red Hills of Lake County frame the southwest edge of Clear Lake. Comprised of dozens of volcanic hills ranging from 1,350 to over 3,700 feet above sea level, the appellation lies right over the North Coast Magma Pocket. As a result, the Red Hills are the latest formation of the volcanic and tectonic processes that created many of the famous hillside regions of the North Coast.

ELEVATION

Vineyard elevations range from 1,350 to 3,000 feet with the majority of the AVA's acreage planted at or over 2,000 feet.

Higher elevations and Lake County's pure air allow for greater levels of UV light, as much as 10% more than neighboring sea level valleys. This UV triggers thicker grape skins, greater tannins, and intense wines with high phenolic content.

SOILS

Volcanic origin from neighboring Mount Konocti, producing well-drained vineyards rich in black obsidian, quartz crystals and volcanic gravel content, and strikingly red in color. Three general soil types predominate: Glenview-Bottlerock- Arrowhead, Konocti-Benridge, and Collayomi-Aiken.

CLIMATE

With vineyards starting at 1,350 feet and reaching up to 3,000 feet above sea level, Red Hills of Lake County grapes are grown in mountain climate conditions.

Upper level airflows from the Pacific Ocean combine with many local convections to moderate daytime highs. Low relative humidity and varied topography permit quick radiative cooling of ridgetop vineyards in the late afternoon and evenings. Both factors allow for good acid retention during ripening.

Cold winters and dry summer conditions are an important factor in Lake County's reduced pesticide and other application rates, one of the lowest in California.

ACREAGE

3,250 acres

VARIETALS

Cabernet Franc, Cabernet Sauvignon, Petite Sirah, Sauvignon Blanc, Syrah, Zinfandel.



BECKSTOFFER BUYS HISTORIC RED HILLS VINEYARD

Published on WineBusiness.com, Jan 15, 2019

Beckstoffer Vineyards Purchases the Beringer Clear Mountain Vineyard in the Red Hills of Lake County from Treasury Wine Estates; Renames it Amber Mountain Vineyard

(Kelseyville, Calif.—January 15, 2019) – Andy Beckstoffer, perhaps the most recognized California grower of wine grapes, announced today that Beckstoffer Vineyards has purchased the 220-acre Clear Mountain Vineyard from Treasury Wine Estates. Beckstoffer will be renaming the vineyard Amber Mountain Vineyard, in recognition of the red volcanic soils of the Red Hills and as a nod to the company's nearby Red Hills vineyards, Amber Knolls and Crimson Ridge.

The vineyard formerly known as Clear Mountain was planted in the 1980's by Napa's Beringer Winery and has long been a hallmark for Cabernet Sauvignon production in the Red Hills. Its grape and wine quality influenced Beckstoffer's decision to begin his Red Hills involvement in 1997, which subsequently began the modern era of premium vineyard plantings in Lake County.

Since then, Beckstoffer has steadfastly been committed to proving that the Red Hills can produce ultra-premium Cabernet rivaling the best that California has to offer. After first purchasing land in the Red Hills in 1997, in 2004, Andy Beckstoffer and a group of growers established the Red Hills AVA in 2004. In 2016 Beckstoffer Vineyards announced a new Red Hills wine quality research program with outstanding Cabernet Sauvignon winemakers, the results of which shall be announced later in 2019. Additionally, in 2018, Beckstoffer Vineyards further staked its claim in the area, opening their Red Hills Station office.

"We think that the Red Hills has the promise to be the best non-Napa Cabernet Sauvignon in California. There is only one Napa Valley, but we believe the Red Hills Cabernet Sauvignon has the promise to be the most exciting new wine in the entire global New World of Wines," said Beckstoffer of the purchase and his company's ongoing investment in and commitment to the Red Hills.

BECKSTOFFER BUYS HISTORIC RED HILLS VINEYARD

Wine Business, Jan 15, 2019 (cont.)

THE RED HILLS AVA

Established in 2004, the Red Hills AVA is located in the northern Mayacamas Mountains on the southwest edge of Clear Lake. At the foot of Mount Konocti, the AVA is comprised of dozens of volcanic hills ranging from 1,350 to over 3,700 feet above sea level. Grapes are grown in mountain climate conditions with the majority of the AVA's acreage planted at or over 2,000 feet allowing for greater levels of sunlight. The exposure to sunlight, combined with low humidity and temperate climate create a perfect growing season, allowing grapes to ripen without dramatic fluctuations, resulting in bright, balanced wines with complex flavor.

After the recent acquisition, Beckstoffer Vineyards will own more than 2,000 acres in the Red Hills of Lake County.

ABOUT BECKSTOFFER VINEYARDS

Named "Napa's most powerful grape grower" by both the Wall Street Journal and Wine Spectator, Beckstoffer Vineyards was founded in 1970. Beckstoffer Vineyards is firmly rooted in the soil of Northern California's wine country, with Andy Beckstoffer playing an integral role in the evolution of the wine grape industry since 1970. Joined at the family-owned business by his son David in 1997, they share a common mission – to produce the highest quality grapes in Northern California that form the foundation for exceptional wines – and a combined passion for the land and viticulture expertise.

At the forefront of land conservation and labor practices, Beckstoffer Vineyards is committed to bringing agricultural sensitivity, business acumen and technology to the industry as a whole, and to each of the communities in which they do business.

In total, Beckstoffer Vineyards owns and farms roughly 4000 acres of vineyards in Napa Valley, Mendocino County and the Red Hills of Lake County, including some of Napa's most historic and iconic vineyard properties. The six Heritage Vineyards, with origins dating back to the 19th century, include To Kalon, Dr. Crane, Bourn, Las Piedras, Georges III and Missouri Hopper. Each vineyard has a history and provenance that is unparalleled in California, offering a combination of soil and climate that have historically produced the highest quality Cabernet Sauvignon grapes for the finest wines.

LINKS & AREA INFORMATION

Red Hills AVA	<u>Lake County Winegrowers</u>
Beckstoffer Press Release	<u>WineBusiness.com</u>
Lake County Wineries	<u>Lake County Winery Association</u>
Kelseyville	<u>Visit Kelseyville</u>
Disclosures	<u>Glide</u>
Amber Knolls Vineyards	<u>Beckstoffer</u>

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Cultivate Your Dream

