

DIAMOND RIDGE VINEYARDS

895 State Hwy 53, Clearlake, CA

Offered at \$5,000,000



LISTING DESCRIPTION

This rare 771 +/- acre offering in the heart of Lake County wine country combines scale, production, and potential like no other. With direct frontage on State Highway 53, the property is anchored by 190 +/- acres of premium vineyards planted to Cabernet Sauvignon, Merlot, Petite Sirah, Cabernet Franc, and Malbec. **The vineyard is priced at \$20,000 per acre, less than half the cost of planting new in this region!** Furthermore, this vineyard is significantly less expensive to manage, as it is all machine-harvested. And labor outlay is traditionally much less than in surrounding grape-growing regions because home and living costs are much more affordable.

These vines have a strong production history thanks to the region's ancient red volcanic, alluvial soils, abundant water, and ideal climate. Because of its elevation and consistent air flow, the vineyard has required minimal frost protection over the past 24 years. Beyond the established vineyard blocks, there are an additional 160 +/- acres of plantable land ideal for expansion. The remaining 400+ acres offer potential for development. A 30-acre-foot reservoir, supported by five agricultural wells, ensures an ample water supply, with irrigation infrastructure already in place. The land's topography is defined by rolling foothills and gentle slopes, with elevations ranging from 1,480 to 1,960 feet, offering excellent drainage, varied microclimates, and breathtaking views.



PARCEL DETAILS & MAP

County: Lake

Parcel Size: 771.07+ | - Gross Acres

of Legal Lots: All 14 parcels in the Preliminary Title Report have their own parcel number, legal description, and separate tax bills. They are separate legal parcels and could be sold separately. **(BUYER TO CONFIRM)**

Zoning:

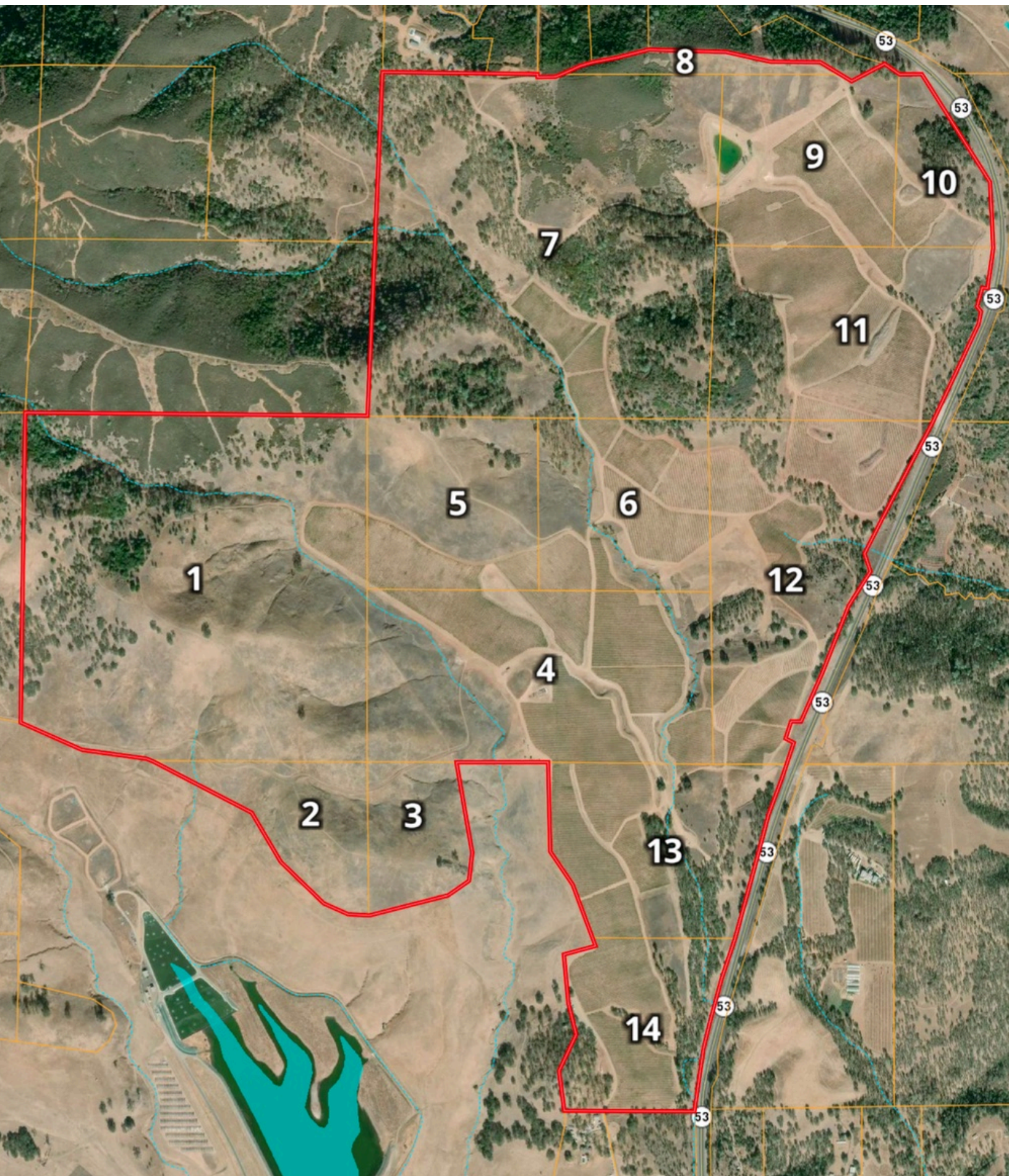
"RL" - Rural Lands: Allows agricultural uses and single-family dwellings.

Allowable density of one dwelling per 20-65 acres. Steep slopes, fire hazard, and remoteness often restrict development.

"RR" - Rural Residential: Allows agricultural uses and single-family dwellings.

Allowable density of one dwelling per 5-20 acres. Can serve as a buffer between agricultural and more intense residential uses.

Parcel Code	Address	APN	Zoning	Acreage
1	895 State Hwy 53, Clearlake	010-055-100-000	"RL" - Rural Lands	155.59
2	995 State Hwy 53, Clearlake	010-055-110-000	RL	21.99
3	1105 State Hwy 53, Clearlake	010-055-120-000	RL	18.15
4	1015 Ca-53, Clearlake	010-055-130-000	RL	78.61
5	835 State Hwy 53, Clearlake	010-055-140-000	RL	39.12
6	815 Ca-53, Clearlake	010-055-150-000	RL	39.19
7	745 Ca-53, Clearlake	010-055-160-000	RL	155.09
8	455 Ca-53, Clearlake	010-055-170-000	RL	5.93
9	495 Ca-53, Clearlake	010-055-180-000	RL	40.32
10	525 Ca-53, Clearlake	010-055-190-000	"RR" - Rural Residential	16.8
11	725 Ca-53, Clearlake	010-055-200-000	RR	58.94
12	795 Ca-53, Clearlake	010-055-210-000	RR	65.58
13	1215 Ca-53, Clearlake	010-055-220-000	RR	45.76
14	1615 Ca-53, Clearlake	010-055-231-000	RR	30
			Total Acreage	771.07



LOCATION MAP



VINEYARD DETAILS

Planted Acreage: 190.37 +/-

American Viticultural Area (“AVA”): Clear Lake & North Coast

Grape Varieties: Cabernet Sauvignon, Merlot, Petite Sirah,
Cabernet Franc, & Malbec

Planting Date: 2001 plantings (one 4.62-acre block grafted in 2006)

Grape Contract: The entire 2025 crop is available

Plantable Acreage: Roughly 160 +/- acres are available to plant

Irrigation: Irrigation water is supplied to the vineyard blocks from 5 agricultural wells pumping at a combined estimated rate of approximately 1,150 to 1,400 GPM (water pumped to a 30 acre-foot on-site reservoir), which is then distributed from the reservoir to the vineyard blocks via a booster pump and filter station to driplines with emitters.

Yields:

<i>Winery Year</i>	<i>Year</i>	<i>Tonnage</i>	<i>Price</i>		
Hess Collection	2019	666.14	2,300.00	*	
Hess Collection	2020	0	2,300.00	Smoke Tainted Every Acre	
Hess Collection	2021	551.94	2,185.00	*	
Hess Collection	2022	530.33	2,116.00	*	
Caymus Vineyards	2023	656.95	2,240.00	**	
Caymus Vineyards	2024	661.46	2,240.00	**	
Notes:					
*	The Hess price is for the Cabernet. Other varieties were sold at a different price.				
**	The Caymus price is for every varietal.				
1)	The Hess Collection contracts over the years specify the maximum tonnage per acre accepted. Before the fires, the ranch enjoyed multiple-year evergreen contracts with Hess.				
2)	As with Hess, Caymus Vineyards contracts also specify a maximum tonnage of 4.5 tons per acre.				

BLOCK DETAILS & MAP

Block # / Row Number	Acreage	VSP	Row Count	Varietal / Rootstock
#1	6.59	9 x 5	82	Cab ENTAV, Certified
rows 1 - 18				191 / 101-14
rows 19 - 43				341 / 101-14
rows 44 - 63				338 / 101-14
rows 64 - 82				337 / 101-14
#2a	11.43	9 x 5	136	
rows 1-105				Cab 337 / 101-14
rows 106 - 136				Cab ENTAV, 191 / 101-14
#2b	2.88	9 x 5	52	Cab 337 / 101-14
#3a	6.58	9 x 5	113	Cab 4 / 3309
#3b	14.81	9 x 5	157	Cab 4 / 3309
#4	13.28	9 x 5	168	Cab 4 / 101-14
#5	9.06	9 x 6	72	Cab 8 / 1103P
#6, rows 1 - 87	19.37	9 x 6	87	Cab 7 / 1103P
rows 88 - 229		9 x 6	142	Cab 15 / SO4
#7a	7.19	9 x 6	114	Cab 8 / SO4
#7b	10.57	9 x 6	149	Cab 337 / 1103P
#8a, rows 1 - 110	5.4	9 x 6	110	Cab 4 / 110R
#8b, rows 111 - 174	3.4	9 x 6	64	Cab 15 / 5BB
#9	6.2 Acres, No Planting			
#10	4.46	9 x 6	59	Cab 10 / 5BB
#11a	3.84	9 x 6	52	Cab 10 / 5BB
#11b	1.36	9 x 6	40	Cab 4 / 5BB
#12	3.45	9 x 6	98	Cab 15 / 5BB
#13 a & b	5.63	9 x 6	109	Cab 6 / 5BB
#14	11.29	9 x 6	106	Petite Sarah 3 / 1103P
#15, rows 1 - 69	8.85	9 x 6	69	Cab Franc 1 / 5BB
rows 70 - 91		9 x 6	22	Malbec 4 / 5BB
#16	4.59	9 x 6		Petite Sarah 3 / 110R
#17	19.07	9 x 6	145	Merlot 181/110R
#18	17.27	9 x 6	155	Cab 4 / 5BB
Total	190.37			

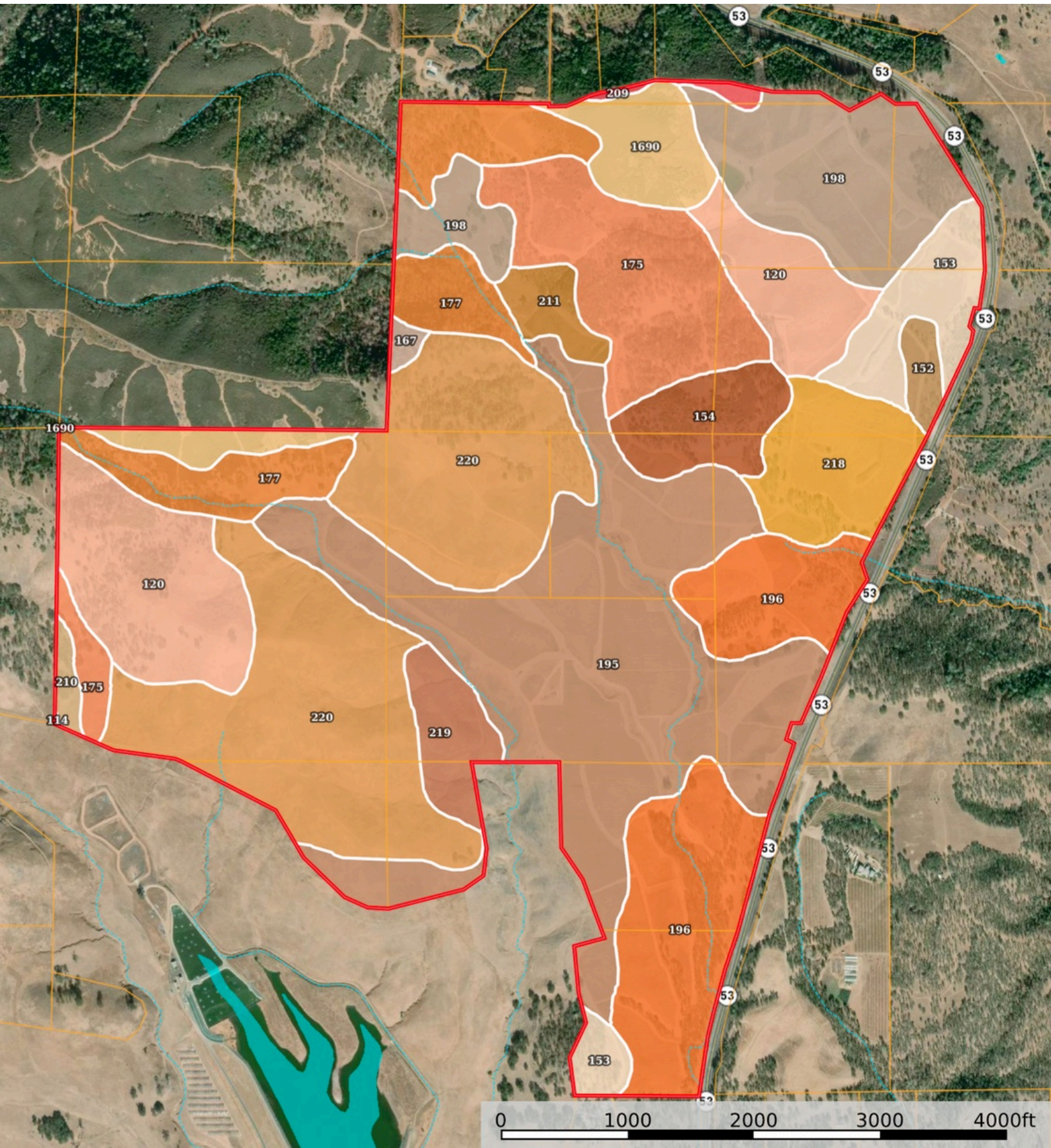


IRRIGATION MAP



SOIL DETAILS & MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
195	Phipps complex, 5 to 15 percent slopes	164.1	21.21	0	68	3e
220	Sobrante-Hambright-Guenoc complex, 30 to 50 percent slopes	151.6 4	19.6	0	28	6e
196	Phipps complex, 15 to 30 percent slopes	74.79	9.67	0	60	4e
120	Bressa-Millsholm loams, 15 to 30 percent slopes	68.5	8.86	0	47	6e
198	Pomo-Bressa loams, 15 to 50 percent slopes	62.9	8.13	0	48	6e
175	Maymen-Millsholm-Bressa complex, 30 to 50 percent slopes	58.45	7.56	0	21	7e
177	Millsholm-Bressa loams, 30 to 50 percent slopes	50.1	6.48	0	26	6e
218	Sobrante-Guenoc-Hambright complex, 2 to 15 percent slopes	29.6	3.83	0	58	7s
153	Konocti-Hambright complex, 15 to 30 percent slopes	27.42	3.54	0	35	7s
1690	Maymen-Etsel-Snook complex, 30 to 75 percent slopes, low ffd	27.23	3.52	0	11	7e
154	Konocti-Hambright-Rock outcrop complex, 30 to 75 percent slopes	21.43	2.77	0	10	7e
219	Sobrante-Guenoc-Hambright complex, 15 to 30 percent slopes	15.25	1.97	0	47	7e
211	Skyhigh-Sleeper-Millsholm association, 1 to 35 percent slopes, MLRA 15	9.13	1.18	0	55	4e
152	Konocti-Hambright complex, 5 to 15 percent slopes	5.43	0.7	0	41	7s
210	Skyhigh-Sleeper-Millsholm association, 8 to 15 percent slopes	3.21	0.41	0	60	3e
209	Skyhigh-Millsholm loams, 15 to 50 percent slopes	2.34	0.3	0	40	6e
167	Maymen-Etsel-Mayacama complex, 20 to 60 percent slopes	1.91	0.25	0	20	7e
114	Benridge-Sodabay loams, 8 to 15 percent slopes	0.09	0.01	0	73	3e







Luxe Vineyards



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