

HOLDENRIED VINEYARD

4500 Clark Drive, Kelseyville, CA

Offered at \$2,950,000



Luxe  Vineyards

LISTING DESCRIPTION

Holdenried Vineyard is a rare vineyard opportunity in one of Lake County's most celebrated appellations, the Big Valley District AVA. The property totals 136.56± acres, is enrolled in the Williamson Act, and has approximately 98± acres currently planted to grapes, with an additional 19± acres of fallow, irrigated, plantable land ready for development.

The vineyard's 55± acres of Sauvignon Blanc are its crown jewel. Approximately 25 acres were planted in 2019 and 2022, representing some of the youngest vines on the property. Over the last 3 years, the Sauvignon Blanc has averaged 8 tons per acre at \$1,150 per ton. A 2-year grape contract covering the 2026 and 2027 harvests means a buyer steps in with contracted revenue in place. The balance of the planted acreage consists of Chardonnay, Merlot, and Syrah.

The vineyard uses a VSP trellis system with single-spur and double-cordon configurations, wood and metal end posts, metal stakes, cordon and support wires, and a dedicated drip wire per row. Water is abundant, 2 producing wells feed an on-site reservoir, distributing through underground main lines to PVC risers with one drip hose per row for precision irrigation, plus overhead sprinklers throughout for frost protection. Opportunities of this caliber in the Big Valley District AVA do not often come to market.



PARCEL DETAILS

4500 Clark Drive, Kelseyville, CA 95451 · Lake County · Big Valley District AVA

PARCEL DETAILS

Address: 4500 Clark Drive, Kelseyville, CA 95451
County: Lake
Total Acres: 136.56 acres
Zoning: APZ
Tax Assessment: Williamson Act
Power: PG&E
Outbuildings: None
Water: See Page 11

APNS

APN	Lot Acres
008-040-140	115.63
008-040-130	20.44
008-062-310	0.49

PARCEL MAP



PARCEL PHOTO



VINEYARD DETAILS

Planted Acreage:	97.80± acres
Appellation:	Big Valley District — Lake County
Trellis System:	VSP (Vertical Shoot Position) — single & double cordon
End Posts:	Wood and metal
Frost Protection:	Overhead sprinklers throughout

GRAPE VARIETIES

Variety	Acres
Sauvignon Blanc	55
Merlot	23.8
Chardonnay	10
Syrah	9
Fallow / Plantable	19±

GRAPE CONTRACT

Contract:	2-year Sauvignon Blanc contract - up to 500 tons
Harvests:	2026 & 2027

BLOCK DETAILS

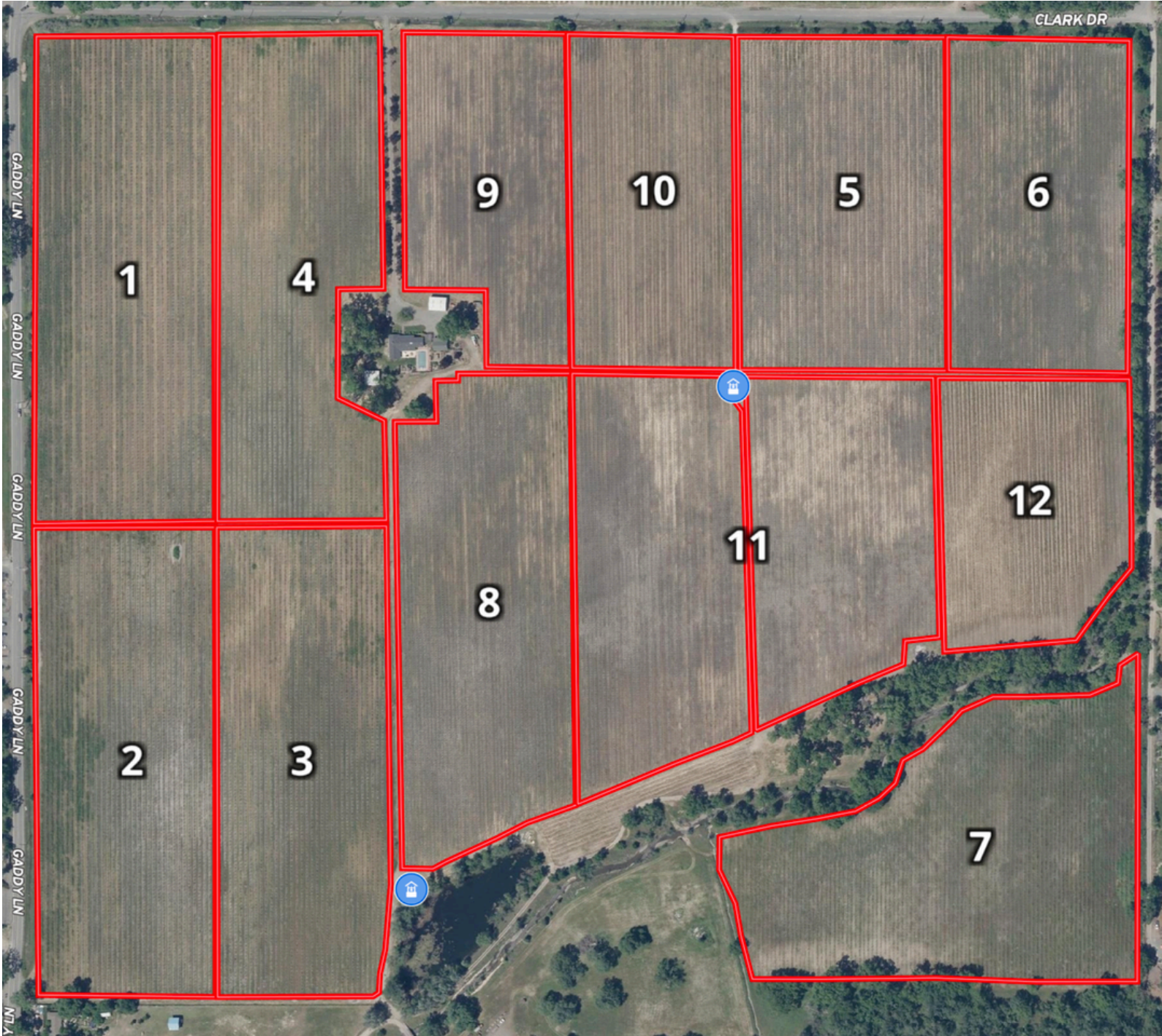
HOLDENRIED VINEYARD — LAKE COUNTY, CALIFORNIA

Block Summary | Big Valley District-Lake County

Block	Variety	Rootstock	Spacing	Date Planted	Acres	% of Total
1	Sauvignon Blanc	5BB	12' x 8'	1998	10	10.2%
2	Fallow Land				10	
3	Sauvignon Blanc	SO4	12' x 8'	1999	11.2	11.5%
4	Sauvignon Blanc	3309	12' x 8'	2006	8.8	9.0%
5	Chardonnay	110R	10' x 7'	1997	10	10.2%
6	Syrah	5C	9' x 6'	2000	9	9.2%
7	Fallow Land				13	
8	Merlot	5C	9' x 6'	1998	11.8	12.1%
9	Merlot	3309	9' x 6'	2001	4	4.1%
10	Merlot	110R	9' x 6'	2001	8	8.2%
11	Sauvignon Blanc	101-14	10' x 6'	2019	16	16.4%
12	Sauvignon Blanc	1103P	10' x 6'	2022	9	9.2%
TOTAL VINEYARD ACRES					97.80	100.0%
<i>Plantable Land</i>					<i>23.00</i>	
TOTAL ASSESSED ACRES					136.56	

Blocks 4, 8 & 9 are partially on APN 008-040-070, which is not included with the sale of the subject property. Total vineyard acreage remaining, excluding APN 008-040-070, is roughly 97.8.

BLOCK MAP



PRODUCTION & PRICING 19'-22'

HOLDENRIED VINEYARD — LAKE COUNTY, CALIFORNIA

Historical Production — Tons Per Acre (2019–2022)

Variety	Tons/Acre				Average
	2019	2020	2021	2022	
Chardonnay	7.0	5.0	4.6	3.5	5.0
Merlot	3.9	3.8	3.0	3.2	3.5
Sauvignon Blanc	8.6	7.3	3.8	6.2	6.5
Syrah	4.4	2.8	2.1	2.6	3.0
Zinfandel	4.5	4.5	4.1	4.5	4.4

HOLDENRIED VINEYARD — LAKE COUNTY, CALIFORNIA

Historical Pricing — Dollars Per Ton (2019–2022)

Variety	\$/Ton				4-Yr. Avg.
	2019	2020	2021	2022	
Chardonnay	\$500	\$975	\$1,250	\$1,350	\$1,019
Merlot	\$1,250	\$987	\$1,250	\$1,350	\$1,209
Sauvignon Blanc	\$1,125	\$1,125	\$1,150	\$1,150	\$1,138
Syrah	\$400	\$1,154	\$1,000	\$1,000	\$889
Zinfandel	\$500	\$1,083	\$1,000	\$1,333	\$979

▲ Values shaded blue indicate pricing calculated from insurance payments due to smoke taint (2019–2020) or crop insurance (Zinfandel 2022)

PRODUCTION & PRICING 23'-25'

HOLDENRIED VINEYARD — LAKE COUNTY, CALIFORNIA

Production & Pricing Update — 2023, 2024, 2025

Variety	Acres	Year	Tonnage	Price/Ton	Gross Income	Status	Notes
Syrah	9	2025	—	—	—	MOTHBALLED	Did not harvest — Mothballed
Syrah	9	2024	—	—	—	MOTHBALLED	Did not harvest — Mothballed
Syrah	9	2023	—	\$800	—	NOT HARVESTED	Did not harvest — Frost and mold
Merlot	23.8	2025	—	—	—	MOTHBALLED	Did not harvest
Merlot	23.8	2024	—	—	—	MOTHBALLED	Did not harvest
Merlot	36.8	2023	—	\$1,000	—	NOT HARVESTED	Did not harvest — Fall frost, rot
Sauvignon Blanc	55	2025	495	\$1,150	\$569,250	✓ ACTIVE	Good crop, contracted at \$1,150/ton
Sauvignon Blanc	47	2024	400	\$1,150	\$460,000	✓ ACTIVE	Contracted at \$1,150/ton
Sauvignon Blanc	47	2023	325	\$1,150	\$373,750	✓ ACTIVE	Contracted at \$1,150/ton
Zinfandel	10	2025	—	—	—	REMOVED	Vineyard removed
Zinfandel	10	2024	—	—	—	REMOVED	Vineyard removed
Zinfandel	10	2023	—	—	—	NOT HARVESTED	Not harvested — rot damage
Chardonnay	10	2025	—	—	\$29,000	CROP INSURANCE	Not harvested
Chardonnay	10	2024	—	—	\$23,000	CROP INSURANCE	Not harvested — frost damage
Chardonnay	10	2023	70	\$800	\$25,000	LIMITED	Bulk wine — net after expenses

SAUVIGNON BLANC — INCOME SUMMARY (ACTIVE PRODUCING VARIETY)

Year	Acres	Total Tons	\$/Ton	Gross Income	Tons/Acre		
2025	55	495	\$1,150	\$569,250	9.0		
2024	47	400	\$1,150	\$460,000	8.5		
2023	47	325	\$1,150	\$373,750	6.9		
3-Year Total		1,220		\$1,403,000			

✂ NOTE: 13-acre Merlot vineyard is being removed. Sprinkler system is being retained for eventual replant. Remaining Merlot mothballed — only custom crush available.

WATER

HOLDENRIED VINEYARD - WATER & WELL SYSTEM

ON-SITE AGRICULTURAL WELLS

WELL No. 1		WELL No. 2	
Horsepower	80 HP	Horsepower	30 HP
Motor Make	John Deere Diesel	Motor Make	U.S. Motors
Pump	Ingersoll	Pump	Berkeley
Serial No.	R016A1880072	Serial No.	7120072
Output (GPM)	400 GPM	Output (GPM)	900 GPM

COMBINED TOTAL OUTPUT: 1,300 GPM

WATER PRODUCTION — TYPICAL IRRIGATION CYCLE

Total GPM	1,300	<i>gallons per minute - both wells</i>	
Minutes Per Hour	60	<i>continuous operation</i>	
Total GPH	78,000	<i>gallons per hour</i>	
Hours Per Day	24	<i>full-day pumping capacity</i>	
Total GPD	1,872,000	<i>gallons per day</i>	
Gallons Per AC/FT	325,000	<i>standard conversion</i>	
AC/FT Per Day	5.76	<i>acre-feet delivered daily</i>	
Days in Irrigation Cycle	120	<i>typical season</i>	
Total AC/FT in Irrigation Cycle	691.2	<i>acre-feet per full season</i>	
Total Irrigated Acres	120.6	<i>vineyard acres served</i>	
AC/FT Per Acre (120 Days)	5.73	<i>well above minimum requirements</i>	

WATER REQUIREMENTS — WINE GRAPE VINEYARDS

UC Cooperative Requirement	0.5 – 1.75 AC/FT per acre per year	<i>Upon full maturity (North Coast region standard)</i>
This Vineyard Delivers	5.73 AC/FT per acre (120-day cycle)	<i>Significantly exceeds minimum needs</i>
Water Cost Estimate	\$80 – \$90 per acre-foot	<i>On-site pumped groundwater</i>

DISTRIBUTION SYSTEM

Storage	On-site reservoir improved with multiple pumps
Conveyance	Underground main lines to PVC risers - one drip hose per vineyard row
Irrigation	Individual drip irrigation per row for precise water delivery
Frost Protection	Overhead sprinkler system installed throughout vineyard





Luxe Vineyards



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