

For Sale - Ranch with 500+ Acres -Napa Valley Area

11474 Spruce Grove Ave, Lower Lake CA 95457

Please Call Nancy at 702-781-3117

Solar
Panels 100 Acres

Goats & Sheep
75 Acres

Cannabis 20 Acres

Potential Cannabis Area

Potential Cannabis Area

Vegetables
30 Acres

Alfalfa
50 Acres

Cattle
75 Acres

Vineyard 50 Acres

Ducks, Chickens Members Farming
25 Acre

HOUSE #1
11450 Spruce Grove Rd

Members Farming

Vegetable/Carrots
25 Acres

Vegetables
50 Acres

Entrance at Spruce Grove Road

Road System on the Property

1450 & 11474 Spruce Grove Drive, Lower Lake

OFFERING MEMORANDUM

2000 ft



NATURAL INVESTIGATIONS
COMPANY

OFFERING SUMMARY

ADDRESS	11474 Spruce Grove Ave Lower Lake CA 95457
COUNTY	Napa Valley area
OFFERING PRICE	\$3,950,000
PRICE PSF	\$0.18
LAND SF	21,867,120 SF
LAND ACRES	503
ZONING TYPE	Agricultural/Rural
# OF PARCELS	9

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	262	2,739	12,531
2021 Median HH Income	\$52,158	\$38,562	\$34,568
2021 Average HH Income	\$72,641	\$51,826	\$44,162

Investment Summary

- Owner has applied to the County for Cannabis licenses for green houses and out door growing.

Owner will consider partnership with a Vegetable grower.

Owner will consider partnership with a Cannabis grower.

Owner will consider partnership with a Vineyard grower.

OWC - Owner will carry terms available. Please contact us for additional information.

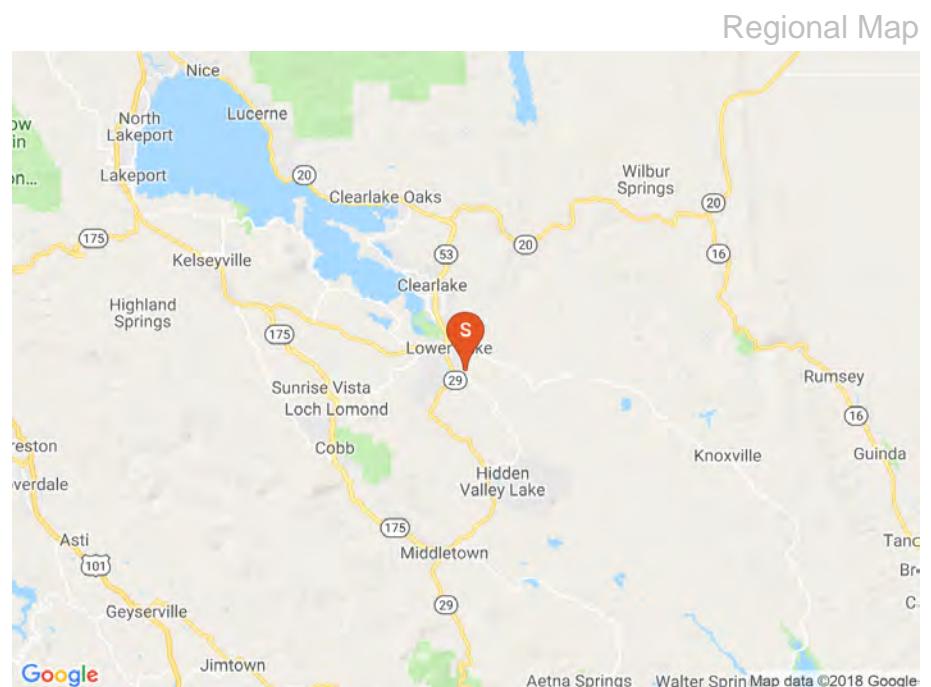


Location Summary

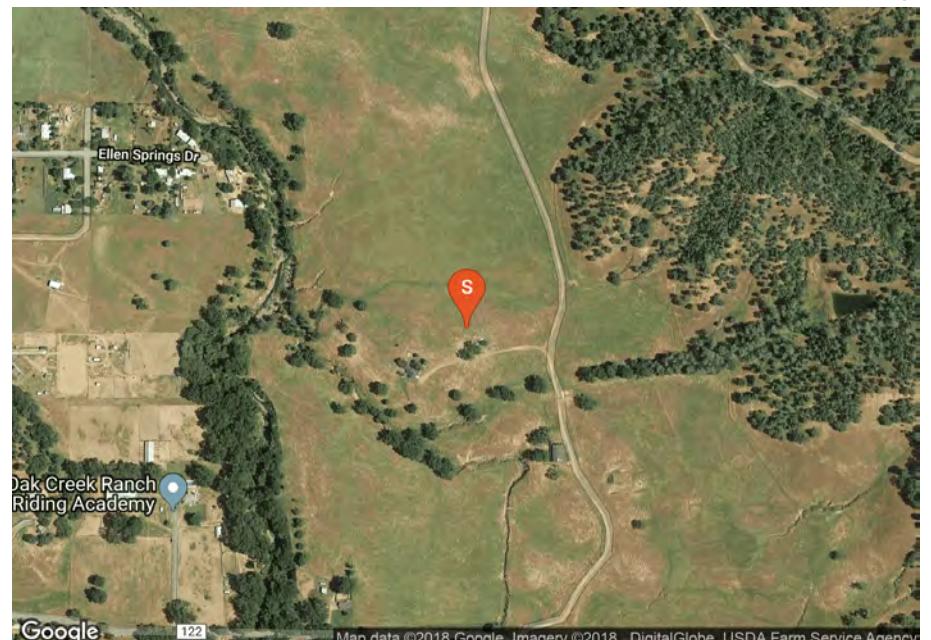
- 500+ Acres in the Heart of California!! Nestled between Sonoma and Napa Valley. Some of the most fertile farmland in the USA! So many options! The opportunity is Huge! Present owner is in the middle of applications to the County and State to grow legal cannabis. However, this property includes 9 certificates of compliance that allows for potential residential development. This property is also ideal for vineyard, planting grapes and starting a winery. There are two houses on the property therefore you can live on your own ranch and grow organic cows, organic chickens, organic vegetables. This land can be used for whatever your needs are, from farming and ranching, growing organic foods and cannabis, building your own vineyard and winery, or even developing some parcels for residential development.

Property Highlights

- * 106+ acre parcel with a main residence, barn and cottage. Ranch living at its best!!
- * 40+ acre knoll top parcel with valley views; 40+ acre parcel with rolling knoll top building site.
- * 40+ acre parcel with a pond, meadow and creek view. This site has red soil ideal for vineyard planting.
- * 40+ acre parcel with views of the valley and lower lake; Opportunity for growing cannabis.
- * 35+ acre building site with a walnut orchard and creek views.
- * 18+ acre building site and 17+ acre site, both with Copsey Creek Frontage

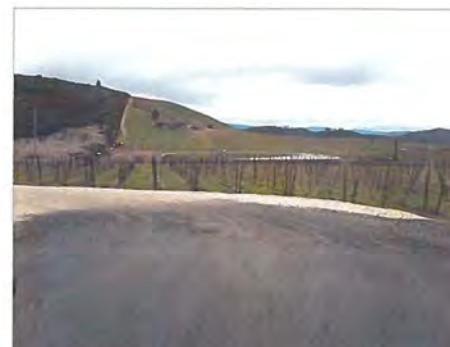


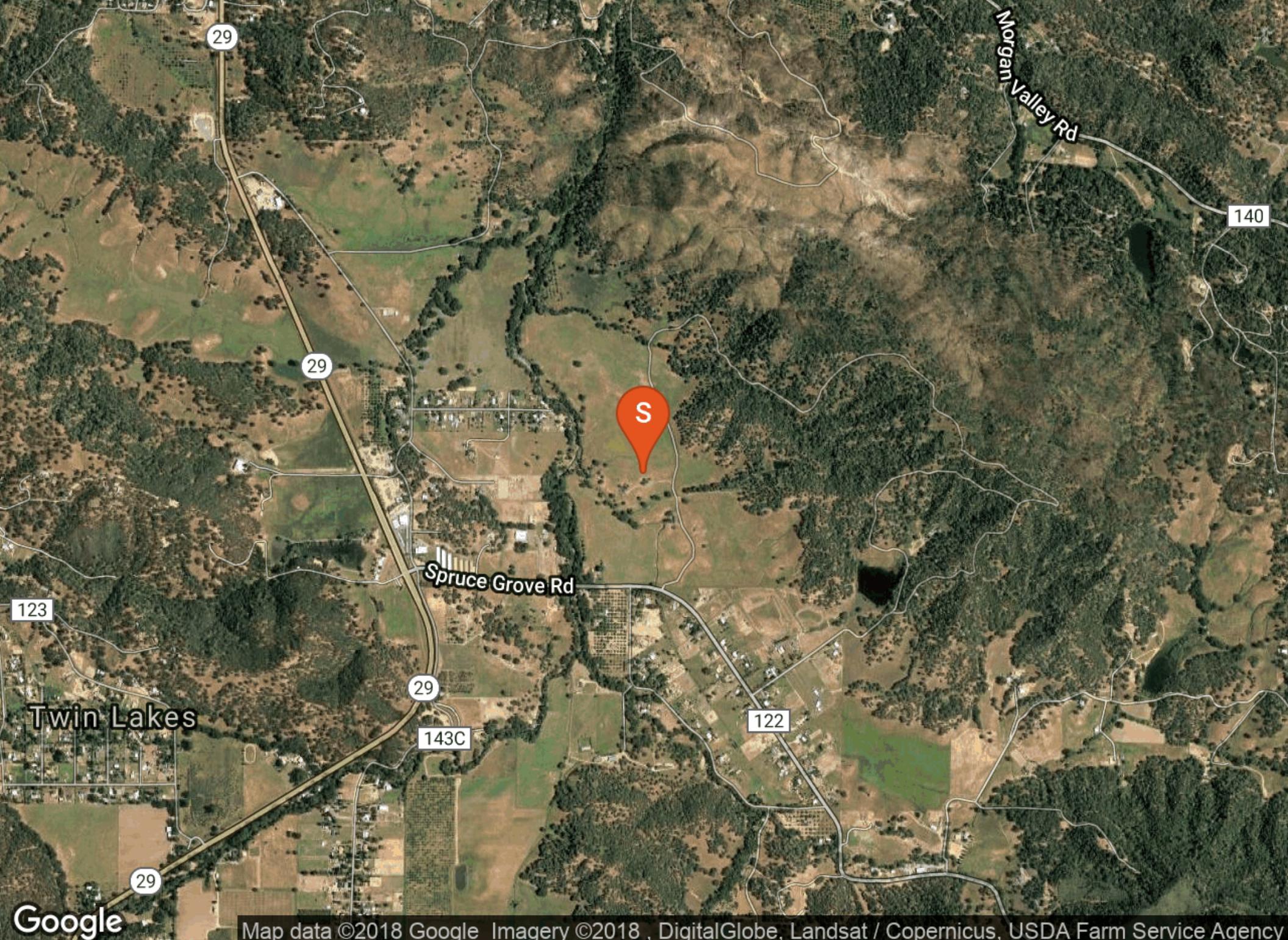
Locator Map



PROPERTY FEATURES

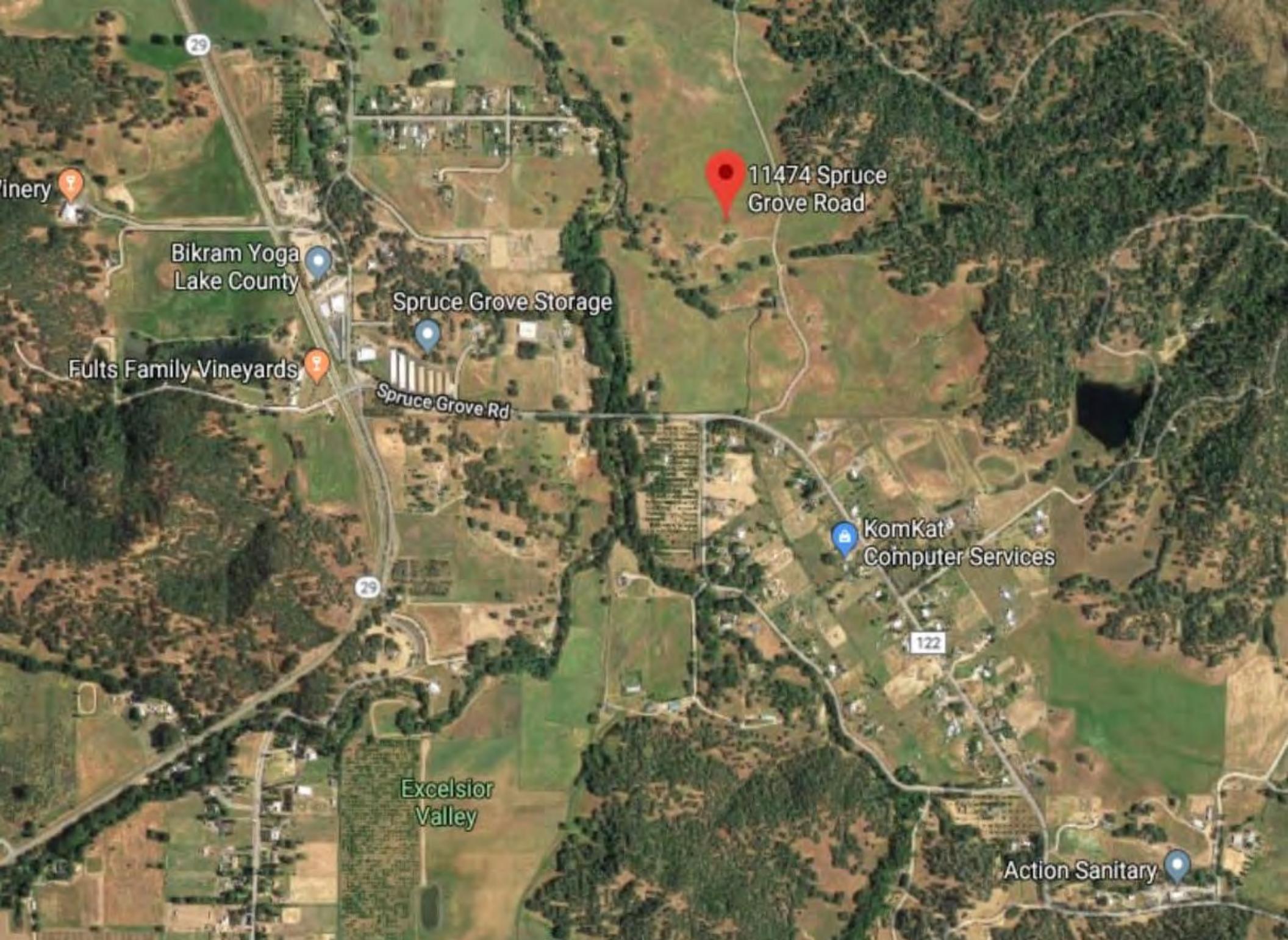
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LAND ACRES	503
# OF PARCELS	9
ZONING TYPE	Agricultural/Rural
TOPOGRAPHY	Rolling

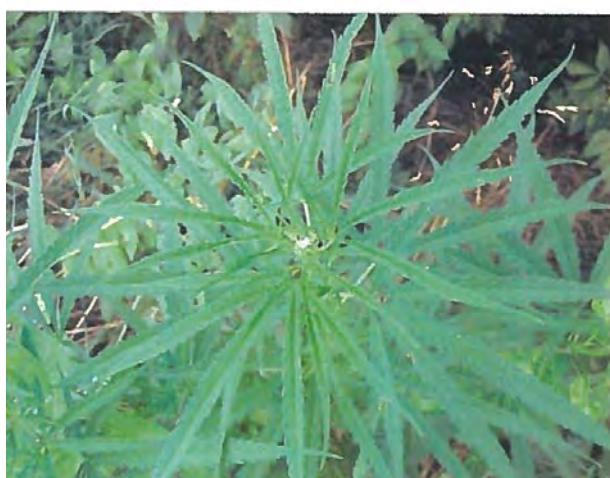




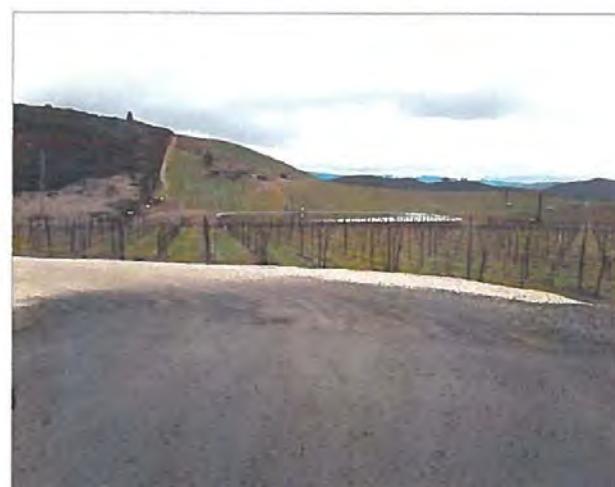
Map data ©2018 Google Imagery ©2018, DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency



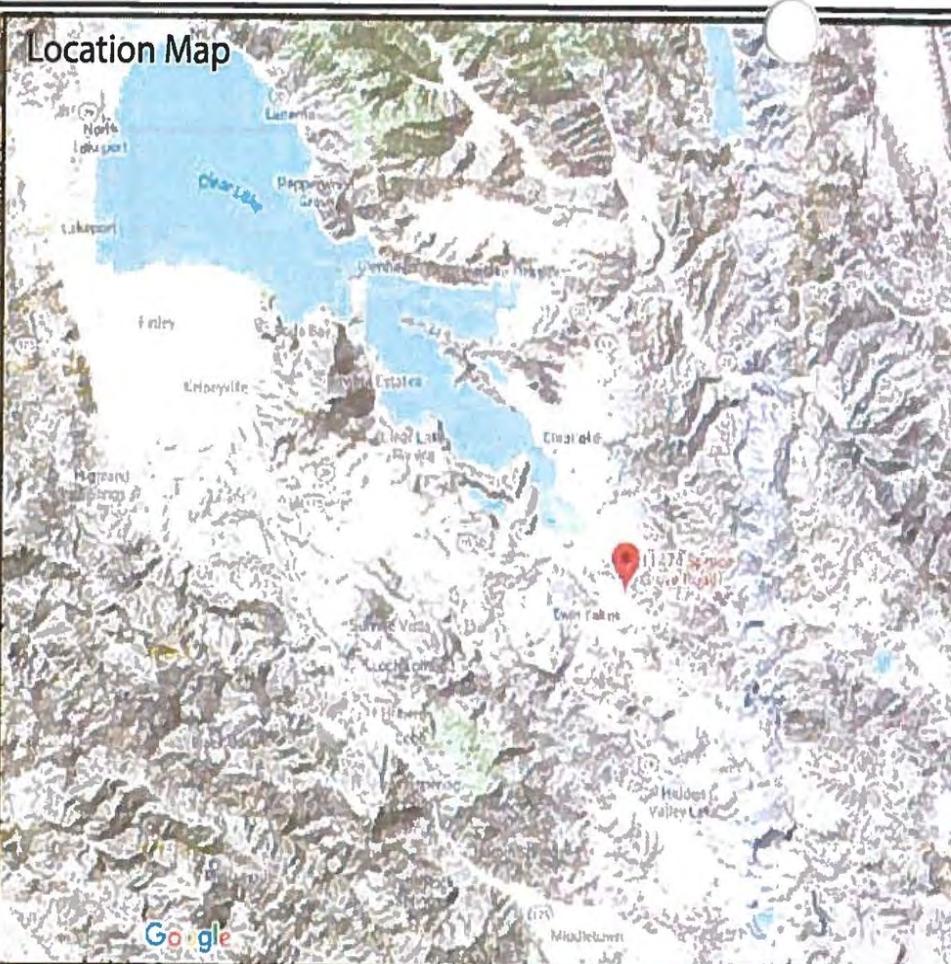


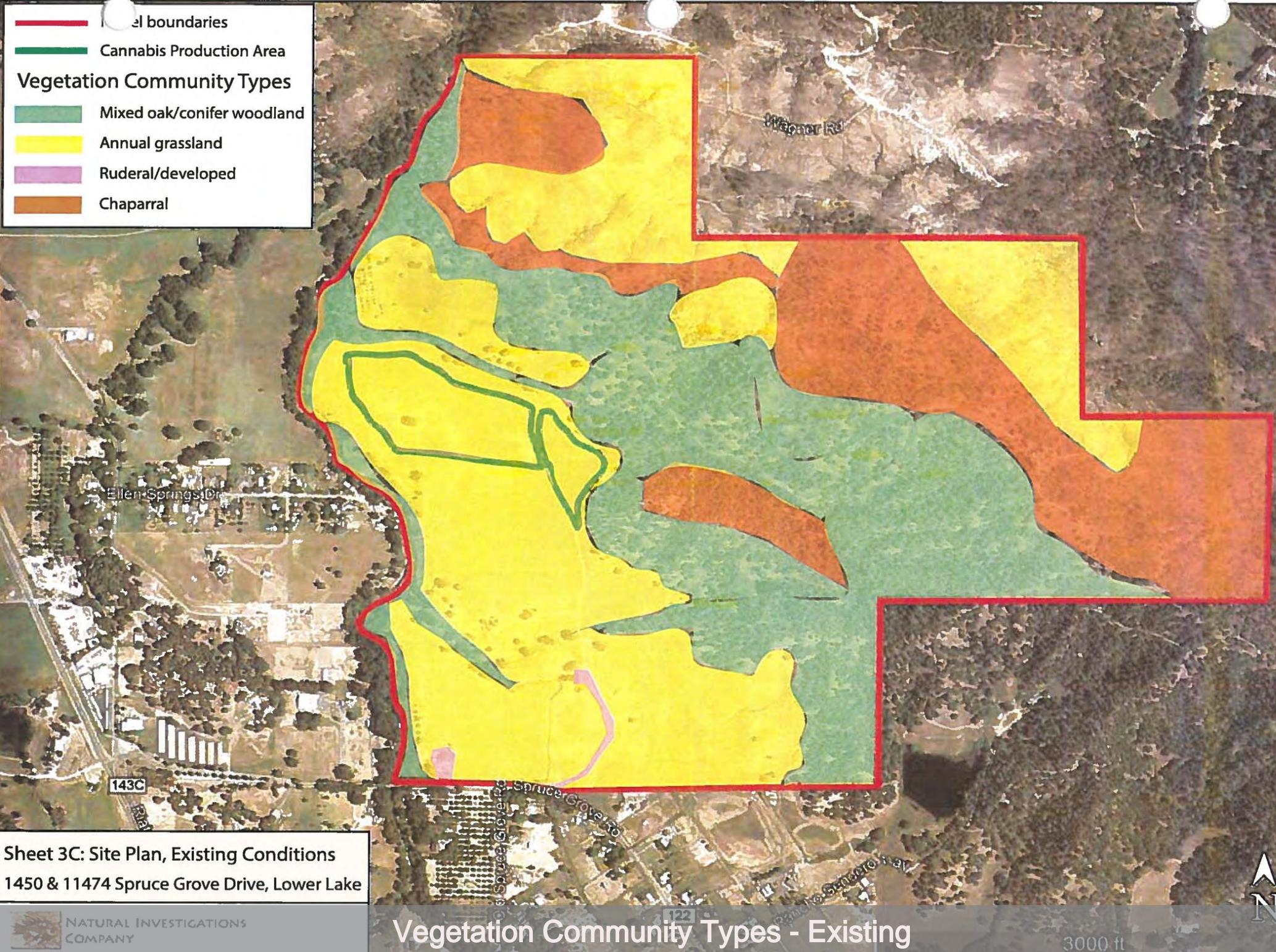


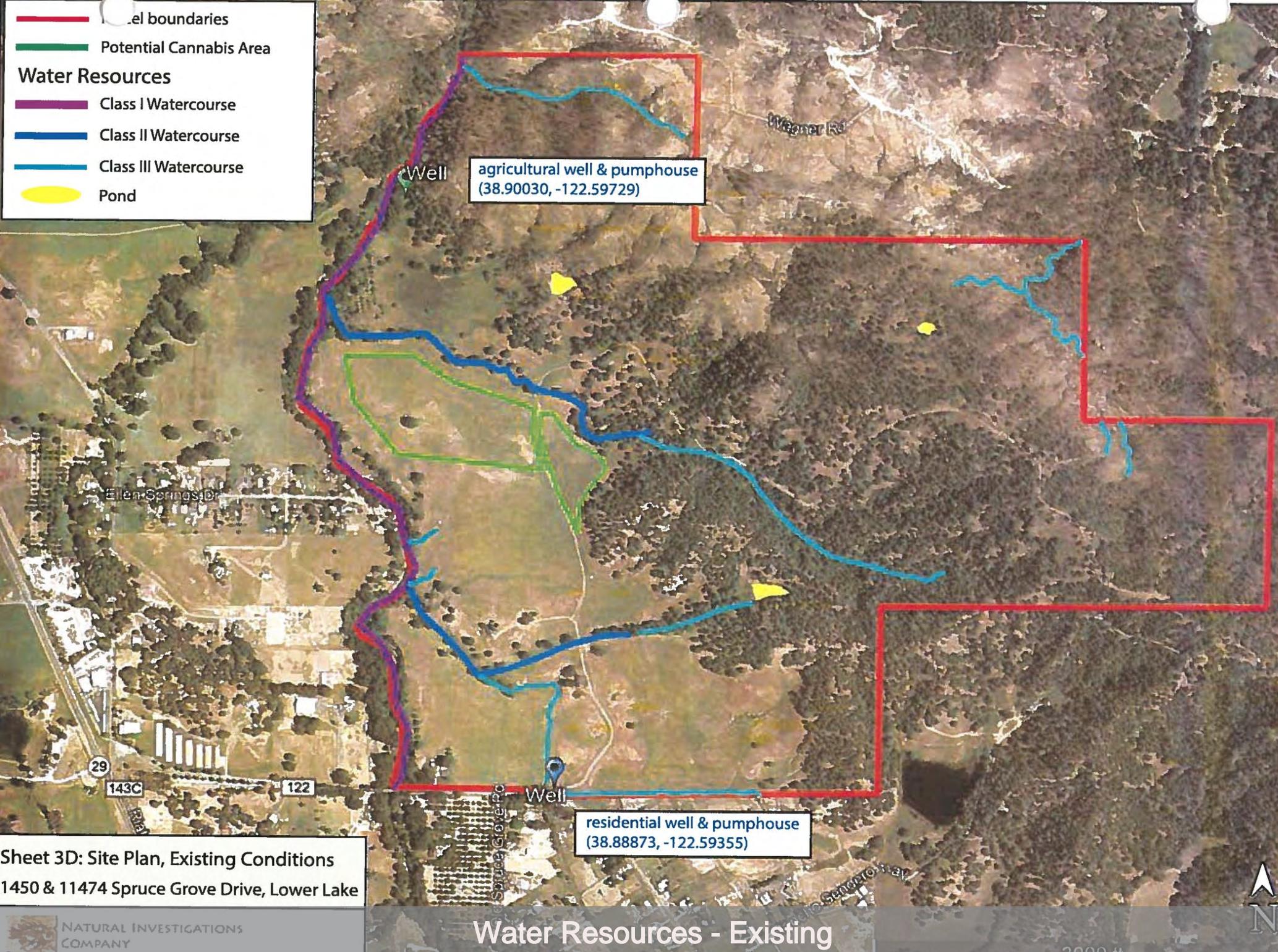


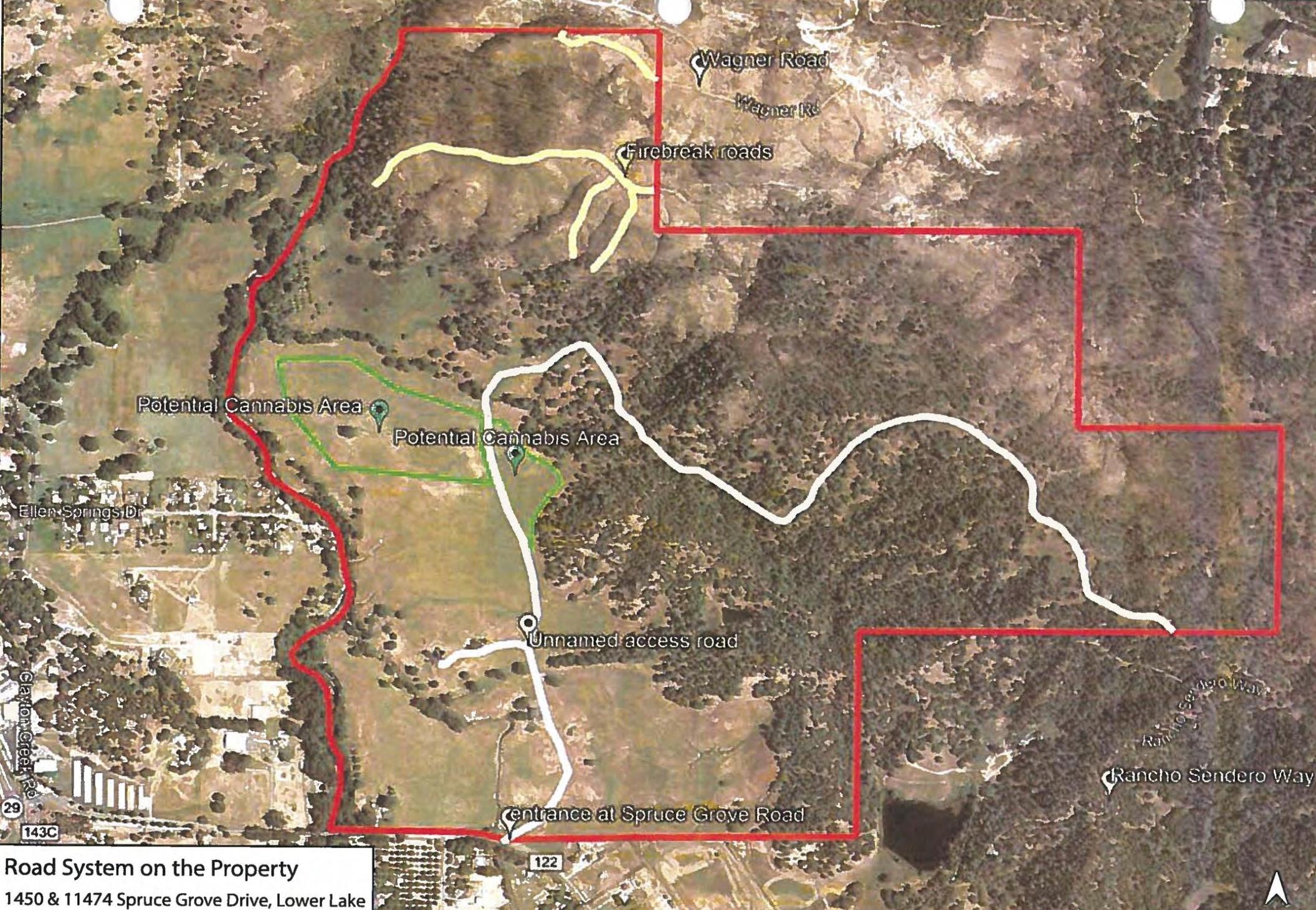










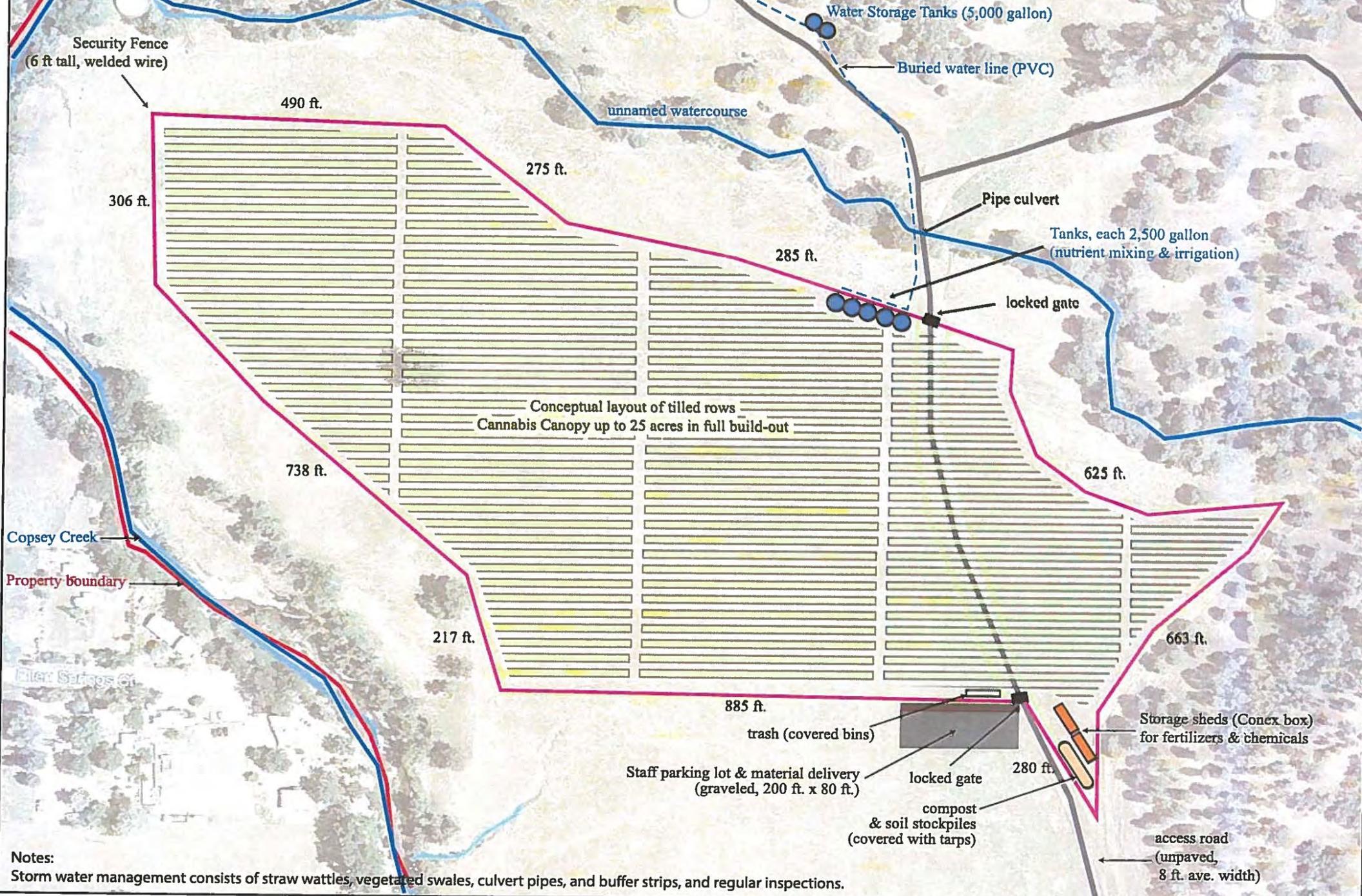


Road System on the Property

1450 & 11474 Spruce Grove Drive, Lower Lake

Road System on the Property





Sheet 5: Cannabis Cultivation Site

11450 & 11474 Spruce Grove Road,
Lower Lake



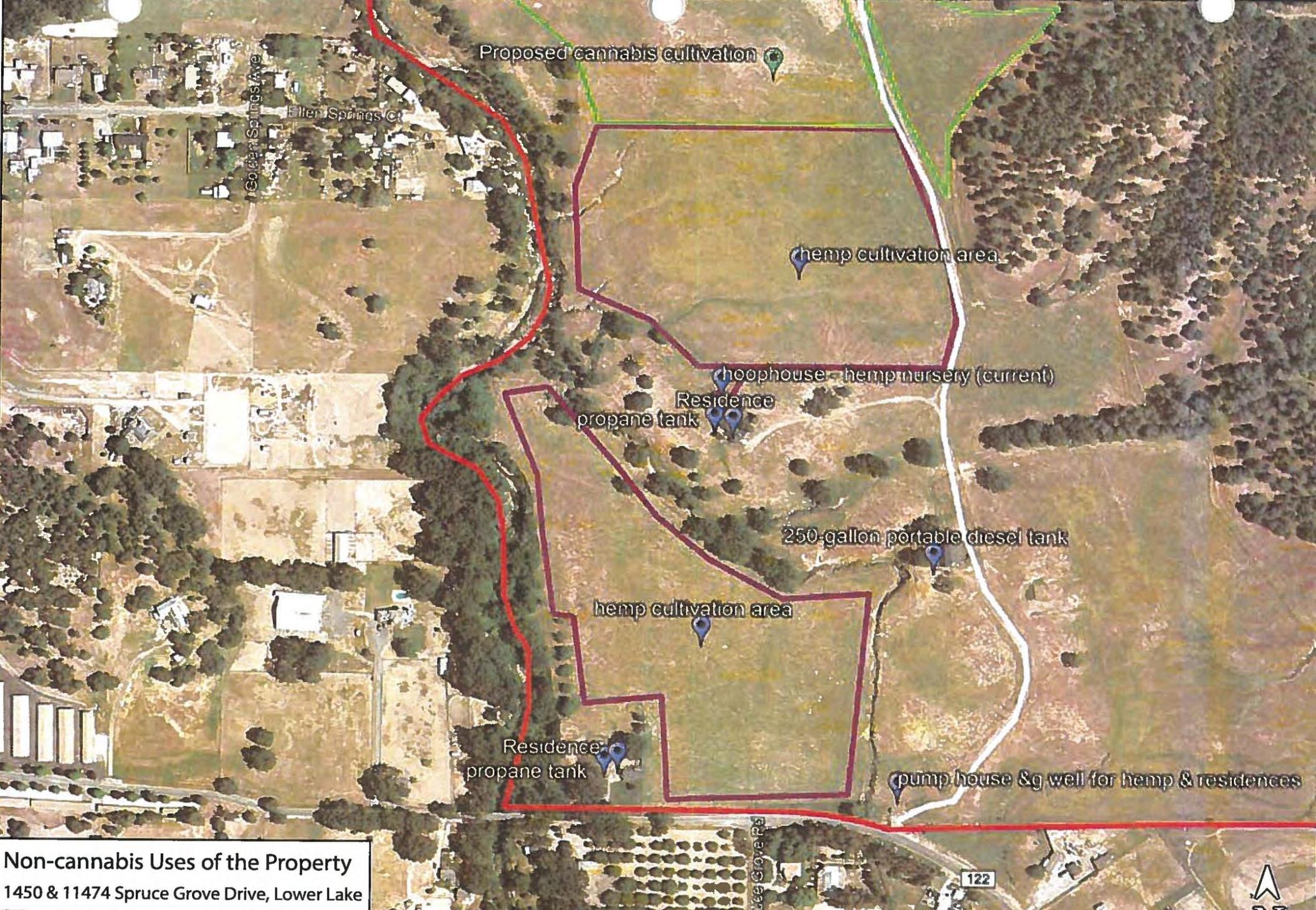
Natural Resource Company
Cannabis Cultivation Site



0

200

400 ft

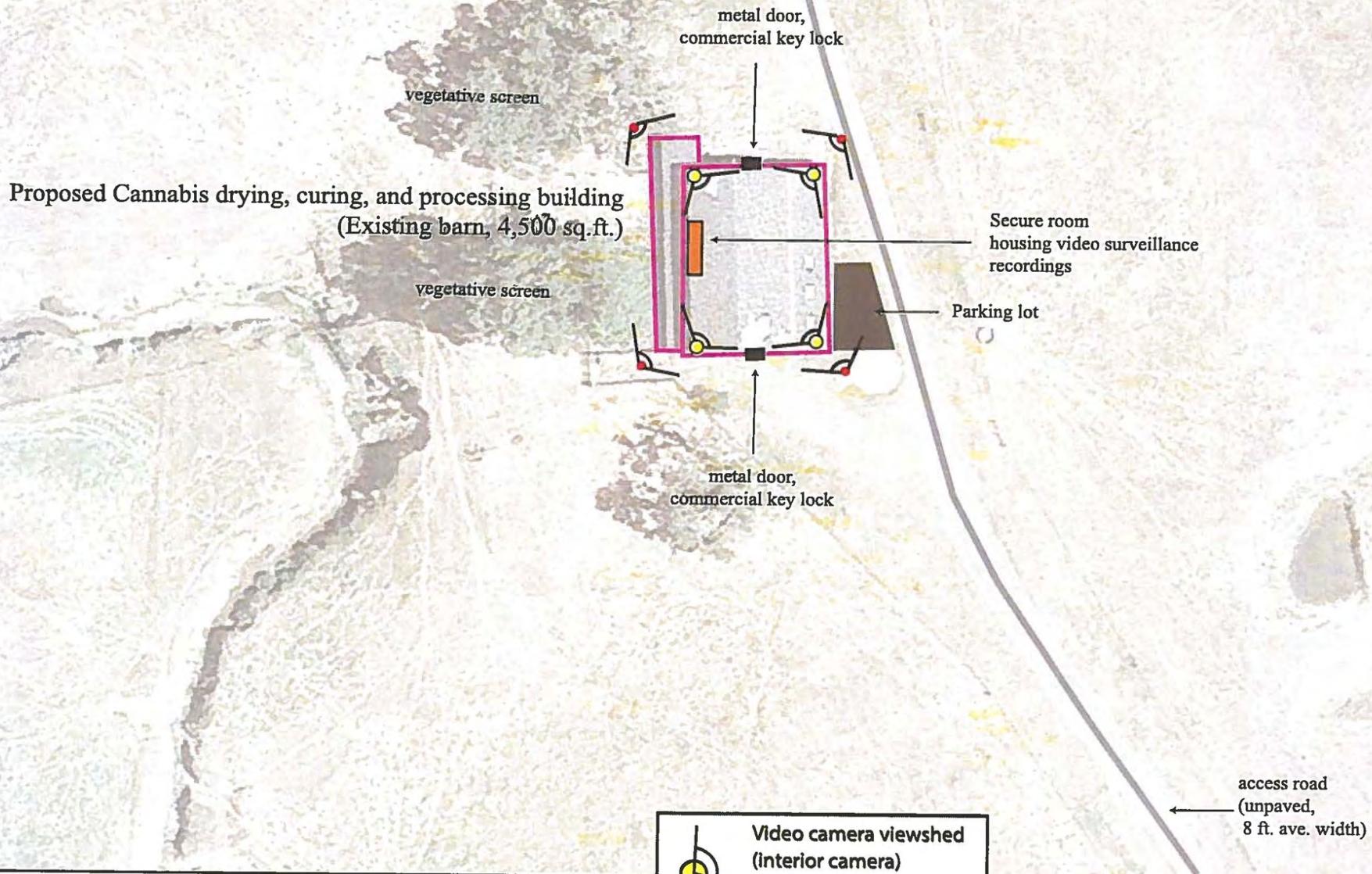


Non-cannabis Uses of the Property
1450 & 11474 Spruce Grove Drive, Lower Lake

 NATURAL INVESTIGATIONS
COMPANY

Non-Cannabis Uses of the Property



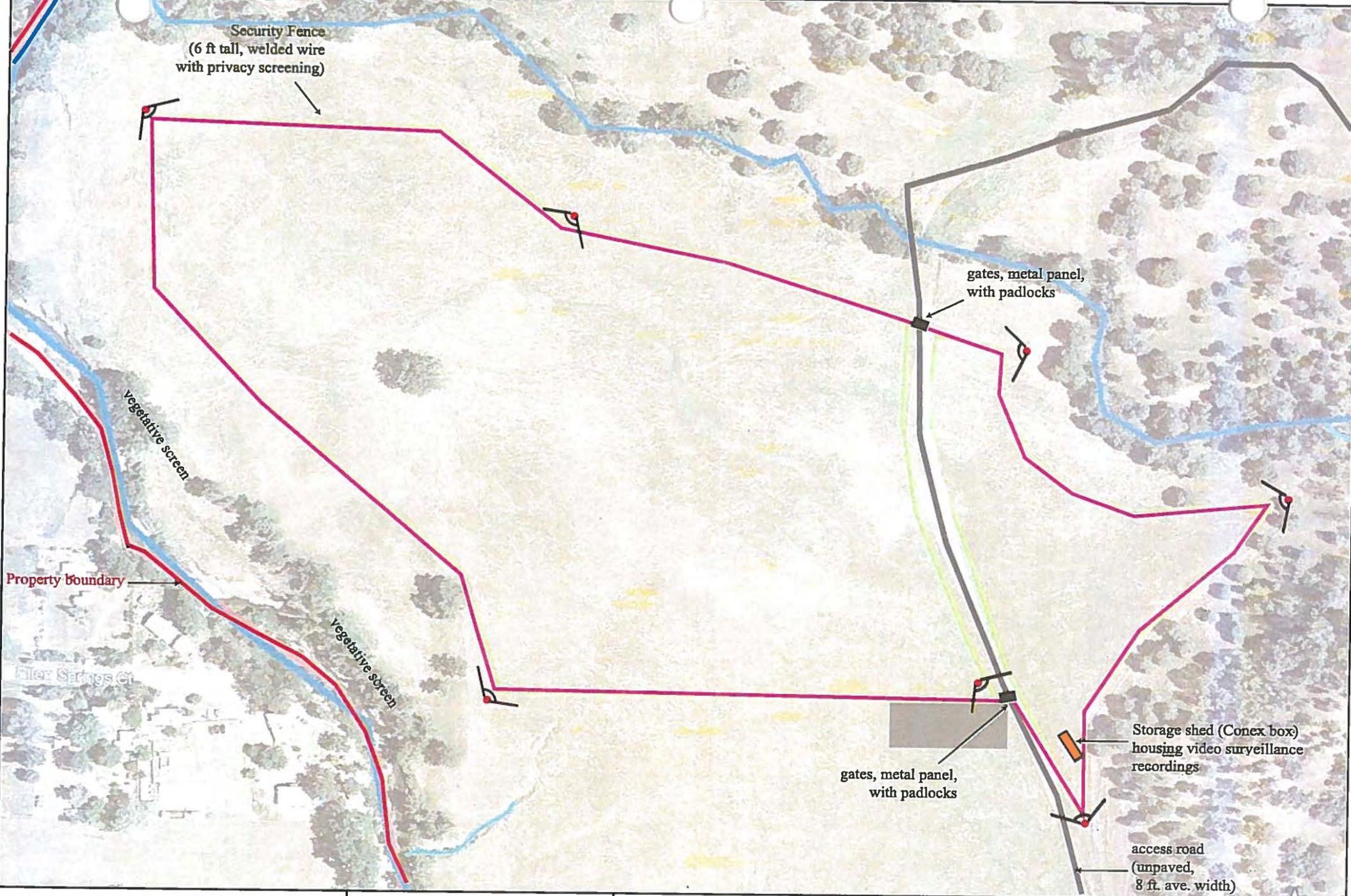


Sheet 7B: Security Plan Diagram
11450 & 11474 Spruce Grove Road,
Lower Lake



NATURAL INVENTORY
COMPANY

Security Plan Diagram



Sheet 7: Security Plan Diagram

11450 & 11474 Spruce Grove Road,
Lower Lake



NATURAL
RESOURCE
COMPANY

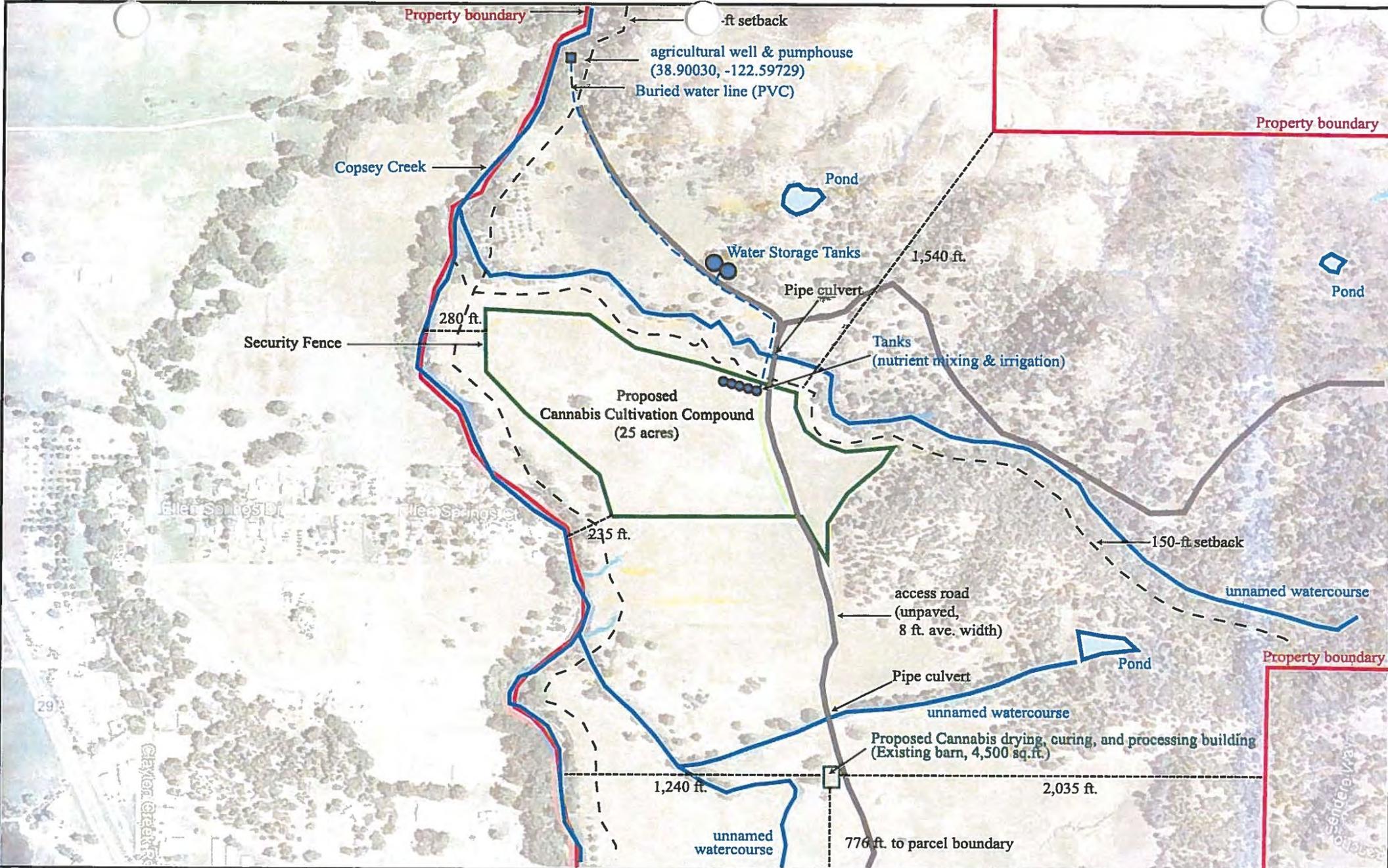
Security Outlined Plan Diagram

Video camera viewed
(waterproof, infra-red
systems)



N

0 200 400 ft



Sheet 4: Site Plan, Proposed Conditions

11450 & 11474 Spruce Grove Road, Lower Lake

APN's: 012-045-40, 012-045-41, 012-059-10, 012-059-11, 012-059-13, 012-059-12, 012-059-14, 012-045-43, 012-045-42, and 012-045-39



Proposed Conditions

N

0 500 1,000 ft

