

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

11474 Spruce Grove Ave, Lower Lake CA 95457

Please Call Nancy at 702-781-3117



HOUSE # 1

11450 Spruce Grove Rd

Road System on the Property

1450 & 11474 Spruce Grove Drive, Lower Lake

HOUSE # 2

11474 Spruce Grove Rd

OFFERING MEMORANDUM

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

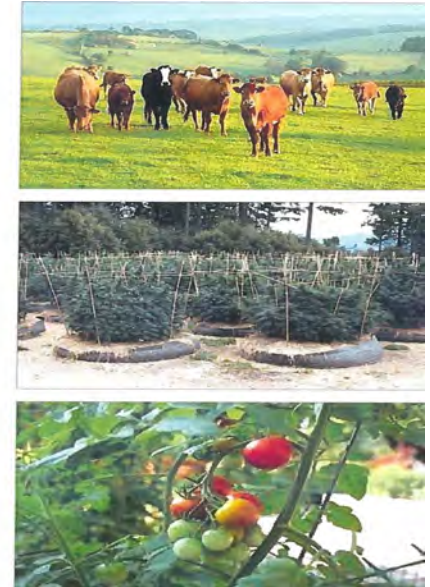
- Owner has applied to the County for Cannabis licenses for green houses and out door growing.

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.

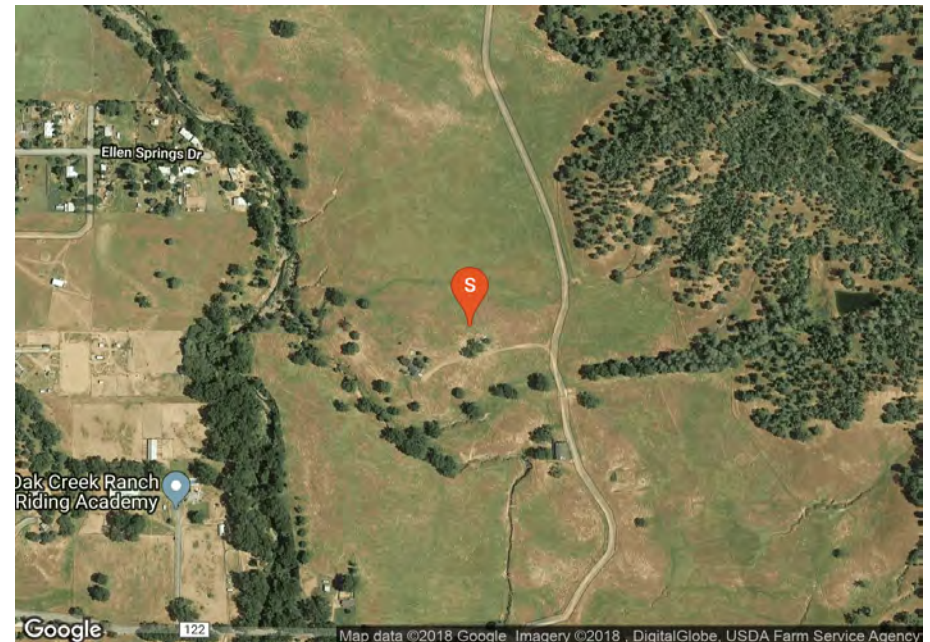
- Property Highlights

- * 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

Regional Map



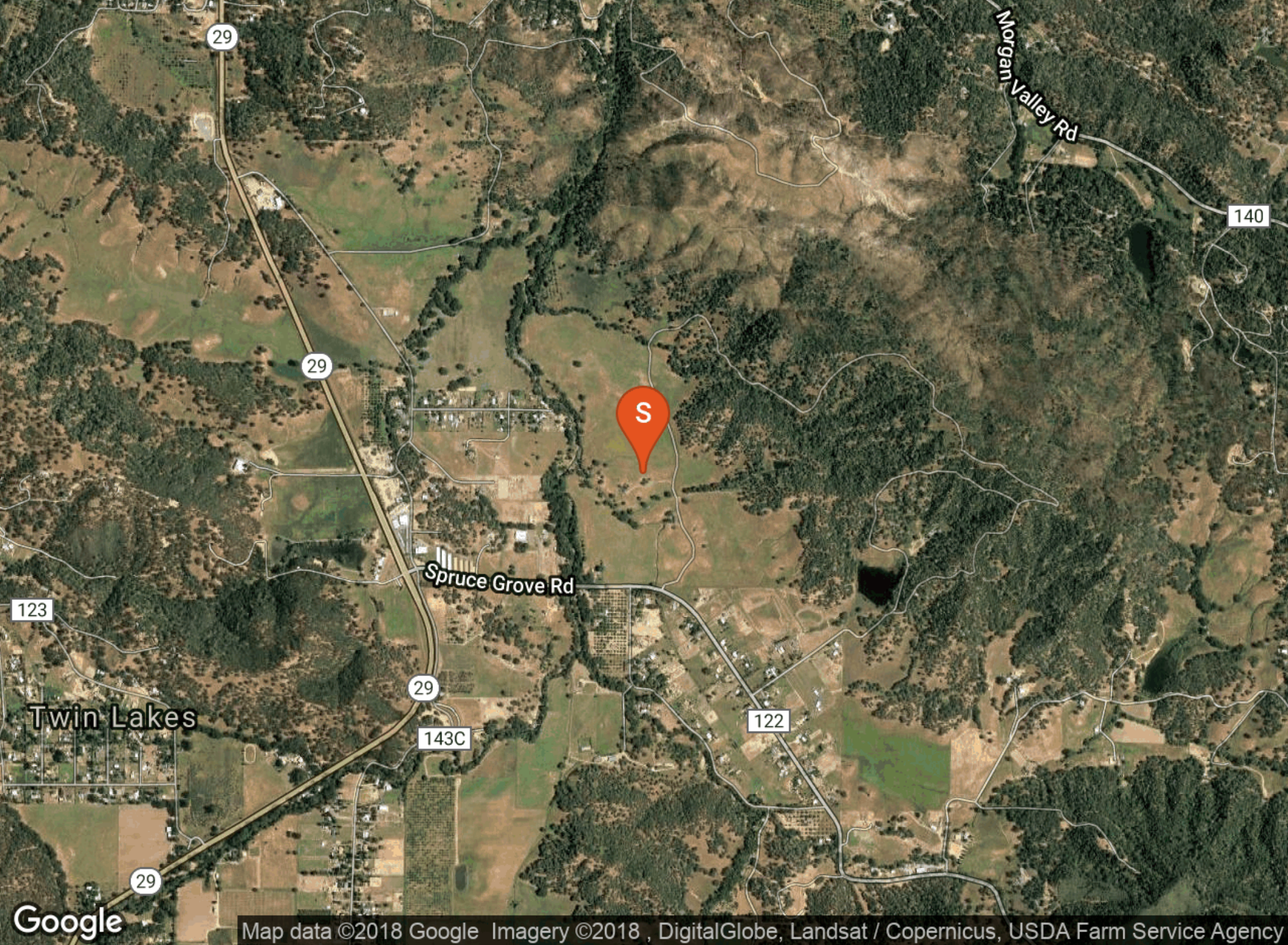
Locator Map



PROPERTY FEATURES

LAND SF	21,867,120
LAND ACRES	503
# OF PARCELS	9
ZONING TYPE	Agricultural/Rural
TOPOGRAPHY	Rolling











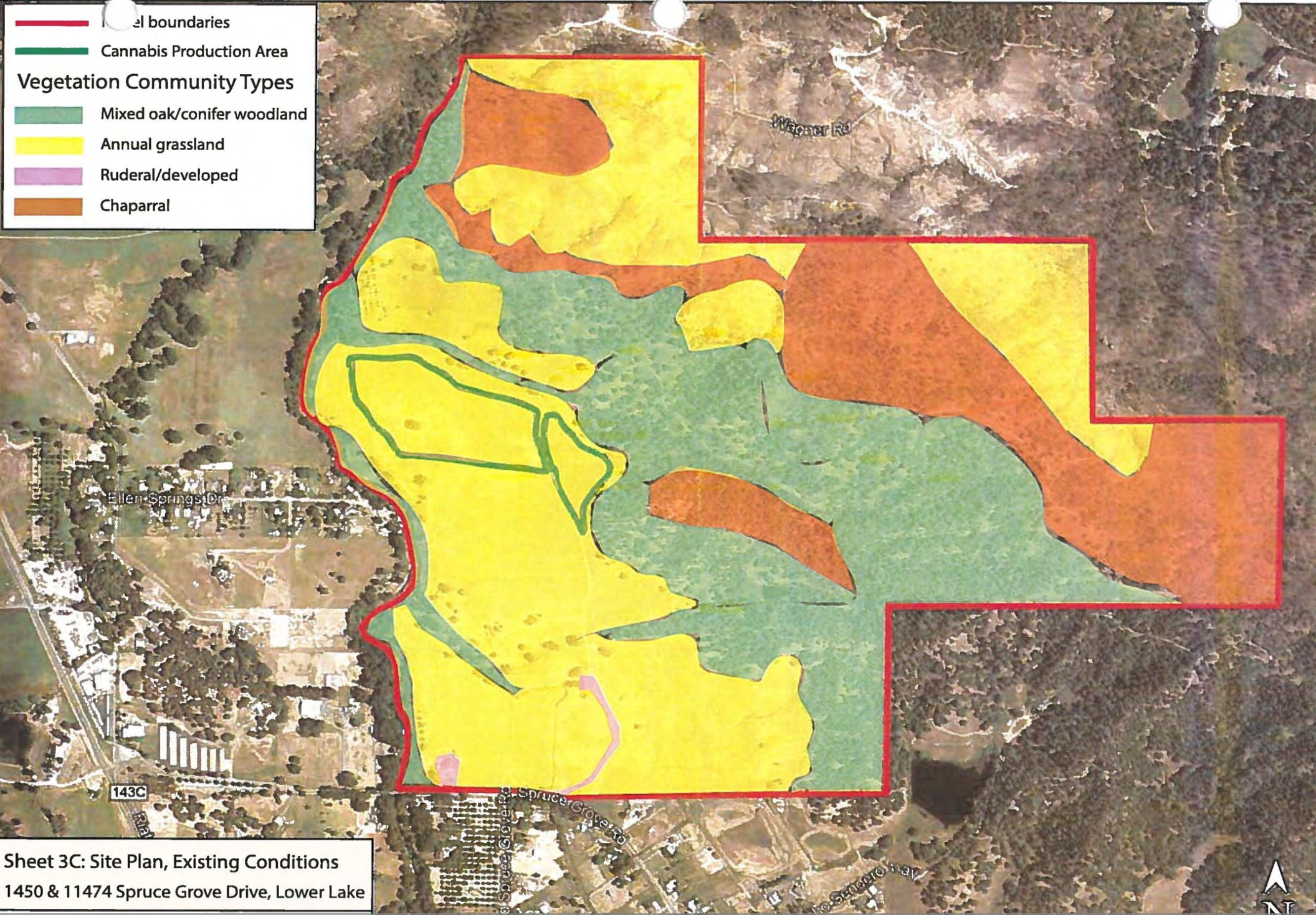
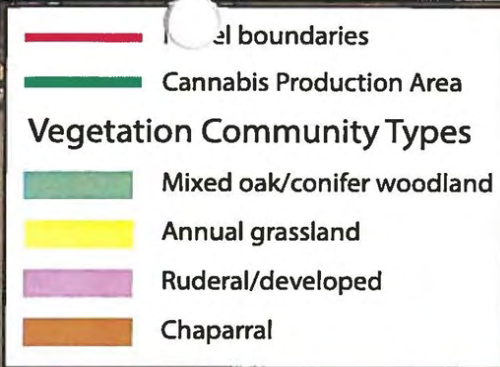












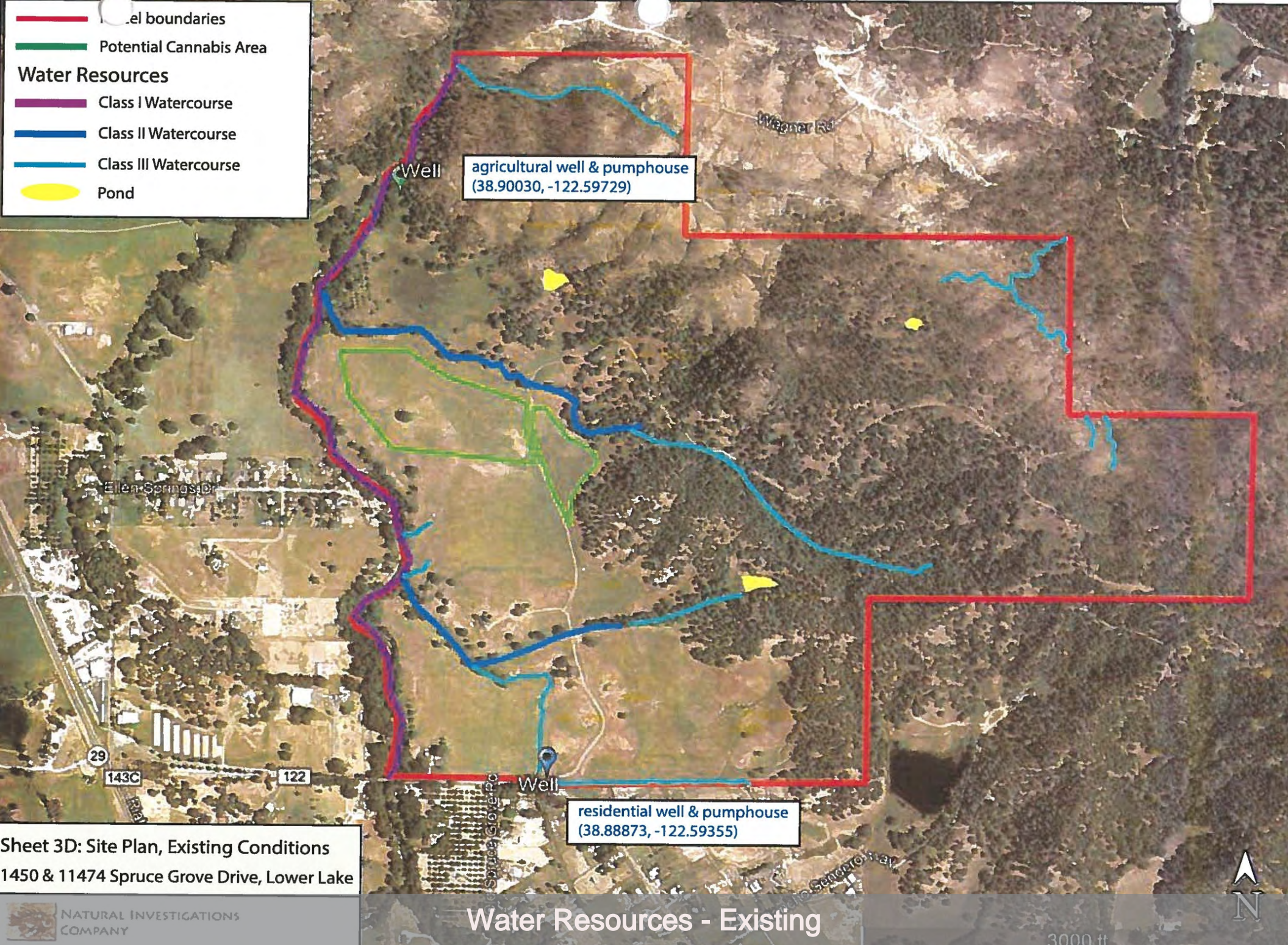


Property Images | For Sale - Ranch with 500+ Acres -Napa Valley Area 15



Sheet 3C: Site Plan, Existing Conditions
 1450 & 11474 Spruce Grove Drive, Lower Lake

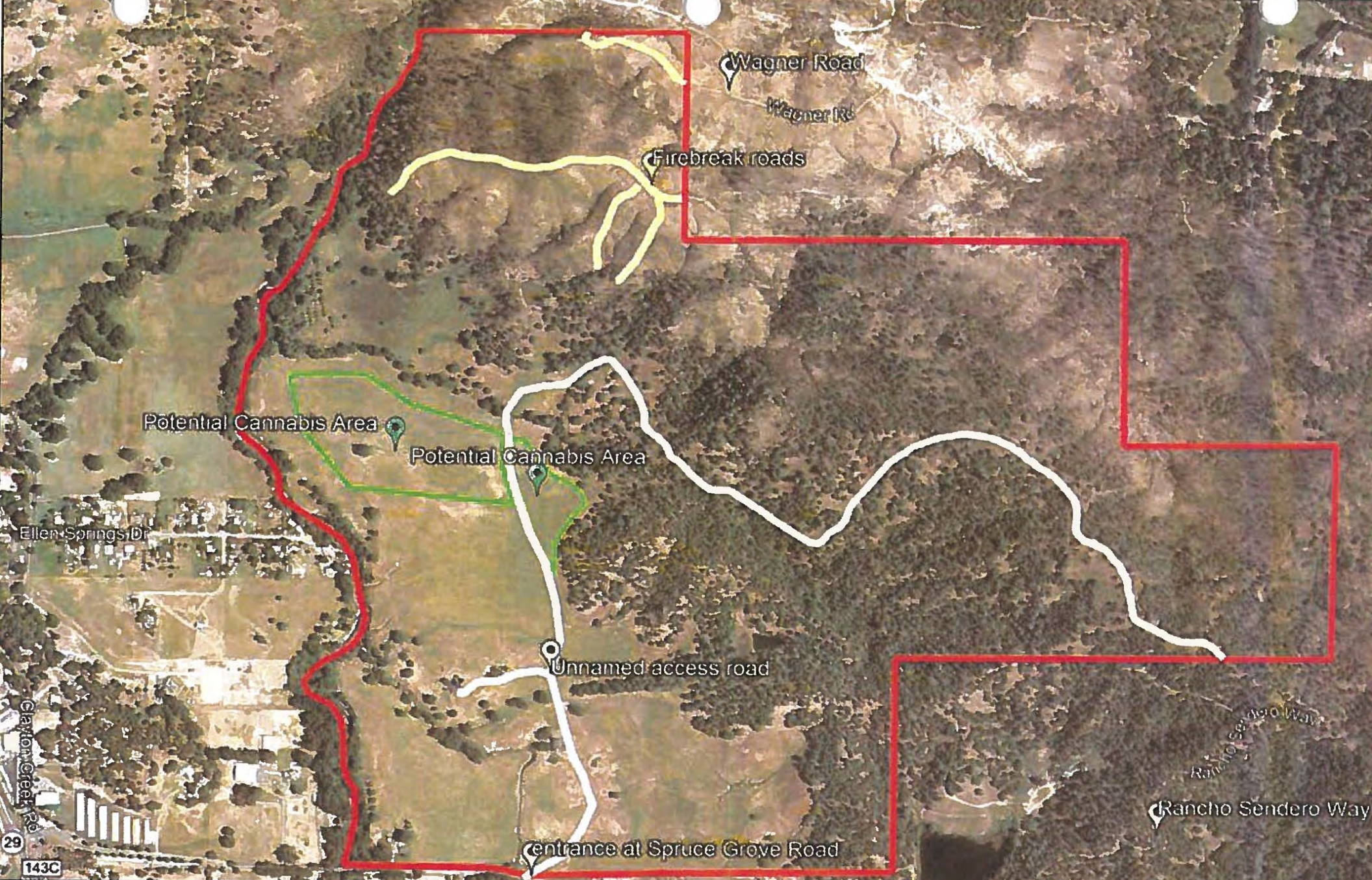
 Parcel boundaries
 Potential Cannabis Area
Water Resources
 Class I Watercourse
 Class II Watercourse
 Class III Watercourse
 Pond



Sheet 3D: Site Plan, Existing Conditions
 1450 & 11474 Spruce Grove Drive, Lower Lake



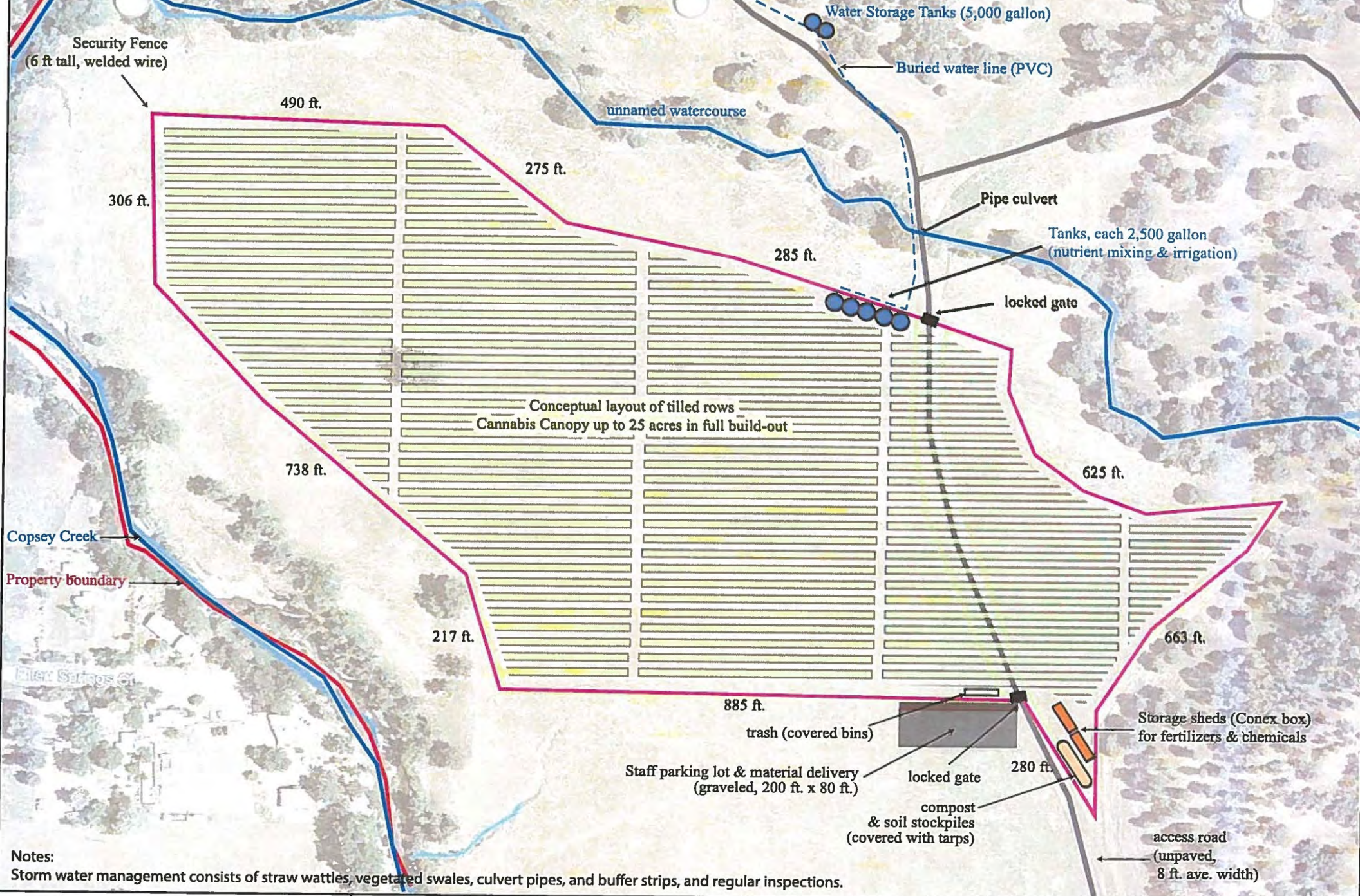
Water Resources - Existing



Road System on the Property
1450 & 11474 Spruce Grove Drive, Lower Lake

NATURAL INVESTIGATIONS
COMPANY

Road System on the Property



Sheet 5: Cannabis Cultivation Site

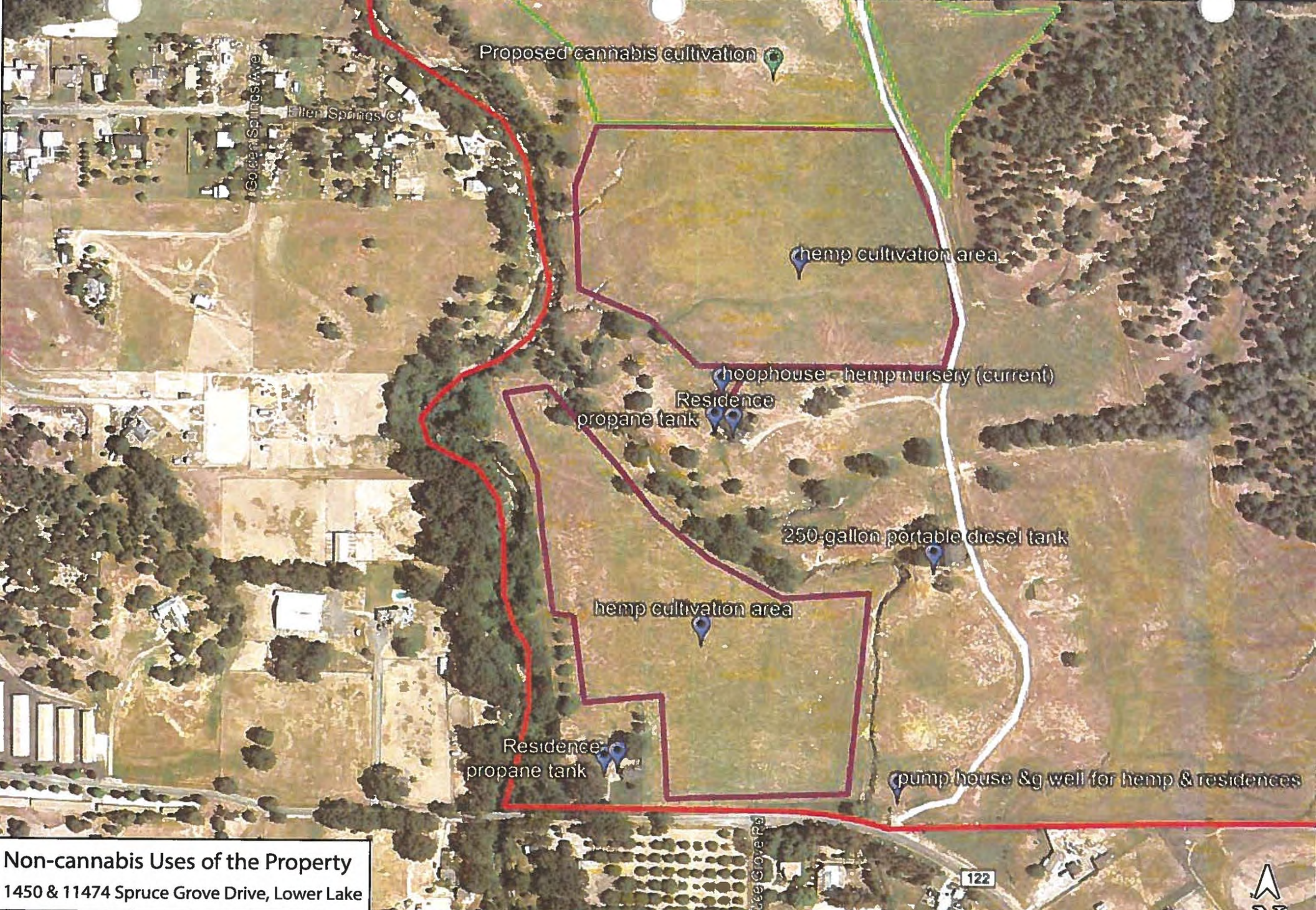
11450 & 11474 Spruce Grove Road,
Lower Lake



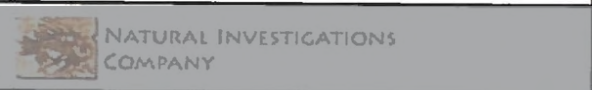
NAPA VALLEY CANNABIS COMPANY
Cannabis Cultivation Site



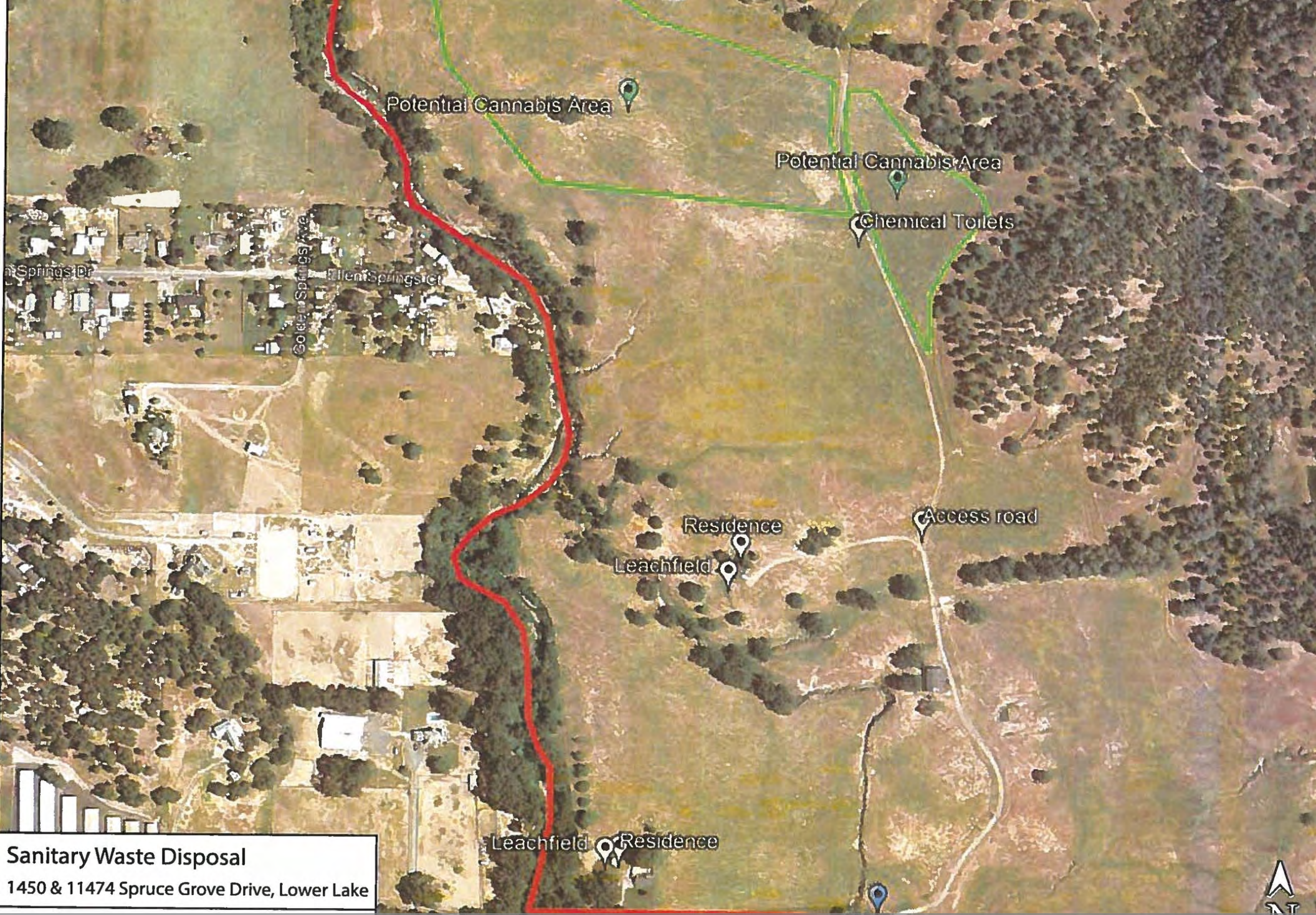
0 200 400 ft



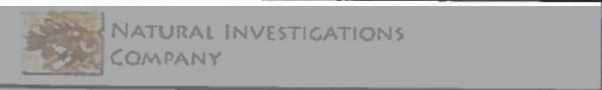
Non-cannabis Uses of the Property
1450 & 11474 Spruce Grove Drive, Lower Lake



Non-Cannabis Uses of the Property



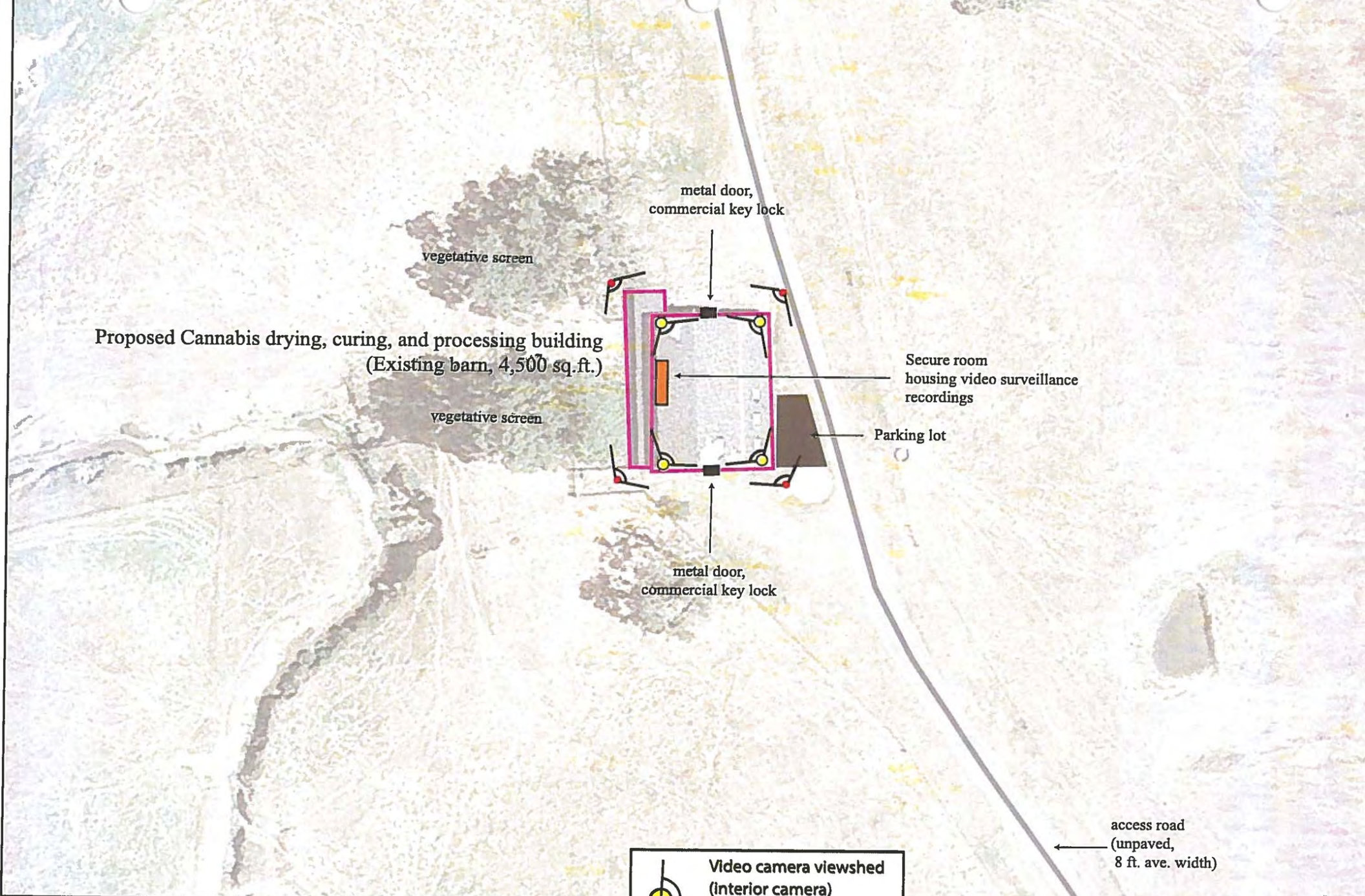
Sanitary Waste Disposal
1450 & 11474 Spruce Grove Drive, Lower Lake



Sanitary Waste Disposal



1000 ft



Proposed Cannabis drying, curing, and processing building
(Existing barn, 4,500 sq.ft.)

vegetative screen

vegetative screen


metal door,
commercial key lock

Secure room
housing video surveillance
recordings


Parking lot

metal door,
commercial key lock


access road
(unpaved,
8 ft. ave. width)



Video camera viewshed
(interior camera)



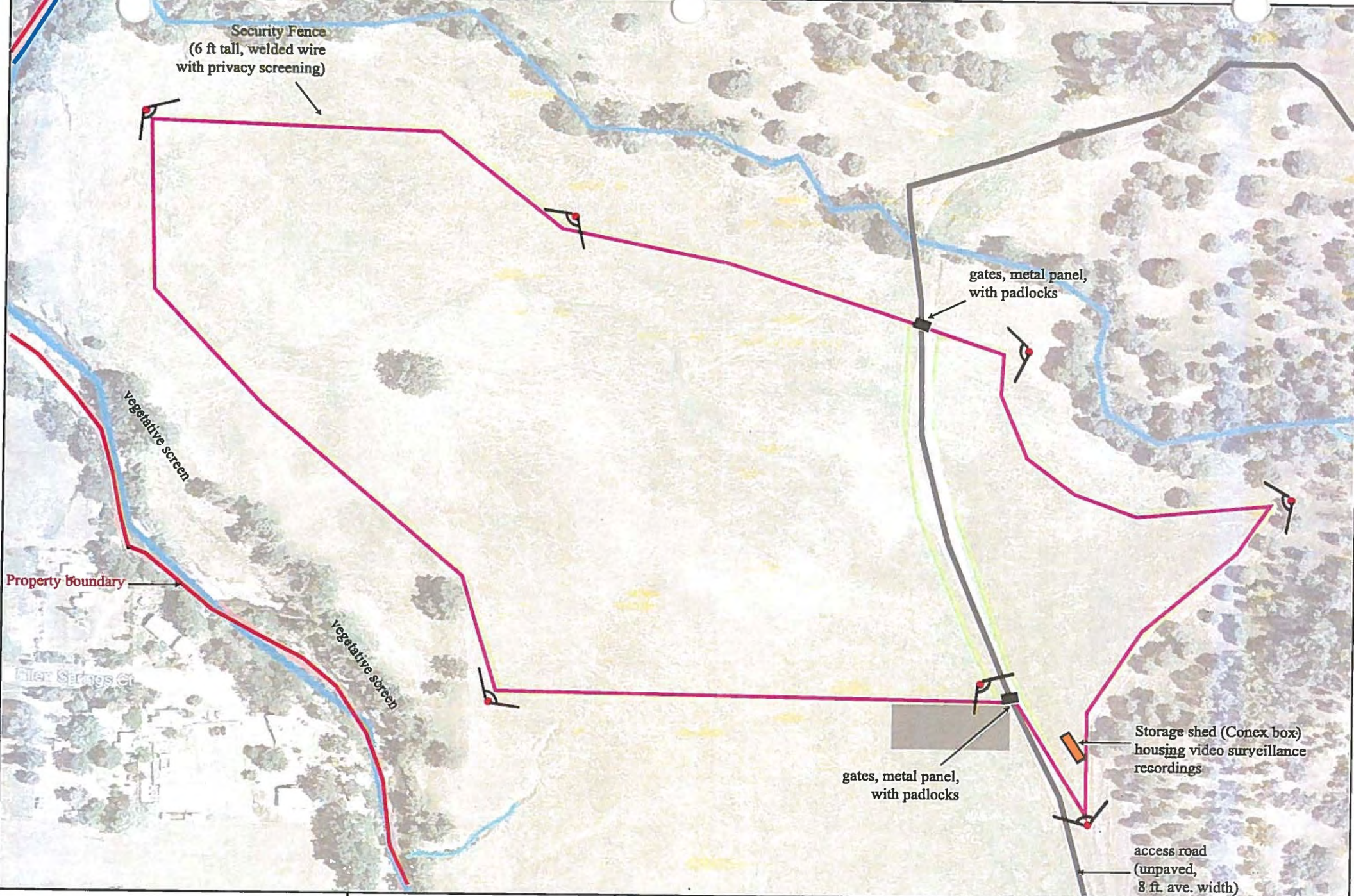
Video camera viewshed
(motion of infra-red
sensors)



N



0 50 100 ft



Sheet 7: Security Plan Diagram

11450 & 11474 Spruce Grove Road,
Lower Lake



NATURA
LAND
COMPANY

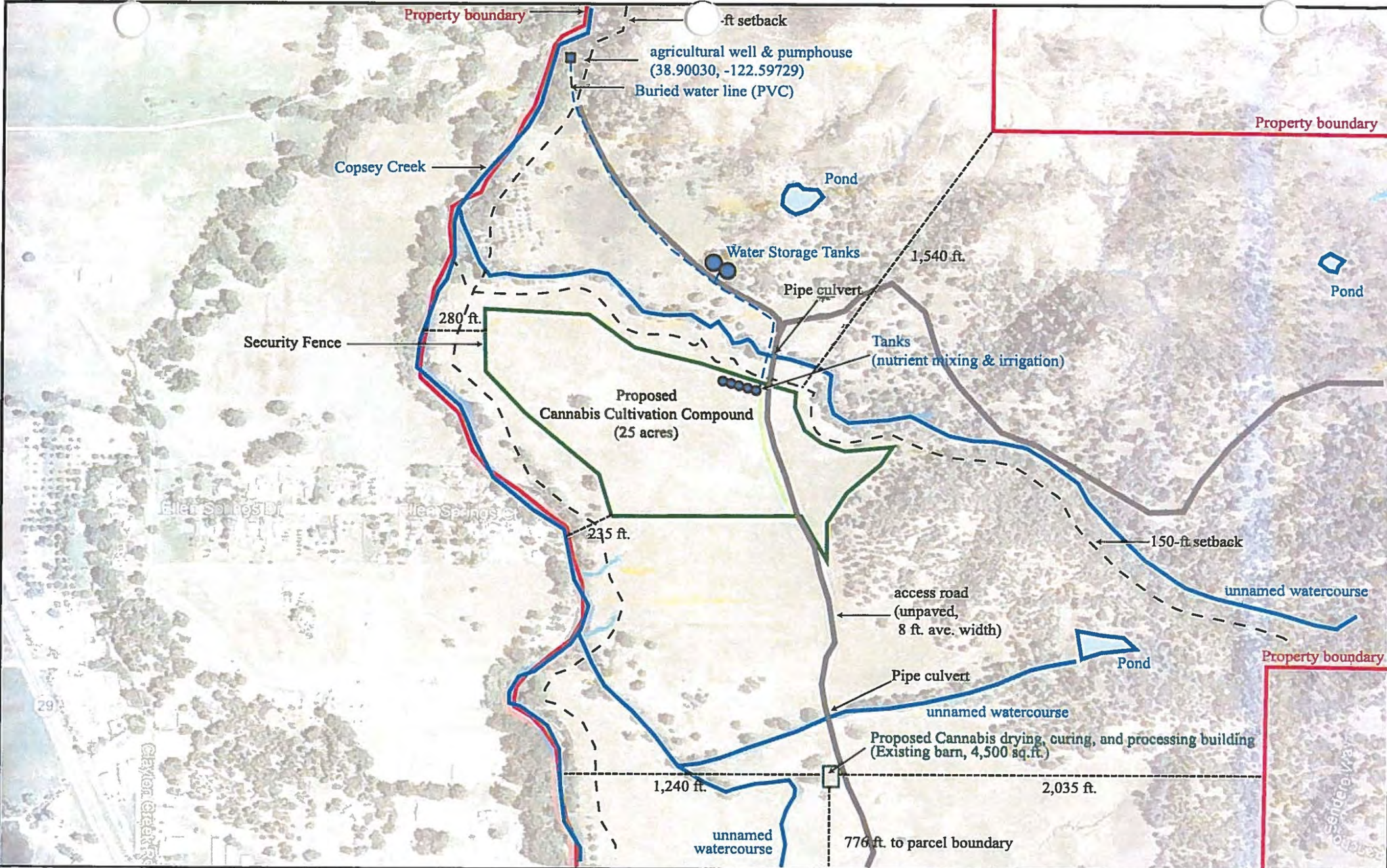
Security Outlined Plan Diagram



Video camera viewshed
(waterproof, infra-red
sensors)



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



0 500 1,000 ft

