



NOBLE RANCH

13988 NOBLE RANCH ROAD
LOWER LAKE , CA 95457

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Property Summary



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	19 SF
Year Built:	1997
Building Size:	2,388 SF
Zoning:	RR
Market:	
Price / SF:	\$303.60

PROPERTY OVERVIEW

MOTIVATED SELLER! SELLER FINANCING AVAILABLE- Noble Ranch is 20 acres of country lifestyle. Estate has opportunity to grow, cultivate more produce. Petite syrah grapes are planted on 7 acres with an additional 10 acres available. The main house has a porch, patio, and grand balcony for majestic views. This estate is off the historical Hwy 29, close to Napa and Calistoga.

PROPERTY HIGHLIGHTS

- Estate is fenced, irrigated and contains two working wells complete with a pump house.
- Two dwellings are located on the property: A two-story approx 2388 sqft single family residence and a manufactured home close to work sheds. Perfect for farmers, hobbyists or property managers.
- Close to wine trails and local vineyards.
- Acreage is located in area zoned for cannabis cultivation.
- Zoning is approved for limited raising, feeding, maintaining and breeding of animals and bees at the permitted densities.
- Can apply for Agricultural zoning through Lake County. *check with county for permits and zoning requirement for special use.

Property Description



PROPERTY OVERVIEW

Noble Ranch is 20 acres of country lifestyle. Currently growing petite sirah, with opportunity to grow and cultivate more produce for culinary delights. This estate is off the historical Hwy 29 wine trail, close World Famous Napa Valley and Calistoga.

LOCATION OVERVIEW

Located in the Lake County, estate is a 45 minute ride north from Calistoga, 90 minutes from Napa, 2 hours northwest from Sacramento and less than 10 minutes south of Clearlake. Off the Historical State Route 29 down Spruce Grove Road is the 20 acres of land. Acreage is located in approved zone for cannabis cultivation.

Complete Highlights

SALE HIGHLIGHTS

- Estate is fenced and irrigated.
- There are two working wells on premises and a pump house.
- Located on the grounds are two dwellings: A two-story 2300 sqft. single family residence with garage and the second is a manufactured home close to work sheds. Ideal for a hobbyist, farmer or property manager.
- Currently growing petite sirah on 7 acres, with 10 acres to grow.
- Zoned Rural Residential property is perfect for growing crops and vegetation. For wineries a minor use permit: Small wineries with an annual production capacity of fifteen thousand (15,000) cases or less, including an incidental retail sales area of up to seven hundred and fifty (750) square feet for wine produced and/or bottled on the premises. Wine tasting facilities with up to seven hundred and fifty (750) square feet of retail sales area on sites with a minimum of ten (10) acres of planted vineyards, with or without a small winery. Small wineries and wine tasting facilities may include winery and wine-related promotional events as defined in Section 68.4[s]17, and non-promotional events as defined in Section 68.4[s]16. Non-promotional events shall be subject to Departmental review after one year of operation. You would need a major use permit for larger scale production.
- Zoning is approved for limited raising, feeding, maintaining and breeding of animals and bees at the permitted densities.
- Acreage is zoned in cannabis cultivation area - 20 acres is allowed per county guidelines for medical marijuana growth.*



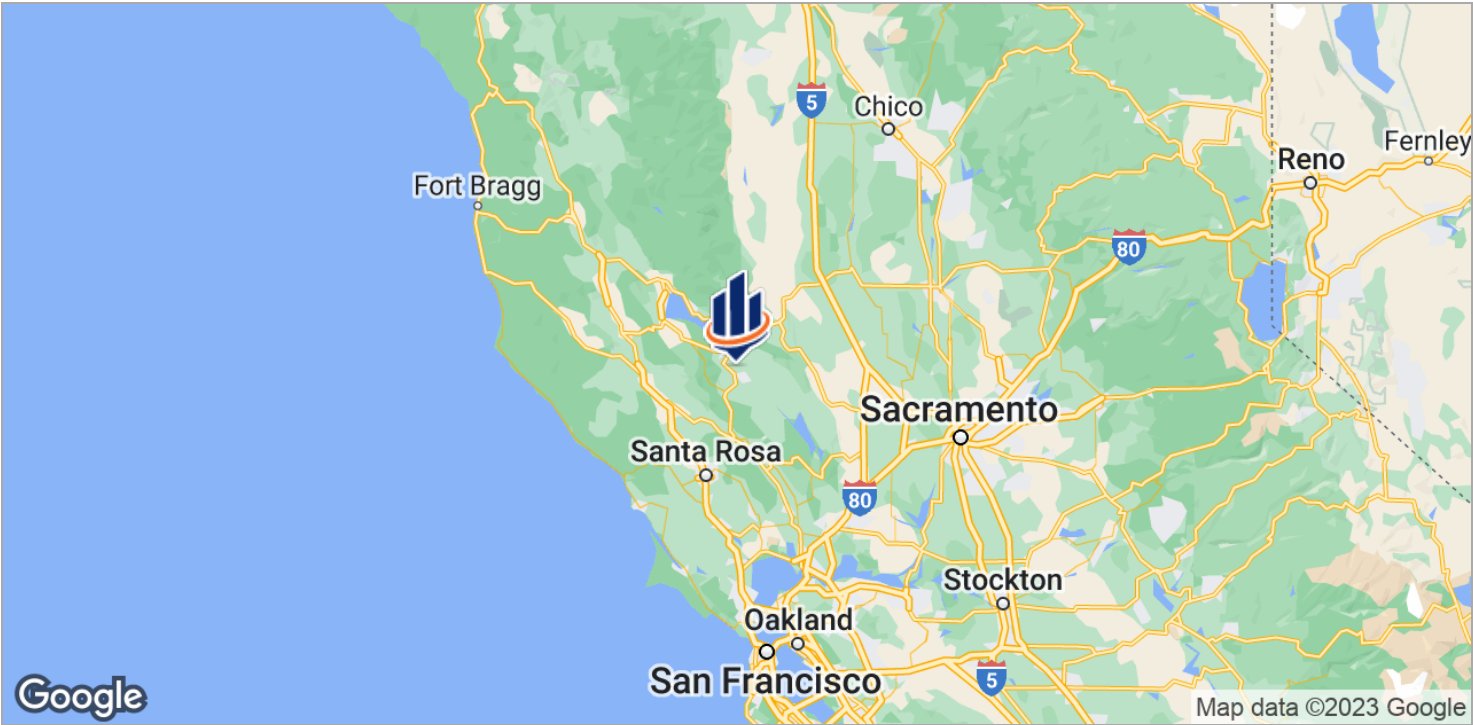
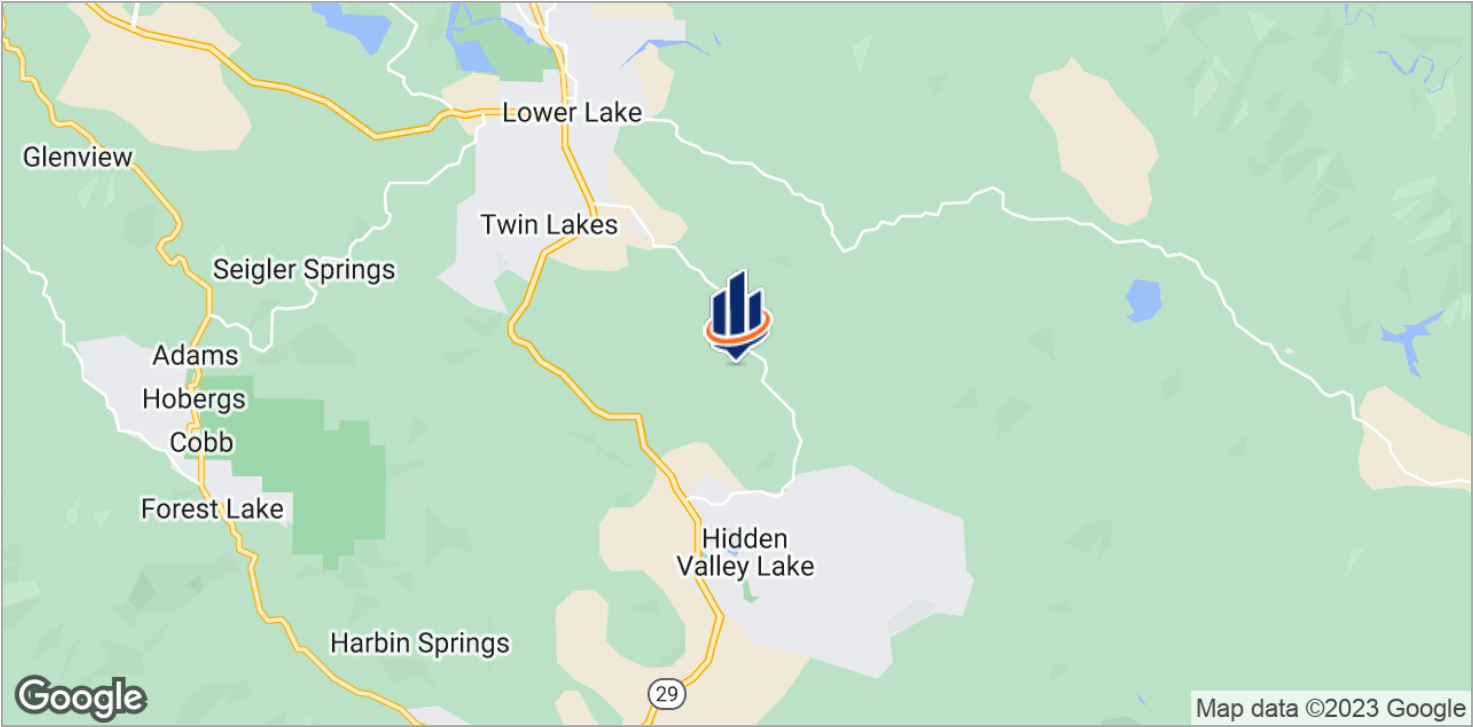
Additional Photos



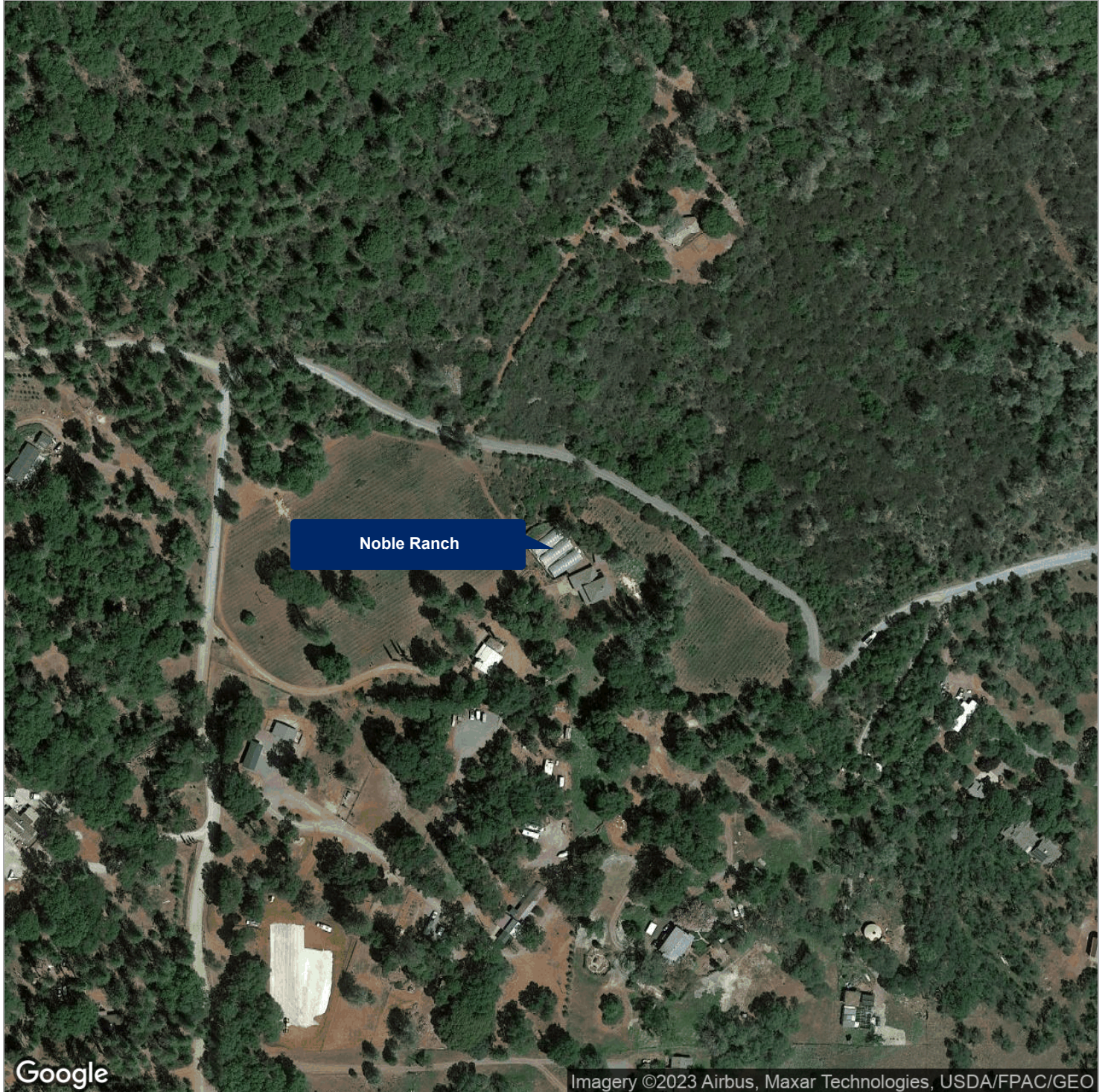
Regional Map



Location Maps



Aerial Map



All Advisors Bios



Melissa Palmieri

Advisor
SVN | Vanguard

Melissa started out in Silicon Valley, working with start-ups, angel fund investors and entrepreneurs in small business development. She worked with a group investors in acquiring buy/hold and fix/flip properties. Finding deals that made sense. She grew in residential real estate working with investors buying and selling multiple residential units and is now in the commercial realm expanding into development and commercial properties. In duration she's had her own businesses working with architects, designers, city planners and construction companies. She understands what the bottom line means to an owner and investor.

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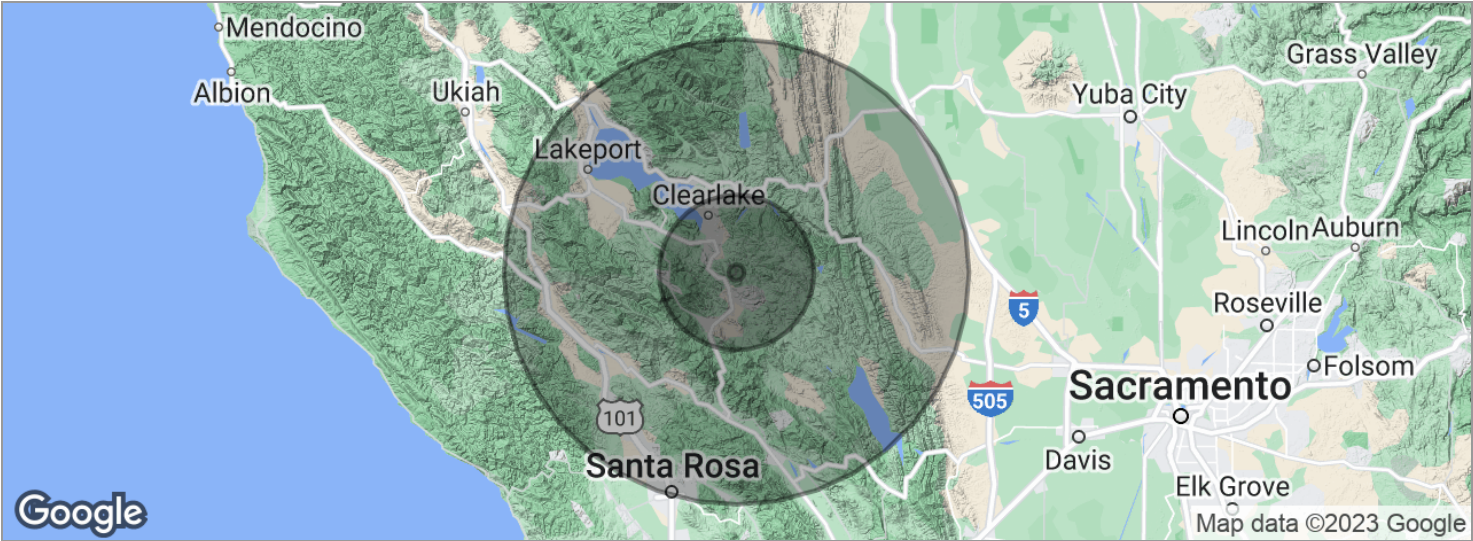
Michael Lowery

Advisor
SVN | Vanguard

Mike started off working for Ameritech in Chicago as an Associate Design Engineer where he provided technical support for the various sales teams in the area. From there he became the director of all new product training for the five state region and eventually went to direct sales and management. In 2014 Mike transitioned his nearly twenty years of sales and management expertise to join Cameron Irons at SVN/Vanguard where he now resides as the Regional Sales Manager for the Orange County and San Diego markets.

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Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
Total population	70	23,599	280,511
Median age	43.2	38.0	41.2
Median age [Male]	39.2	34.7	39.7
Median age [Female]	45.3	40.6	42.5
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	28	9,156	111,259
# of persons per HH	2.5	2.6	2.5
Average HH income	\$70,026	\$50,380	\$78,590
Average house value	\$373,192	\$294,450	\$513,265

** Demographic data derived from 2020 ACS - US Census*