



Lifestyle Real Estate Solutions...

**Property Offering
For
4637,4687,4483,4283 Hill Road
Lakeport, Lake County, CA**

Listing Representatives:

Bill Kunde & Sue Michaelsen
KM Properties, Inc.
Santa Rosa, CA 95409
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Overview Of Property

This property consists of 451 acres just northwest of Lakeport, California in the County of Lake. It includes valley land, rolling hills and views of Clearlake. As an agricultural property, it would make an ideal ranch estate with view home sites, cattle grazing and horse terrain.

Zoning and General Plan allow for agriculture and with a use permit Planned Unit Development. Previously approved for 800 Single-family dwelling lots, 18-hole golf course, Clubhouse, Equestrian center and trail system, 100-unit hotel complex with restaurant and coffee shop, tennis complex with 5 courts and 500-seat center court, swimming pools, recreation buildings, storage areas and open space.

Each parcel is entitled with 25 remote water entitlements for a total of 100 hook-ups all fully paid. Current cost of these entitlements is \$10,676 per hook-up.

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Location

One of California's hottest new wine destinations, Lake County is just two hours by car from the San Francisco Bay Area, Sacramento Valley, and Pacific Coast. Lake County is home to Clear Lake, the largest natural freshwater lake in California and one of the oldest lakes on the continent, and Mount Konocti, an ancient volcano that recently opened to offer one of the newest day hikes in the state. Come live in Lake County to enjoy the state's cleanest air, spectacular scenic beauty, and unsurpassed recreation — hiking, biking, wine tasting, paddling, fishing, birding, golfing, off-road adventures, and even rock hounding.

Lake County has a Mediterranean-style climate with four distinct seasons, including a lush and vibrant spring, a long dry and warm summer, an autumn with warm days and cool nights, and a wet, mild winter with occasional snow on the mountaintops. Because Lake County is situated in between the California Coast and the Central Valley in the Pacific Coast Range of mountains with Clear Lake, the largest natural lake in California at its center, the seasons are distinct.



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Offering

Offering Price \$2,500,000

4 Legal Parcels: APNs 003-046-66, 003-046-67, 005-011-06, 005-011-07

Total Acres: 451.31

4637 Hill Road	APN 003-046-66	150 Acres
4687 Hill Road	APN 003-046-67	108 Acres
4483 Hill Road	APN 005-011-06	159.31 Acres
4283 Hill Road	APN 005-011-07	34.01 Acres

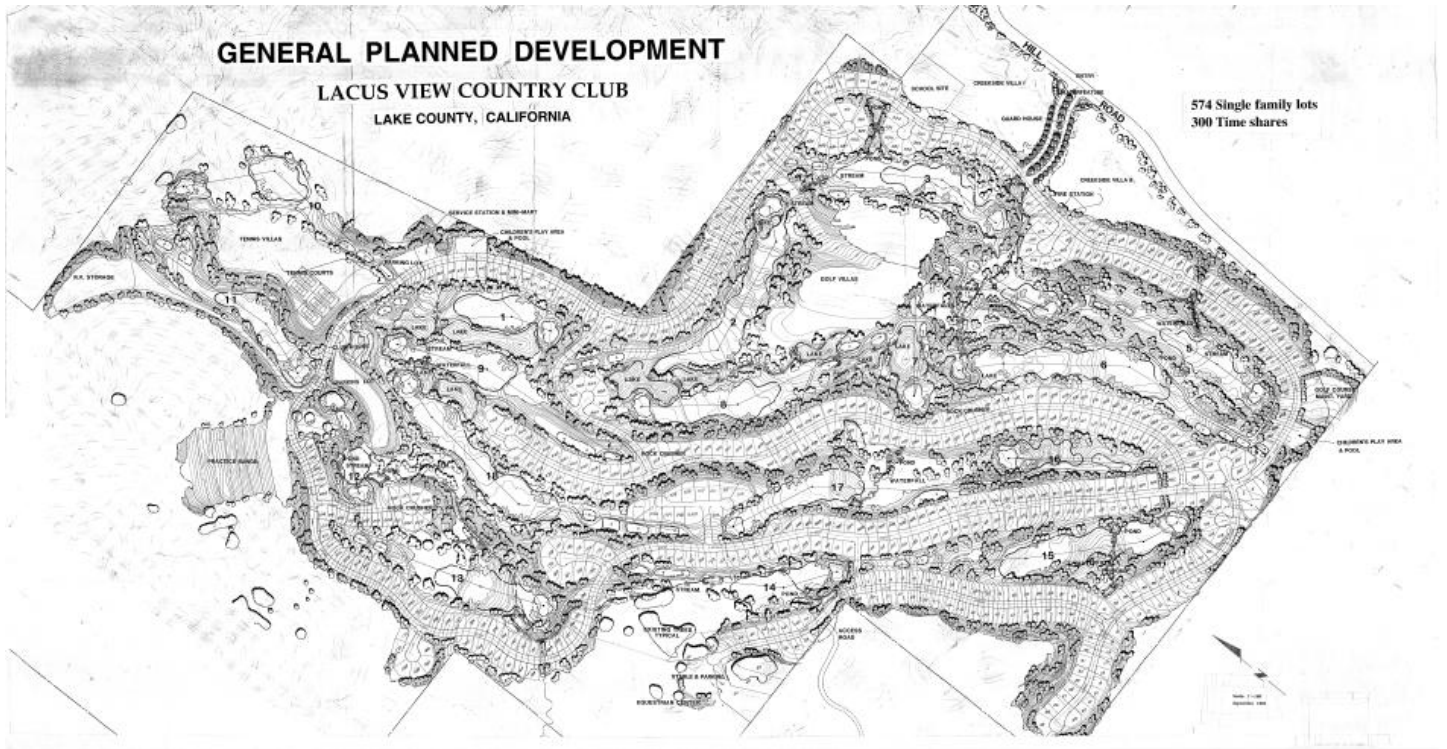
100 Water Hook-ups with County of Lake. 25 per parcel.

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Previously Proposed Subdivision



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Offered At \$2,500,000

***For More Information Contact:
Sue Michaelsen or Bill Kunde
707-537-8989***

-KM Properties does not guarantee this information. Details were provided by either Tax Assessor or Owner. Those interested in purchasing the property are encouraged to complete their own investigation of the property.

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