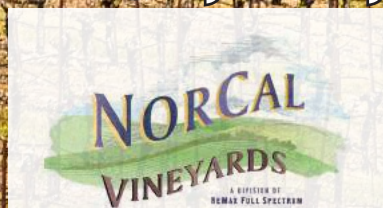


# Coveted Hillside Vineyard and Luxury Estate Site

Sonoma Valley AVA

Offering Memorandum  
Price \$3,995,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)

# Coveted Hillside Vineyard and Luxury Building Site


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# Salient Facts

Location	6000 Wildwood Mountain Road and 6295 Melita Road Santa Rosa, CA 95409
County	Sonoma
AVA	Sonoma Valley
APN	031-040-061
Parcel Size	62.7+/- acres
Vineyard	23+/- acres
Varietals	Cabernet Sauvignon, Petite Sirah, Riesling, and Syrah
Soil	Felta Very Gravelly Loam and Haire Clay Loam
Buildings	965 sq. ft. 1 bed/2 bath guest house, 405 sq. ft. office, barn, shops and 5+/- acre estate building site
Water	4 wells and year-around creek
Power	PG & E
Zoning	RRD, B6, SR, BR
<b>CAP Rate</b>	<b>9.2%</b>
<b>Price</b>	<b>\$3,995,000</b>



This magical 62+/- acre ranch is located just minutes from downtown Santa Rosa, with an amazing ambiance and privacy. There are 23+/- acres of coveted high-density vineyard planted to Cabernet Sauvignon, Petite Sirah, Syrah, Riesling with another 9+/- acres of potentially plantable ground in the Sonoma Valley AVA. Arguably the best building site in Sonoma County, just waiting for your luxury estate home. Water is abundant with 4 wells and a year-around creek. There is a beautiful guest house and office to reside in while the new residence is being built. The property is fully fenced and has two legal accesses, one for the vineyard and one for the building site. This is the definition of a Sonoma lifestyle vineyard estate with all the amenities.

# Vineyard Facts

Vineyard	23 +/- acres
AVA	Sonoma Valley
Varietals	Cabernet Sauvignon, Petite Sirah, Syrah, and Riesling
Water	4 wells and year-around creek
Soil	Felta very gravelly Loam, Haire clay Loam
Gross Income	
2018	\$643,096
2017	\$458,282 ***Due to the 2017 wildfires, 30 tons of CS were sold at a 25% +/- discount

Tons Harvested			
Varietal	2019	2018	2017
Syrah	80.9	103.99	70.22
Cabernet Sauvignon	52.5	51.55	47.93
Riesling	24.3	19.83	15.81
Petite Sirah	22.8	25.95	17.36
<b>Total Tons</b>	<b>180.5</b>	<b>201.32</b>	<b>151.32</b>

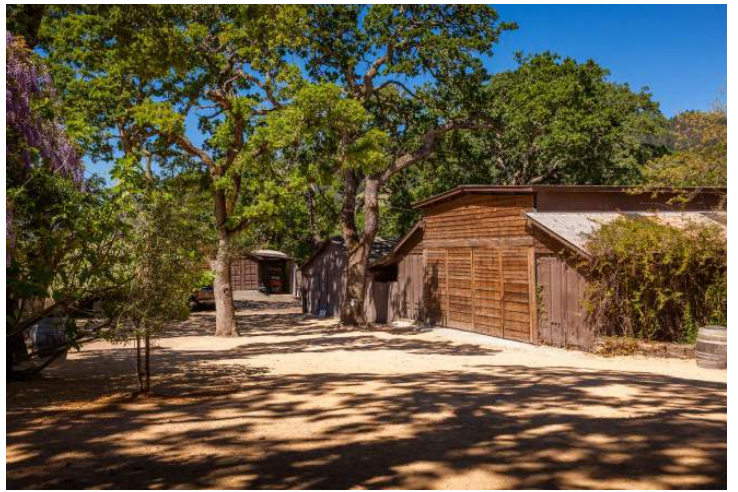
Block	Varietal	Clone	Rootstock	Spacing	Rows	Vines	Trellis	Planted
A	Cab Sauv	337	110R	8X5 & 4X5	72	2,850	VSP	1999
B	Cab Sauv	7	110R	8X5 & 4X5	46	2,745	VSP	1999
C	Pet Sir	3	110R	8X5 & 4X5	20	867	VSP	1999
D	Shiraz	877	110R	8X5 & 4X5	46	4,174	VSP	1999
E	Shiraz	7	110R	4X5	34	2,271	VSP	1999
F	Shiraz	N C	110R	4X5	29	1,533	VSP	1999
R1	Riesling	9	5C	8X5 & 4X5	34	1,999	VSP	1999
C2	Pet Sir	3	110R	7X5	10	400	VSP	2000
1	Shiraz	NOIR	5C	8X5 & 4X5	36	3,368	VSP	2000
2	Shiraz	NOIR	5C	8X5 & 4X5	42	1,330	VSP	2000
3	Shiraz	NOIR	5C	8X5 & 4X5	30	822	VSP	2000
4	Cab Sauv	337	110R	8X5 & 4X5	33	742	VSP	2000
5	Cab Sauv	337	110R	8X5 & 4X5	15	246	VSP	2000
6	Shiraz	1	110R	8X5 & 4X5	57	4,570	VSP	2000
7	Cab Sauv	337	110R	8X5 & 4X5	42	2,161	VSP	2000
8	Cab Sauv	7	110R	8X5 & 4X5	40	1,423	VSP	2006
C3	Pet Sir	3	110R	8X5 & 4X5	108	2,982	VSP	2006
R2	Riesling	9	110R	5X3	75	2,536	VSP	2008
9	Cab Sauv	338	110R	5X8 & 5X4	24	720	VSP	2017

# Block Map



# Vineyard Gallery







# Building Pad, Guest House, and Outbuildings Facts

## Building Pad

5+/- acre building pad  
Panoramic views of the vineyards below  
Private gated entrance and address

## Guest House

Historically used as a vacation rental  
965+/- square feet  
1 bedroom/2 bathroom  
Remodeled with full kitchen  
Outdoor sitting area with sweeping  
Vineyard views and stunning wisteria canopy

## Outbuildings

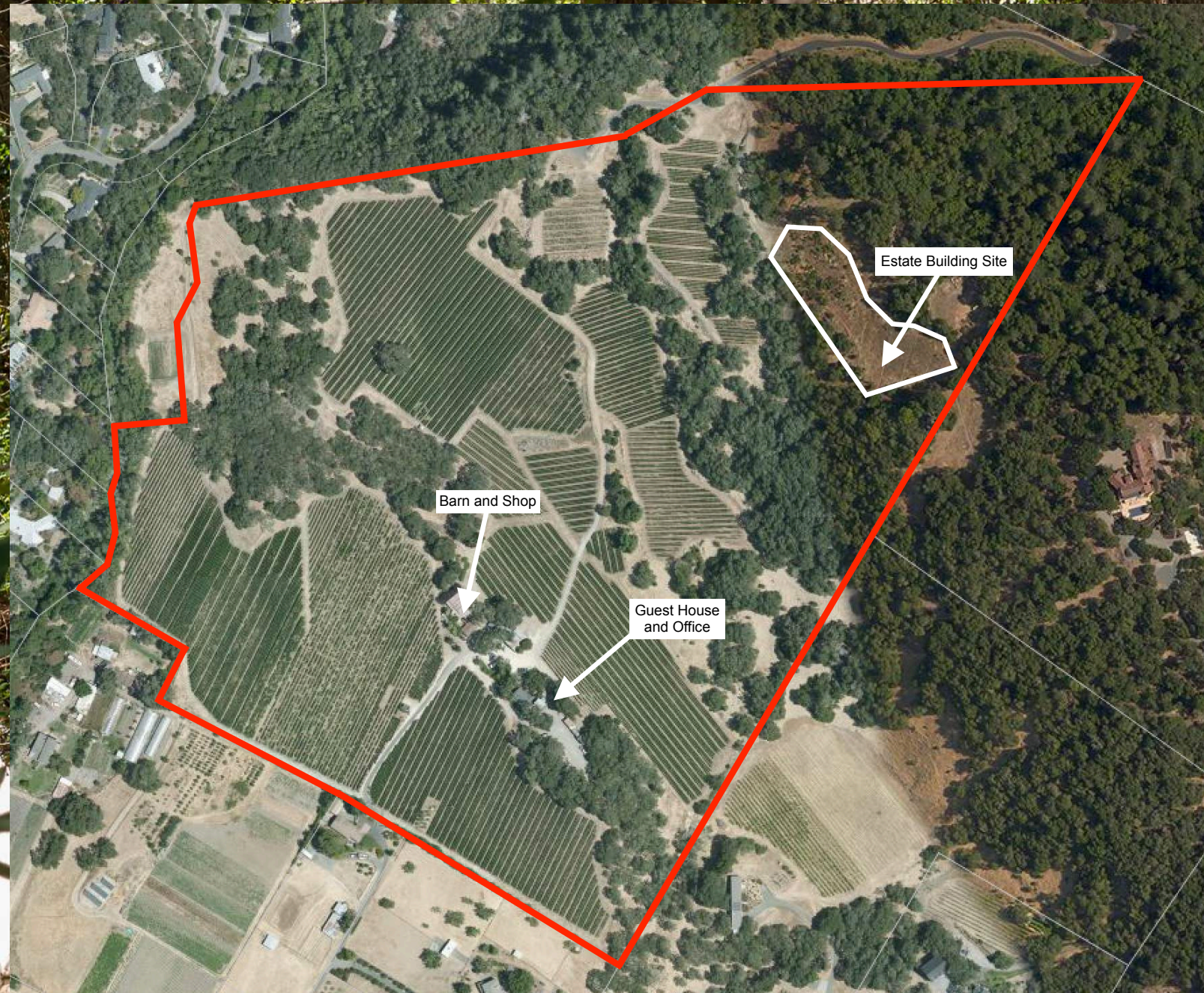
405+/- square foot Office with full bathroom  
Barn  
Shops

# Residence & Office Gallery

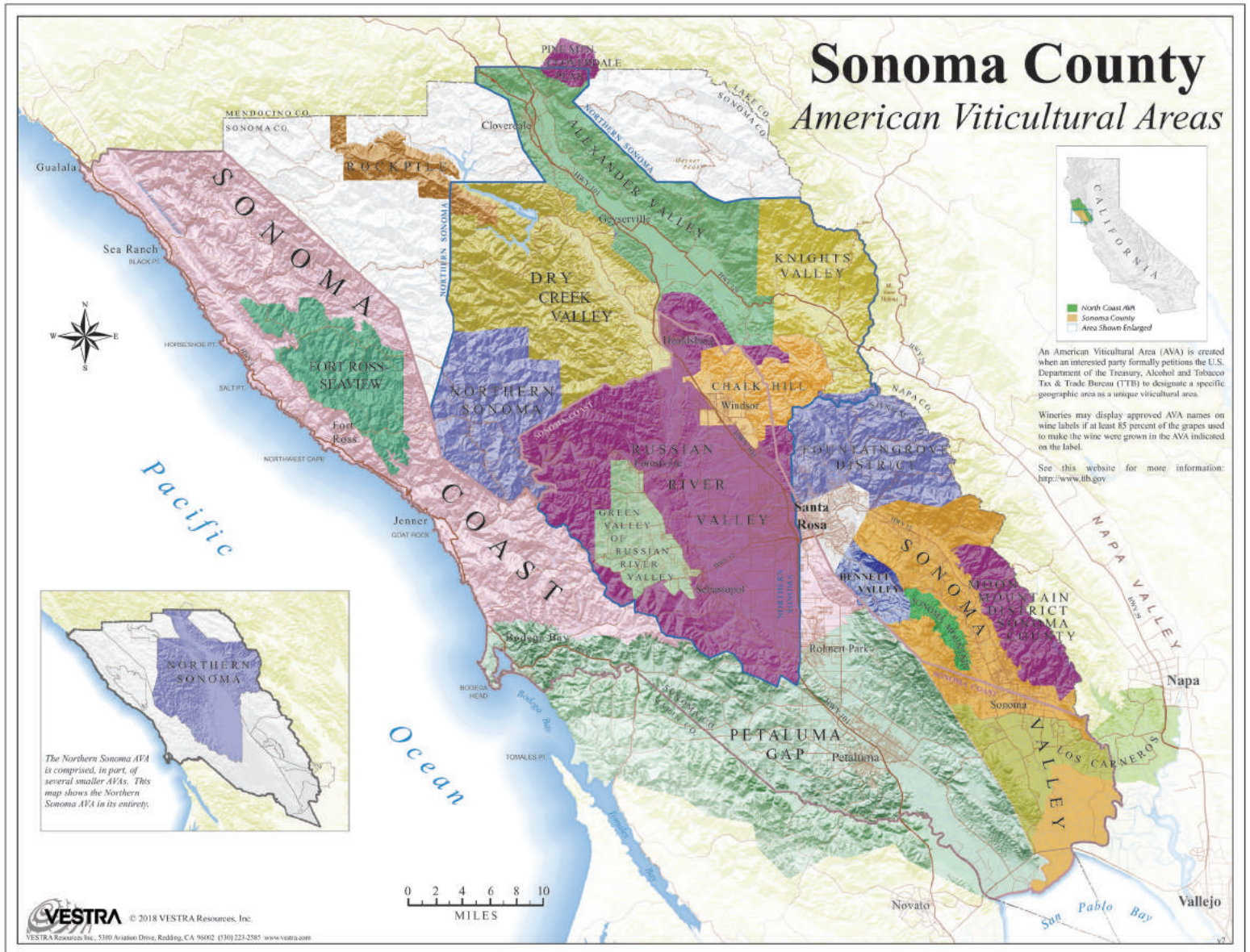




# Aerial Map



# County Overview





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*This information herein believed reliable but not guaranteed.  
Each Office Independently Owned and Operated.*