

Vineyard Designate & Award Winning Ranch

Sonoma Valley AVA



Offering Memorandum

Price \$3,995,000

www.norcalvineyards.com

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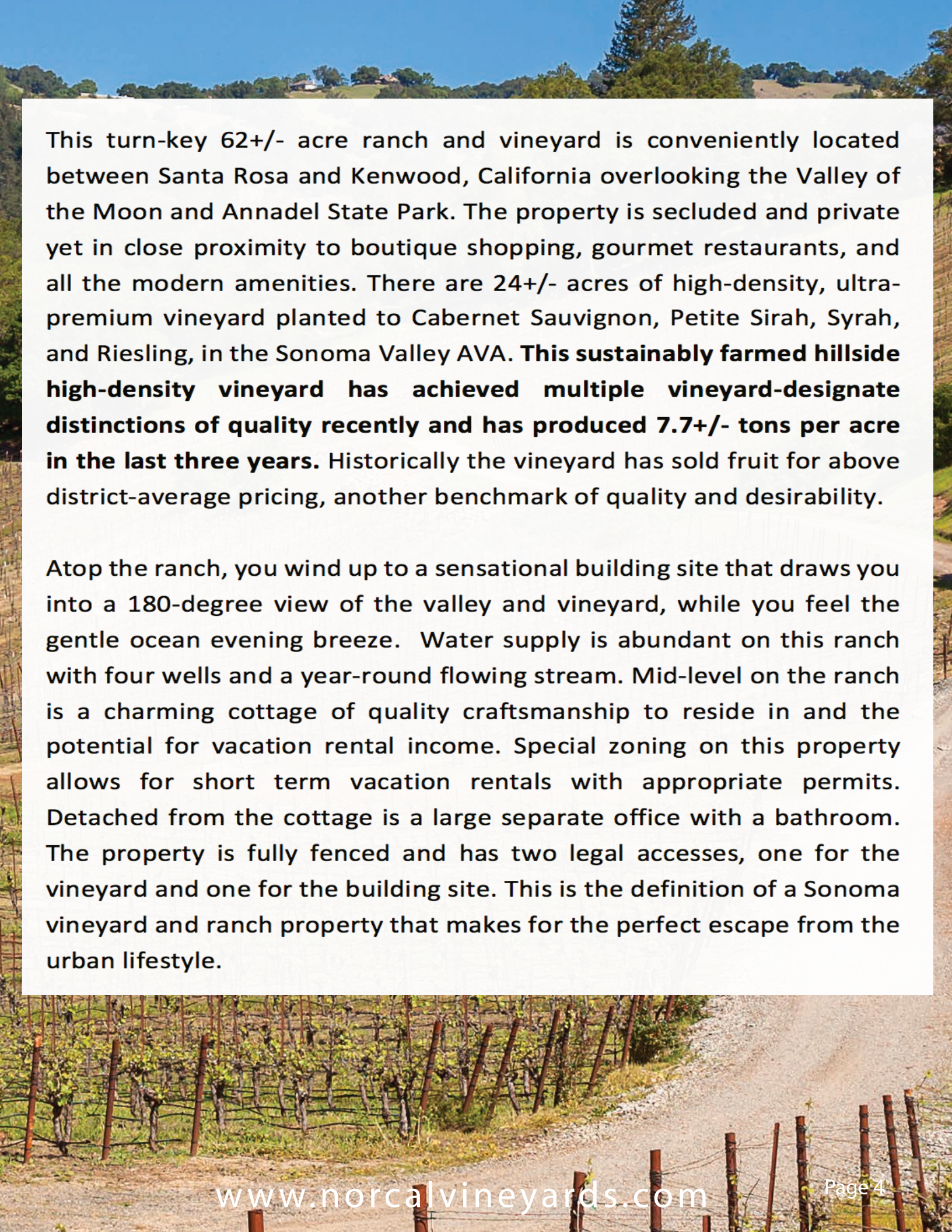
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Salient Facts

Location	6000 Wildwood Mountain Road & 6295 Melita Road Santa Rosa, CA 95409
County	Sonoma
AVA	Sonoma Valley
APN	031-040-061
Parcel Size	62.7+/- acres
Vineyard	24 +/- net vine acres (high density vineyard)
Varietals	Cabernet Sauvignon, Petite Sirah, Riesling, and Syrah
Soil	Felta Very Gravelly Loam and Haire Clay Loam
Framing Practices	Sustainably farmed
Buildings	965 sq. ft. 1 bed/2 bath guest house, 405 sq. ft. office, barn, shops & building site
Water	4 wells and year-around creek
Power	PG & E
Zoning	RRD, B6, SR, BR
Price	\$3,995,000



This turn-key 62+/- acre ranch and vineyard is conveniently located between Santa Rosa and Kenwood, California overlooking the Valley of the Moon and Annadel State Park. The property is secluded and private yet in close proximity to boutique shopping, gourmet restaurants, and all the modern amenities. There are 24+/- acres of high-density, ultra-premium vineyard planted to Cabernet Sauvignon, Petite Sirah, Syrah, and Riesling, in the Sonoma Valley AVA. **This sustainably farmed hillside high-density vineyard has achieved multiple vineyard-designate distinctions of quality recently and has produced 7.7+/- tons per acre in the last three years.** Historically the vineyard has sold fruit for above district-average pricing, another benchmark of quality and desirability.

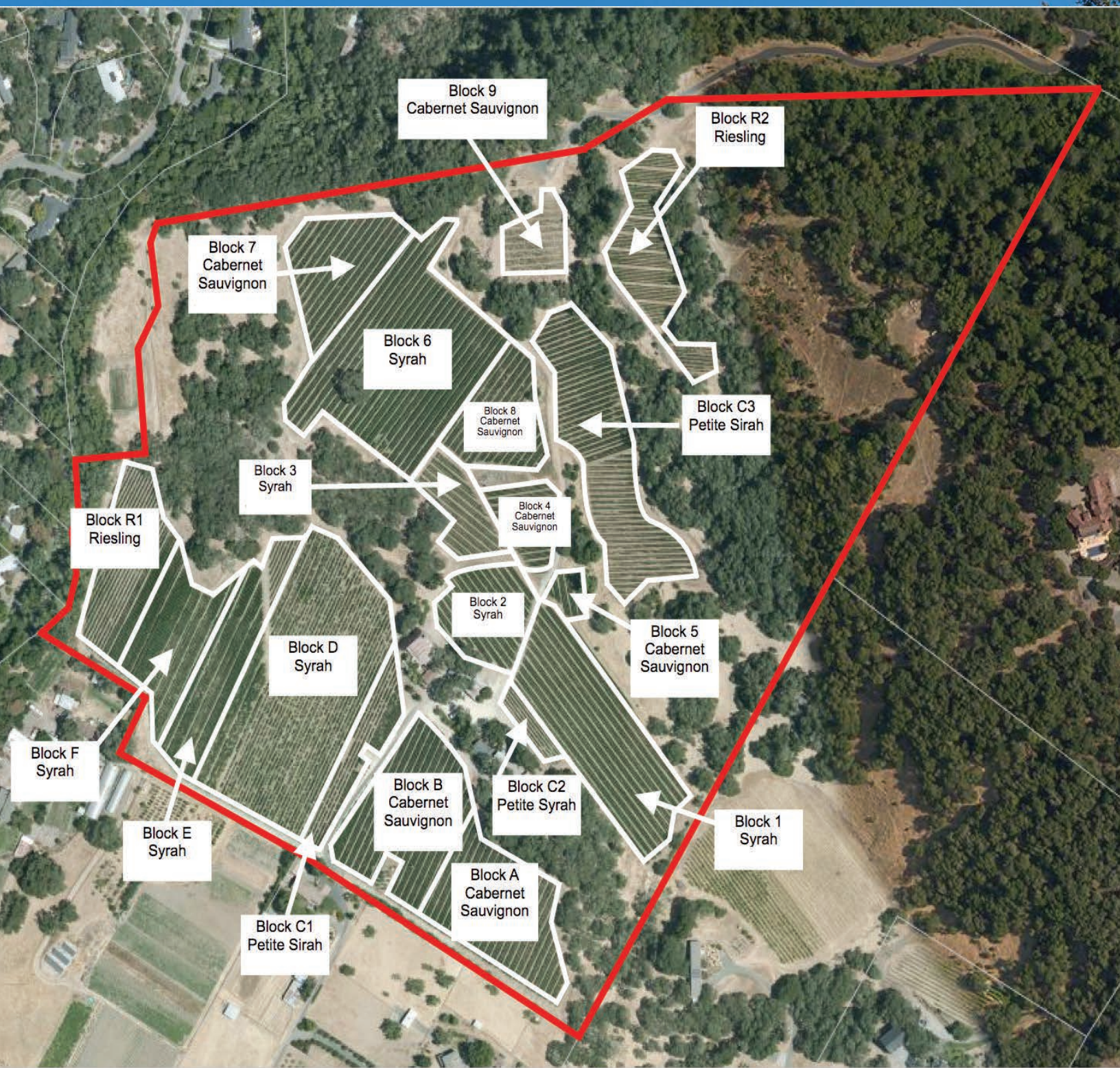
Atop the ranch, you wind up to a sensational building site that draws you into a 180-degree view of the valley and vineyard, while you feel the gentle ocean evening breeze. Water supply is abundant on this ranch with four wells and a year-round flowing stream. Mid-level on the ranch is a charming cottage of quality craftsmanship to reside in and the potential for vacation rental income. Special zoning on this property allows for short term vacation rentals with appropriate permits. Detached from the cottage is a large separate office with a bathroom. 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 vineyard and ranch property that makes for the perfect escape from the urban lifestyle.

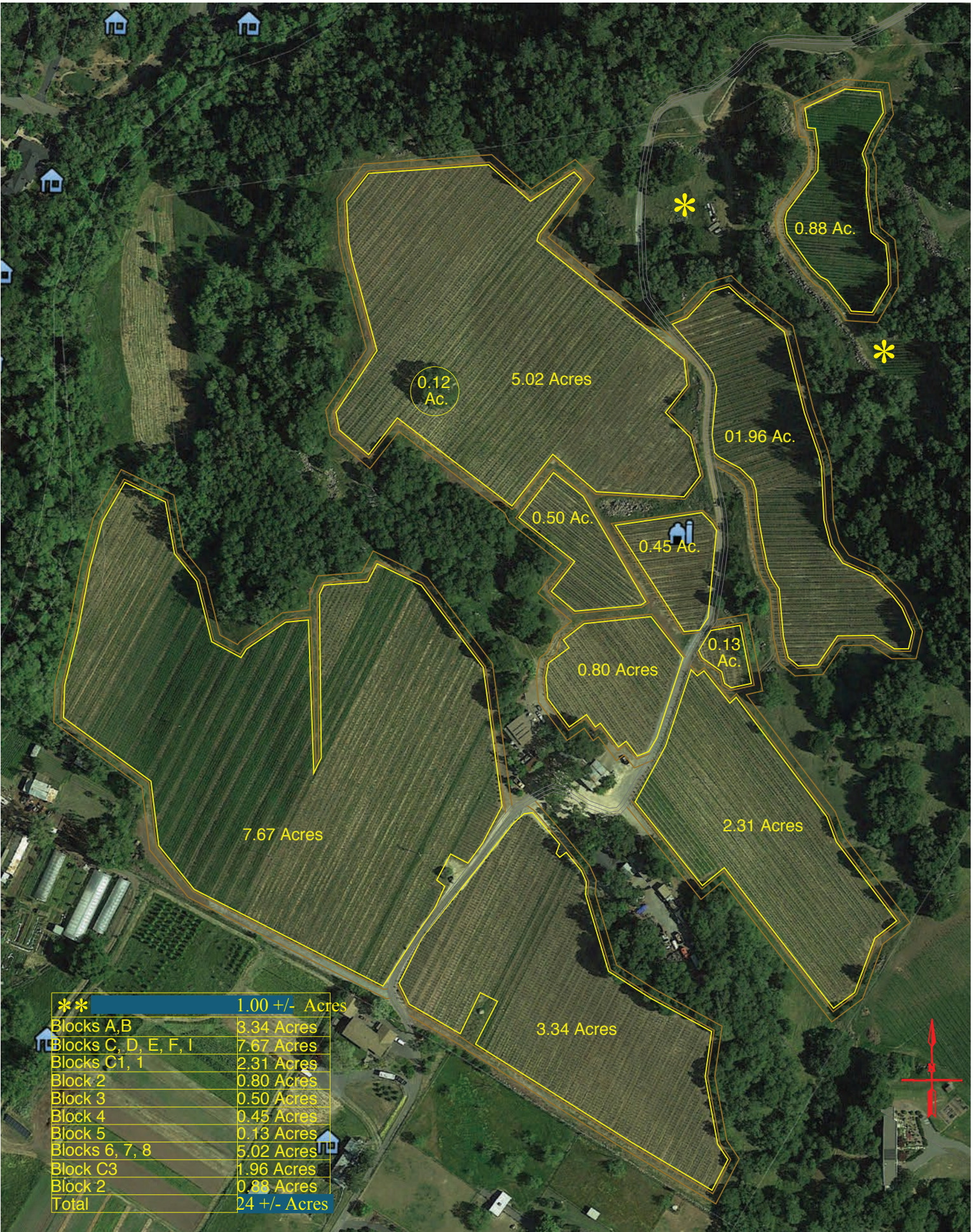
Vineyard Facts

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
Total Tons	180.5	201.32	151.32

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	Petite Sirah	3	110R	8X5 &4X5	20	867	VSP	1999
D	Syrah	877	110R	8X5 &4X5	46	4,174	VSP	1999
E	Syrah	7	110R	4X5	34	2,271	VSP	1999
F	Syrah	NC	110R	4X5	29	1,533	VSP	1999
R1	Riesling	9	5C	8X5 &4X5	34	1,999	VSP	1999
C2	Petite Sirah	3	110R	7X5	10	400	VSP	2000
1	Syrah	NOIR	5C	8X5 &4X5	36	3,368	VSP	2000
2	Syrah	NOIR	5C	8X5 &4X5	42	1,330	VSP	2000
3	Syrah	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	Syrah	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	Petite Sirah	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

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

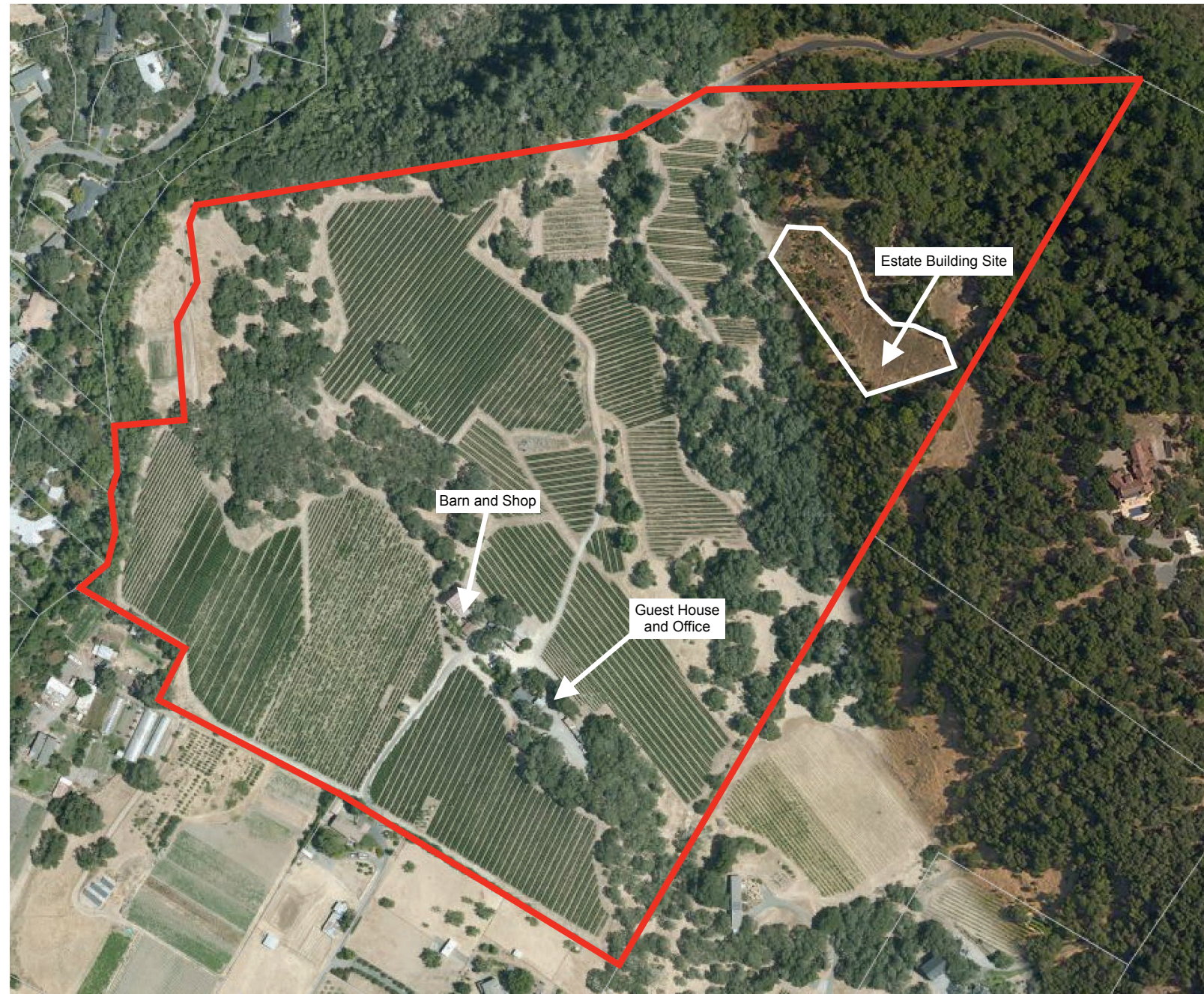
405+/- square foot Office with full bathroom
Barn
Shops

Residence & Office Gallery

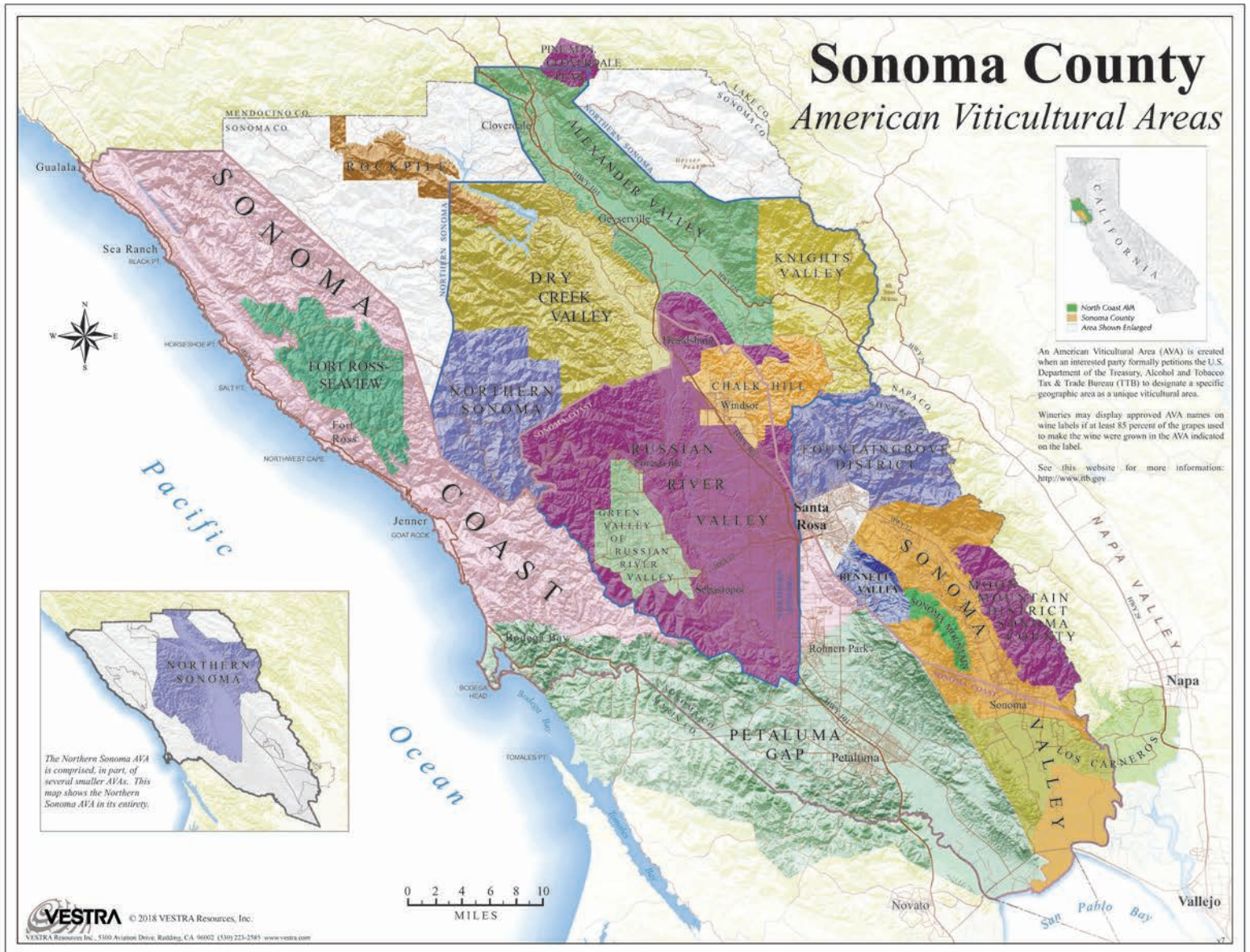




Aerial Map



County Overview





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This information herein believed reliable but not guaranteed.

