321 Foreman Ln, Healdsburg

FORD
PROPERTIES
NORTH COAST VINTAGE

Offering Memorandum

Price $3,350,000

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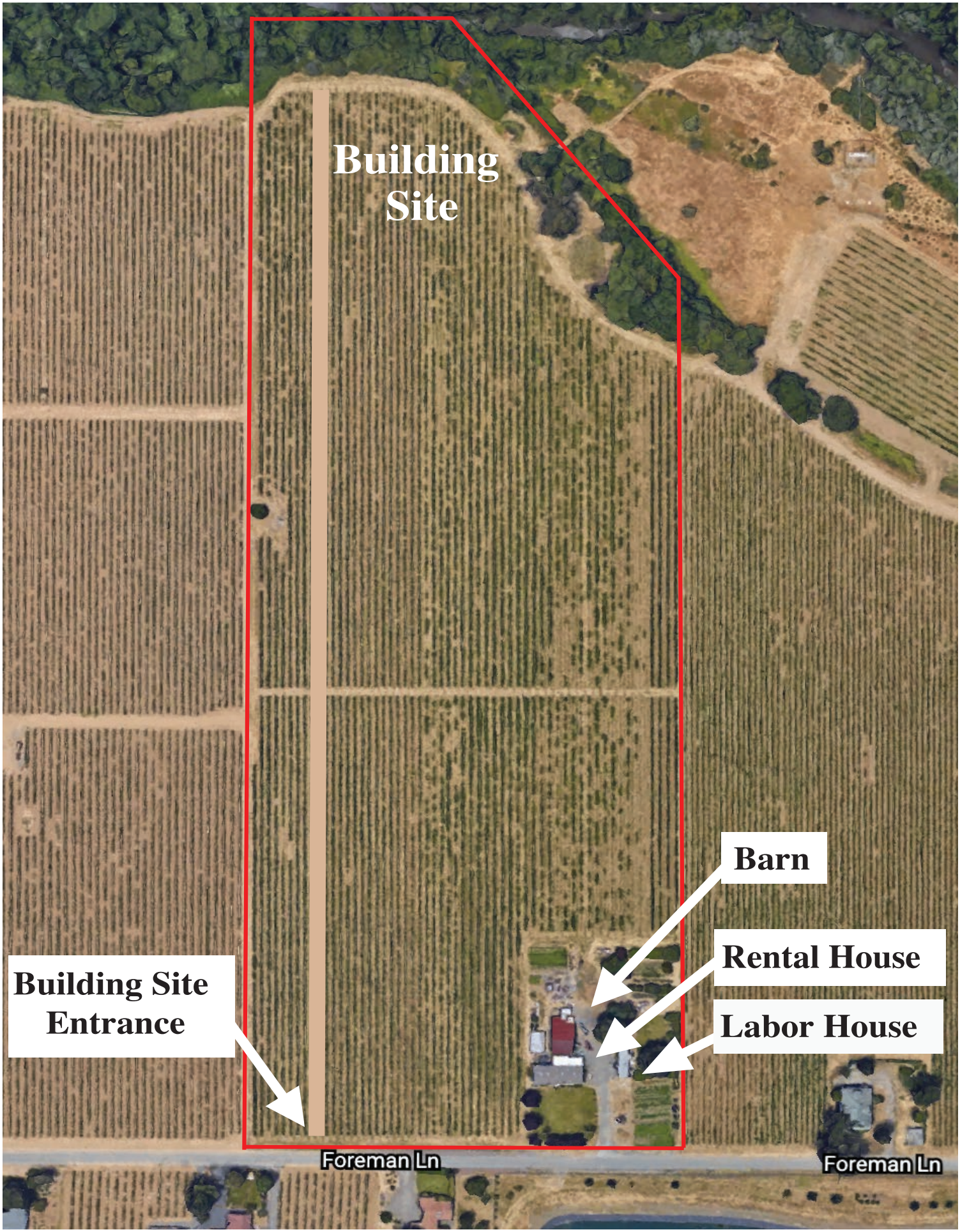
Salient Facts

Location	**321 Foreman Ln, Healdsburg, CA 95448**
County	**Sonoma**
AVA	**Dry Creek Valley AVA**
APN	**110-130-007-000**
Parcel Size	**22.86+/- acres**
Vineyard	**15.5+/- acres**
Plantable	**5+/- acres**
Varietals	**Chardonnay| Merlot | Grenache**
Building Site	**1.5+/- level building envelope**
Rental Home	**Beds 3| Bath 2| Sqft 1680 +/-| Manufactured Home| 2000 yr**
Other	**Barn| Labor Home| Orchard**
Water	**2 wells| Domestic well 20+/- gpm| Ag well has 2 pumps, 250 +/- gpm|**
Power	**PG & E**
Tax	**Williamson Act**
Zoning	**LIA20 (Land intensive agriculture)**

This prime vineyard and building site off Westside Road on Foreman Lane is the epitome of bucolic yet is only 5 minutes to downtown Healdsburg. This 23+/- acre piece of prized farmland consists of 15.5+/- acres planted to vineyards and another 5+/- acres of fertile plantable land. The property is under an application to change the AVA from Dry Creek to Russian River. As you wind through the vineyard to the north end of the property is a 1.5+/- acre level building envelope that fronts the famous Dry Creek. On the opposite side of the ranch is a rental home, labor house, and redwood barn built circa 1889. The vineyard is planted to Chardonnay, Merlot, and Grenache, and much of the fruit is sold under a grape purchase agreement to local wineries. If owning a vineyard and building your dream Wine Country home is for you, then the Healdsburg lifestyle awaits on Foreman Lane.

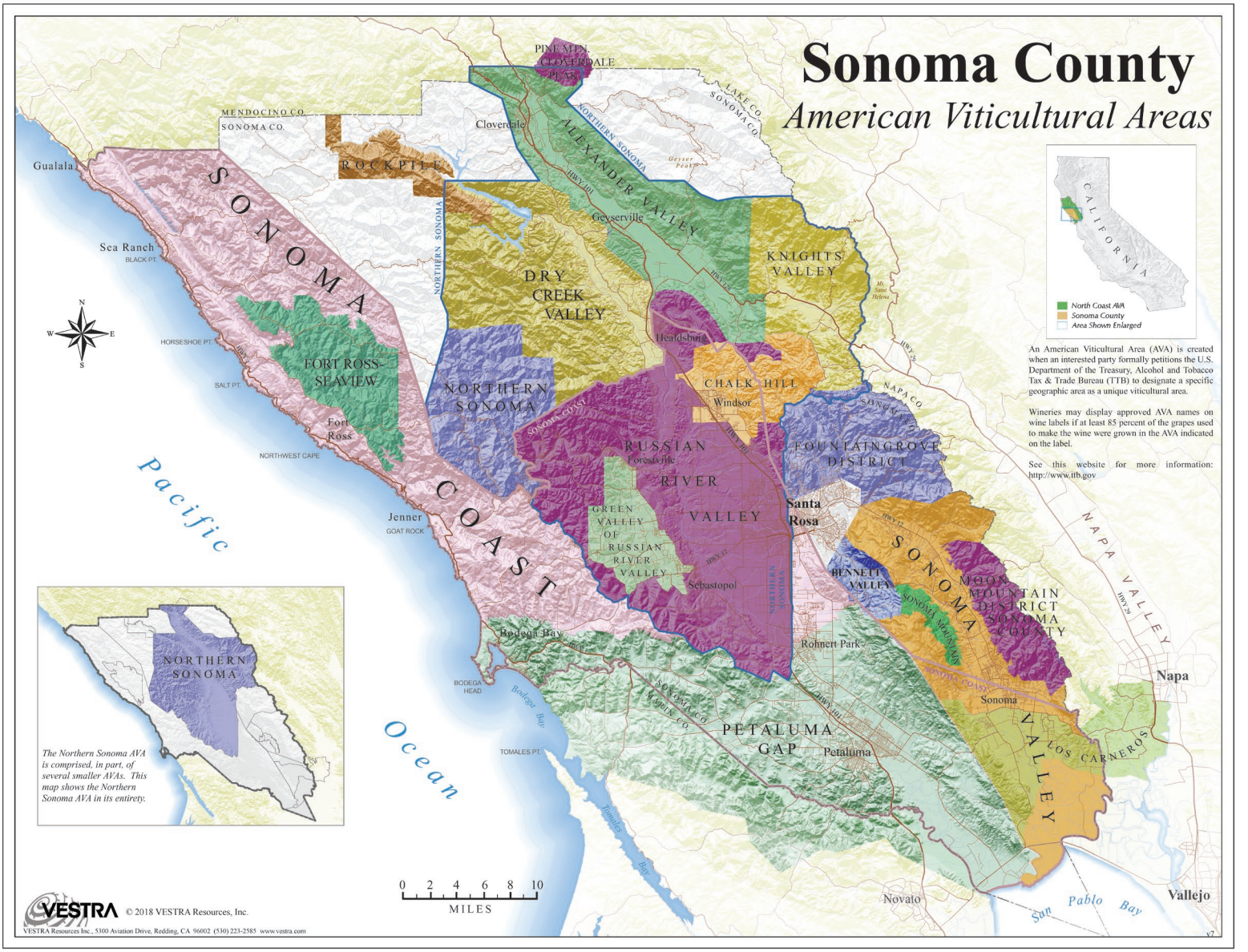
Block	Variety	Clone	Rootstock	Trellis	Planted	T-Bud	Spacing	# Vines	Acres
1	Merlot	104	5C	Vertical	1995		7 x 10	5,445	5
2	Chardonnay	Clone 17	5C	Vertical	1995	2010	7 x 11	3,712	6.5
3	Old Grenache	Alban 2	5C	Vertical	1995	2011	7 x 11	1,485	2
4	New Grenache		1103P	Vertical	2018		5 X 8	2,100	2
							Totals:	12742	15.5 +/-

*The information provided above may not be 100% accurate. The buyer to their own investigation.


Building Site
Barn
Rental House
Labor House
Building Site Entrance
Foreman Ln
Foreman Ln

Gallery

County Overview



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Founder

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COMPASS

This information herein believed reliable but not guaranteed.