



4651 Road 110, Hopland

**Offering Memorandum
Price \$2,250,000**



Table Of Contents

Property Overview 3

Remarks 4

Ranch Features 5

Water Systems 6

Amenity List 7

Aerial map 8

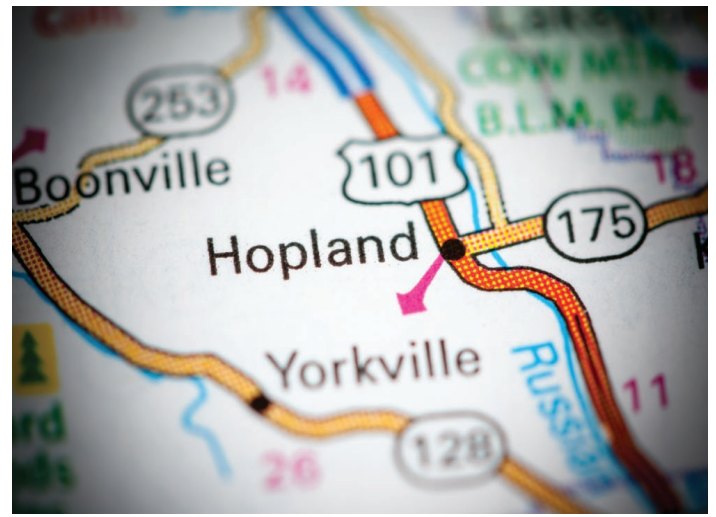
Gallery 9-10



Property Overview

Location	4651 Road 110, Hopland, CA 95449
County	Mendocino
Zoning/ Tax	RL Williamson Act
APN	047-100-18-00
Parcel Size	117+/- acres
Main House	Beds 2 Bath 2 Office room SqFt 2,716 2 Walk-in closets
Upstairs Apartment	Beds 1 Bath 1 Walk-in closet Separate entrance
Built	2006 - Jeff Rea Construction
Water	Well Spring 210,000 gal. Ag water cisterns
Planted	78 Fruit Trees 10 Grape Vines
Outbuildings	Sleeping cabin Tractor barn Trailer barn
Utilities	PG & E Propane
Septic	Permitted for 4 bedrooms
Other Features	Fenced lavender field 2+/- acres of fenced garden areas with landscaping and vegetables
Price	\$2,250,000

Imagine leaving the Bay Area for your summer getaway and arriving at this 117+/- acre jewel known as the Red Tail Ranch. Ideally located about 1 hour and 40 minutes from the Golden Gate Bridge and 25 minutes from Sonoma County, the RedTail Ranch is easily accessible from the City.



The paved county road from Highway 101 and the hamlet of Hopland take you west to the ranch and the automated solar keypad entrance. Passing through the ranch gates you traverse the meticulously manicured oak and manzanita woodlands as the land reveals a gorgeous open meadow. Continuing through the grassland, you pass the 1/2 acre fenced lavender field and arrive at the custom residence built in 2006.

The views from the house are dramatic and look directly east head-on at Duncan Peak and the Hopland Valley below. The home, built by Jeff Rea—a local custom home builder—is 2,716+/- sqft and features a chef's kitchen with concrete counters and Wolf range, large master suite with walk-in shower and tub, 2 spacious walk-in closets, large office, open beam ceilings, and Kolbe and Kolbe Windows. Sit out on the deck and enjoy the moon rise over Duncan Peak with a glass of fine wine, or soak in the hot tub and watch the sunrise over the Mayacama Mountains.

The home also features an oversized 3-car garage and 1 bedroom apartment above. Taking a short walk outside leads you to the professionally installed and maintained English garden and fruit orchard. Other improvements include a trailer barn, sleeping cabin, tractor, and storage shop. For our wildlife enthusiasts, the property is rich with Blacktail deer, turkey, and California quail.



Ranch Features

The entrance gate is Redwood 2x6” with solar automatic opener, a keypad for secure entry, and keypad for a secure exit.

1/2 mile of compacted gravel road from the gate to the house. Yearly Dust-Off application. 2.5 miles of roads around the property, plus numerous hiking trails

3 private fire hydrants, with adequate hoses to all areas of the house, they are not dependent on power for water pressure.

Tractor Barn- keeps backhoe and full-sized pickup, with additional lawn mower storage (fully enclosed). Container is fully enclosed w/interior lights. Extra enclosed attachment is for firewood storage.

House sits at 1800’ elevation and top of the property is 2000’ elevation. Micro-climate gives the advantage of 4-5 degrees cooler in summer months and 4-5 degrees warmer in winter months, over the Hopland valley floor.

Water Systems

- • •
- • •
- • •

Spring for the house, varies from 2 gpm in late summer conditions to 20 gpm in winter conditions, with (4) 2500 gal. poly storage tanks under a metal roof. Extra Red-Eye filter system and pressurized to the house.

60' Well in the garden, at 2GPM, has (2) 2500 gal. poly storage tanks that we pump up to and gravity down to irrigate the garden, orchard, lavender field, and all the landscaping around the house.

2 lined, covered Cisterns that each hold 105,000 gals of collected rainwater. Cistern 1 is AG pond lined, cistern 2 is potable lined. Roof water collection only requires 30" of rain per year to fill them. All gravity down to irrigated areas.

- •
- •



Amenity List

- 2 decks = 836 sqft
- Master balcony deck= 92 sqft
- Upstairs landing deck= 66 sqft
- Decks all stained 2019
- All decks are Ipe wood
- House was painted 2019
- Laundry room painted 2019
- House has 2 walk in closets
- Living room, office & kitchen painted 2018
- Walk-in tiled master shower, floor and counter
- Master bath toilet has heated toilet seat
- Slate tiled 2nd bathroom shower, floor and counter
- Kitchen has custom concrete poured in place counters.



All counters are 37" height

- Kitchen features Wolf gas (propane) 5 burner cooktop and GE Profile wall oven, microwave, and warming drawer. Fridge is JennAir French door style
- Kitchen sink is triple bowl stainless and has a garbage disposal
- Fisher & Paykel double dish drawer dishwashers
- All walls are 9' and exterior wall construction is all 2x6" framing.
- All exterior doors are 8'
- All interior doors are custom 7' height, Simpson solid core fir/and or glass
- Exterior wall surface is Hardy cement siding with cedar batts.
- Roof is standing seam metal roof
- Windows are Kolbe & Kolbe

• • •
• • •
• • •

- Navien hot water heater was upgraded in 2017
- Washer and dryer are GE Profile, original 2006
- Imported Australian Wormy Chestnut hardwood floors
- Slate tile floor in the mudroom, laundry, and guest bath
- Tile in master bathroom is from Import Tile in Berkeley,
(All Natural Stone-Berkeley)



- Tile in upstairs bathroom is from Ceramic Tile in San Francisco
- House is hard-wired for alarm system
- House is custom wired for back-up generator - specific house lights, cooktop, refer, stereo and TV and both home offices have wiring for generator backup
- Fascias, deck railings and staircase railings are clad with custom metal (bird-deterrent)
- Front door is 8' with custom stained glass
- 3 car "over-sized" attached garage, with 2nd refrigerator
- Master bath bay window is copper-clad on exterior
- Whole house fan, exchanges all interior air in 2 minutes
- 2-person Solana hot tub, installed in 2011
- All interior beams are rough Fir
- All interior wood ceilings are finished Fir
- All interior cabinetry is Hollowtree Cabinetry (Doug Myers) custom Knotty Alder with black, hand-painted highlights
- Quadra-Fire fireplace with 4 stage burn technology (not a wood stove)
- HVAC is propane heat + Trane 14 SEER A/C. Both use same duct system
- Storage area under the master bedroom wing of the house has lights and shelving - access from the outside



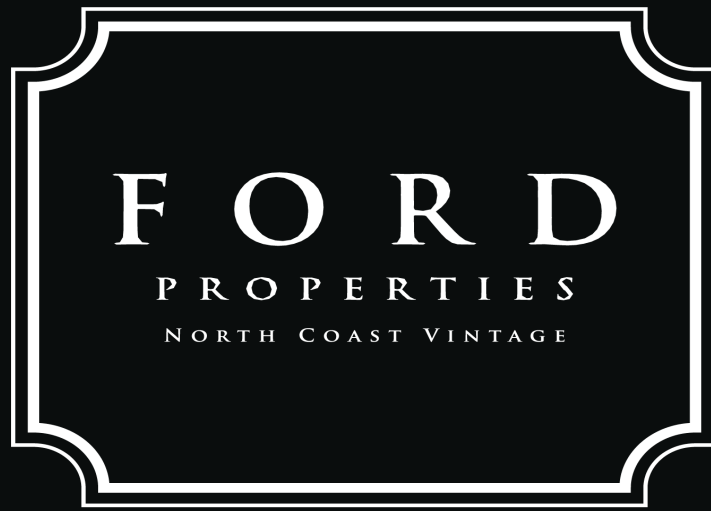


Gallery









Tony Ford

Founder

DRE 01406167

Vineyard , Winery & Estates

Cellular: 707.391.5950

tony@norcalvineyards.com

109 Mill St, Healdsburg, CA

404 Mendocino Ave, Santa Rosa, CA

1300 1st St #462, Napa, CA

norcalvineyards.com

COMPASS

This information herein believed reliable but not guaranteed.