



**5445 Sonoma Mountain Road  
Santa Rosa**

**Offering Memorandum  
Price \$3,500,000**



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# Salient Facts

<b>Location</b>	<b>5445 Sonoma Mountain Rd Santa Rosa CA 95404</b>
<b>County</b>	<b>Sonoma</b>
<b>AVA</b>	<b>Sonoma Mountain   Bennett Valley   Sonoma Valley</b>
<b>APN</b>	<b>049-030-044-000</b>
<b>Parcel Size</b>	<b>24.59 +/- acres</b>
<b>Vineyard</b>	<b>11.3 +/- acres professionally managed</b>
<b>Varietals</b>	<b>Chardonnay   Pinot   Syrah</b>
<b>Main House</b>	<b>Beds 3   Bath 3.5   Sqft 2460 +/-   Built 1995  </b>
<b>Guest House</b>	<b>Beds 1   Bath 1   Sqft 1333 +/-   Office room   3 car garage 1333 +/-</b>
<b>Water</b>	<b>Well drilled in 2009   220 +/- gpm 2 wells not in use   4 storage tanks</b>
<b>Power</b>	<b>PG &amp; E</b>
<b>Tax</b>	<b>Williamson Act</b>
<b>Zoning</b>	<b>LIA40 (Land intensive agriculture)</b>
<b>Price</b>	<b>\$3,500,000</b>

This award-winning triple AVA vineyard estate on 24+/- gated and fenced acres features 11.3 acres of premium vineyard. Through the automated estate gates, you wind past the pond and up the olive tree-lined driveway. Just over the knoll you approach the 2,460 sqft country farmhouse perfectly positioned in a private setting with 360-degree views of the estate's vines.

Wines from the vineyard have consistently been rated 90 to 96 points. The 3 bedrooms, 3.5 bath farmhouse has soaring ceilings, a rustic kitchen, hardwood floors, spacious rooms, and a wrap-around porch with vineyard views from every window of the residence. Detached from the main residence is a remodeled 1 bedroom, 1 bath, 1333+/- sqft guest house with panoramic vineyard views from every window in the home, and from the living room balcony. Below the guest house is a 3-car stall garage of a similar size.

The estate backs up to North Sonoma Mountain Road Regional National Park and Open Land Preserve which is adjacent to Jack London State Park. Ride your horses through the trails directly from your 3-stall horse barn. The location of the ranch is perfectly nestled 6 miles from Glen Ellen and 9 miles from Santa Rosa.

The property has an on-site well for irrigation and domestic that was drilled in 2009 and was tested at 220+/- gallons per minute, limited only by the size of the pump. The turn-key vineyard estate is also part of the Williamson Act for reduced property tax benefits.

## The Nines

5445 Sonoma Mountain Rd  
Santa Rosa, CA 95404

11.3 acres

In Case of Emergency Call:

9-1-1

Cross Street:

Bennett Valley Rd



### REDWOOD EMPIRE VINEYARD MANAGEMENT

#### The Nines

6/2/2020

Block	Variety	Clone	Rootstock	Trellis	Planted	Spacing	# Vines	Rows	Acres
1	Pinot	2A/ 5/ 107	420A	VSP	2009	6x3	2095	46	0.866
2	Chard	Wente- Hyde	420A	VSP	2009	7x3	1651	22	0.796
3A	Chard	Wente- Hyde	420A	VSP	2009	6x3	273	39	0.113
3B	Pinot	Calera/ 37	420A	VSP	2009	6x3	1899	34	0.785
4	Pinot	97	1616C	VSP	2017	6x3	3302	23	1.364
5	Syrah	Alban 1	420A	VSP	2009	6x3	2845	16	1.176
6	Pinot	VdK	420A	VSP	2010	6x3	1183	34	0.489
7A	Chard	Wente	420A	VSP	2017	6x4	472	23	0.26
7B	Chard	Wente	420A	VSP	2017	6x4	3128	48	1.72
8	Pinot	Swan	420A	VSP	2017	6x4	3516	29	1.94
9A	Pinot	Calera	1616C	VSP	2017	6x4	2023	18	1.12
9B	Pinot	943	420A	VSP	2017	6x4	1207	26	0.67

Totals: 23594 358 11.3

# Aerial Map



\*The aerial map is not updated. Please note the area that has been since planted.

## Chardonnay

- 2015** Argot Wines Chardonnay, Estate Vineyard, Sonoma Mountain  
94pts – Doug Wilder, Purely Domestic Wine Report
- 2014** Argot Wines Chardonnay, Estate Vineyard, Sonoma Mountain  
93pts - Robert Parker's Wine Advocate - Northern California Report - October 28, 2016
- 2013** Argot Wines Chardonnay, Estate Vineyard, Sonoma Mountain  
92pts - Robert Parker's Wine Advocate - Northern California Report – March 4, 2016  
93pts - Purely Domestic Wine Report (Doug Wilder) – December 2016  
90pts – Wine Spectator - April 4, 2016 Wine Spectator tasting report, 12 Bold Sonoma Chardonnays, features our 2013 Estate Chardonnay. "...a core of lemon-lime and green apple flavors that are refreshing and expansive, folding in fresh apple, pear and citrus notes". Rated 90 points!
- 2012** Argot Wines Chardonnay, Estate Vineyard, Sonoma Mountain  
90pts - Robert Parker's Wine Advocate - Northern California Report – December 30, 2014  
92pts - Purely Domestic Wine Report (Doug Wilder) – March 2015

## Pinot Noir

- 2015** Argot Wines Pinot Noir, Estate Vineyard, Sonoma Mountain  
93pts – Doug Wilder, Purely Domestic Wine Report
- 2014** Argot Wines Pinot Noir, Estate Vineyard, Sonoma Mountain  
94pts - Robert Parker's Wine Advocate - Northern California Report - October 28, 2016
- 2013** Argot Wines Pinot Noir, Estate Vineyard, Sonoma Mountain  
93pts - Robert Parker's Wine Advocate - Northern California Report – March 4, 2016  
93pts - Purely Domestic Wine Report (Doug Wilder) – December 2016
- 2012** Argot Wines Pinot Noir, Estate Vineyard, Sonoma Mountain  
94pts - Robert Parker's Wine Advocate - Northern California Report – December 30, 2014  
90pts - Purely Domestic Wine Report (Doug Wilder) – March 2015

## Syrah

- 2015** Argot Wines Syrah, Estate Vineyard, Sonoma Mountain  
98+pts - Jeb Dunnuck
- 2014** Argot Wines Syrah, Estate Vineyard, Sonoma Mountain  
97 pts – Jeb Dunnuck
- 2013** Argot Wines Syrah, Estate Vineyard, Sonoma Mountain  
93pts - Robert Parker's Wine Advocate - Northern California Report - October 28, 2016
- 2012** Argot Wines Syrah, Estate Vineyard, Sonoma Mountain  
91+pts - Robert Parker's Wine Advocate - Northern California Report – March 4, 2016  
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- 2011** Argot Wines Syrah, Estate Vineyard, Sonoma Mountain  
90+pts - Robert Parker's Wine Advocate - Northern California Report – December 30, 2014  
91pts - Purely Domestic Wine Report (Doug Wilder) – March 2015

# Gallery

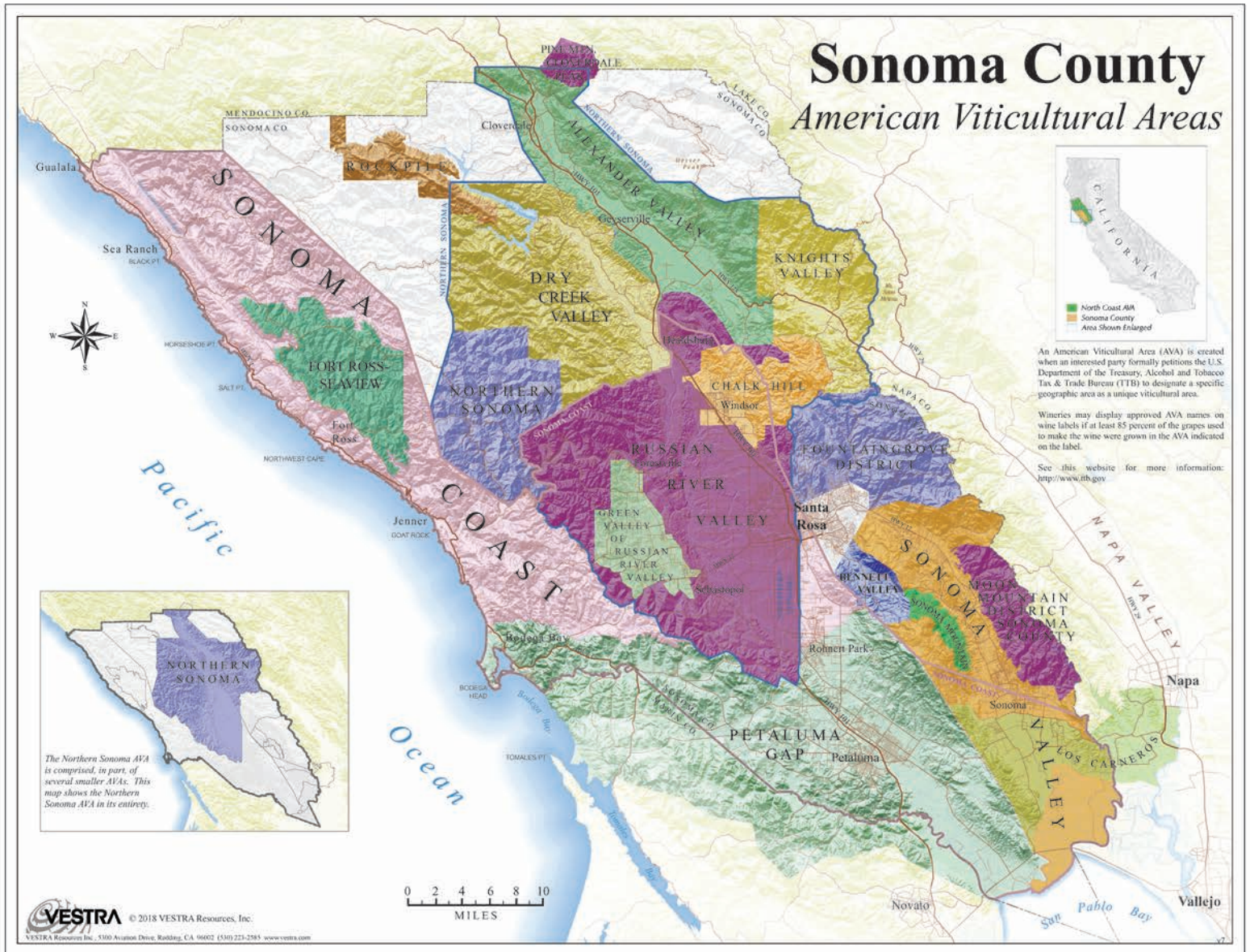


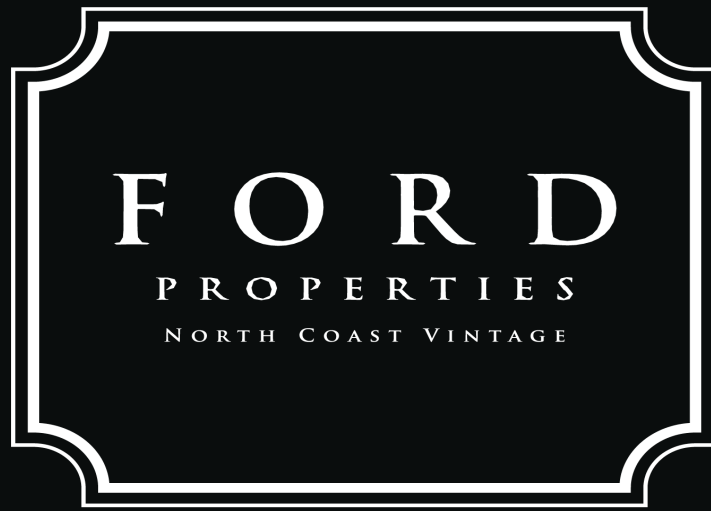






# County Overview





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COMPASS

*This information herein believed reliable but not guaranteed.*