



**1321 W. Watmaugh Road,  
Sonoma**

**Offering Memorandum  
Price \$1,800,000**



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# Salient Facts

<b>Location</b>	<b>1321 W Watmaugh Rd Sonoma, CA 95476</b>
<b>County</b>	<b>Sonoma</b>
<b>AVA</b>	<b>Sonoma Carneros AVA</b>
<b>APN</b>	<b>142-042-003-000</b>
<b>Parcel Size</b>	<b>20+/- acres</b>
<b>Vineyard</b>	<b>14+/- acres</b>
<b>Varietals</b>	<b>Pinot Noir</b>
<b>Home</b>	<b>Beds 3   Bath 2   Sqft 1242 +/-   Built 1920  </b>
<b>Water</b>	<b>Ag well approximately 40 gpm</b>
<b>Power</b>	<b>PG &amp; E   Solar</b>
<b>Outbuildings</b>	<b>Barn</b>
<b>Septic/Sewer</b>	<b>Septic</b>
<b>Zoning</b>	<b>AR5 - zoning allows you to subdivide the 20-acre parcel into four lots (Agriculture and residential with a 5-acre density)</b>
<b>Price</b>	<b>\$1,800,000</b>

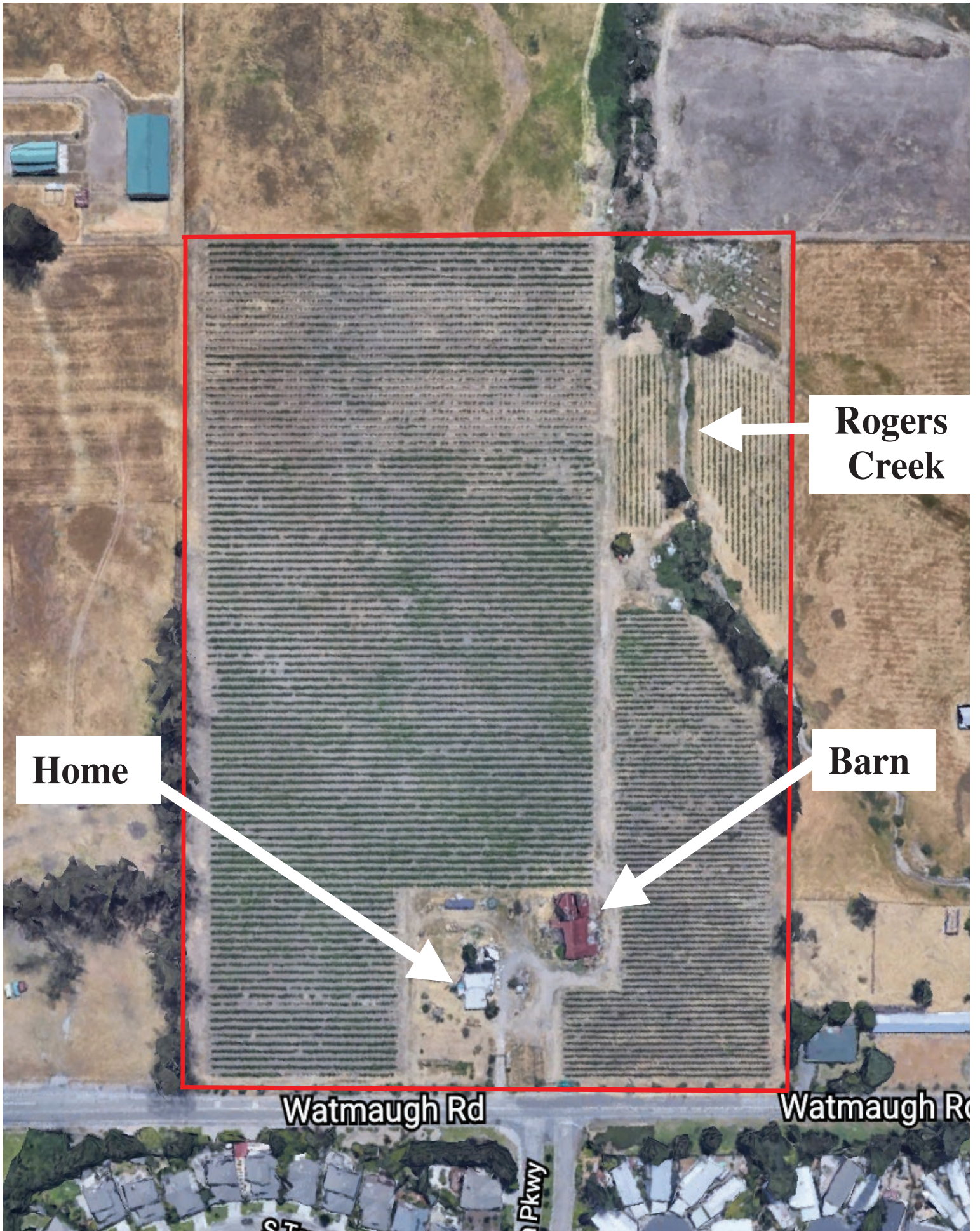
Located 5 minutes from Sonoma's chic downtown, this 20-acre vineyard property is teeming with potential. With access off the paved county road, the parcel consists of 14 acres planted to Pinot Noir, planted approx 2001. The vines are rooted in Martini and Dijon Clones, and in the past, production has averaged an annual yield of approx 50-60 tons.

On the north side of the parcel are a rustic ranch house and a vintage barn. There is the possibility of expanding the existing residence or starting over on a custom estate home build. There is an on-site well that provides irrigation to the vineyard/residence and Rogers Creek that bisects the southwest corner of the property. Further value to the property is the AR5 zoning that allows for a 5-acre minimum lot size. This Sonoma Carneros vineyard and estate site is ideally located and awaits your personal touch.



Variety	Clone	Rootstock	Planted	Spacing	Total Acres
Pinot Noir	Clone 32	1103 P	1999	10 x 6	14+/-
	Martini 15	5C	2006	8 x 4	
	Dijon 667	3309			

\* All blocks are planted to Pinot Noir. The seller does not recall which block is associated with the block information mentioned above. The buyer to do their own investigation.



**Rogers  
Creek**

**Home**

**Barn**

**Watmaugh Rd**

**Watmaugh Rd**

**Pkwy**

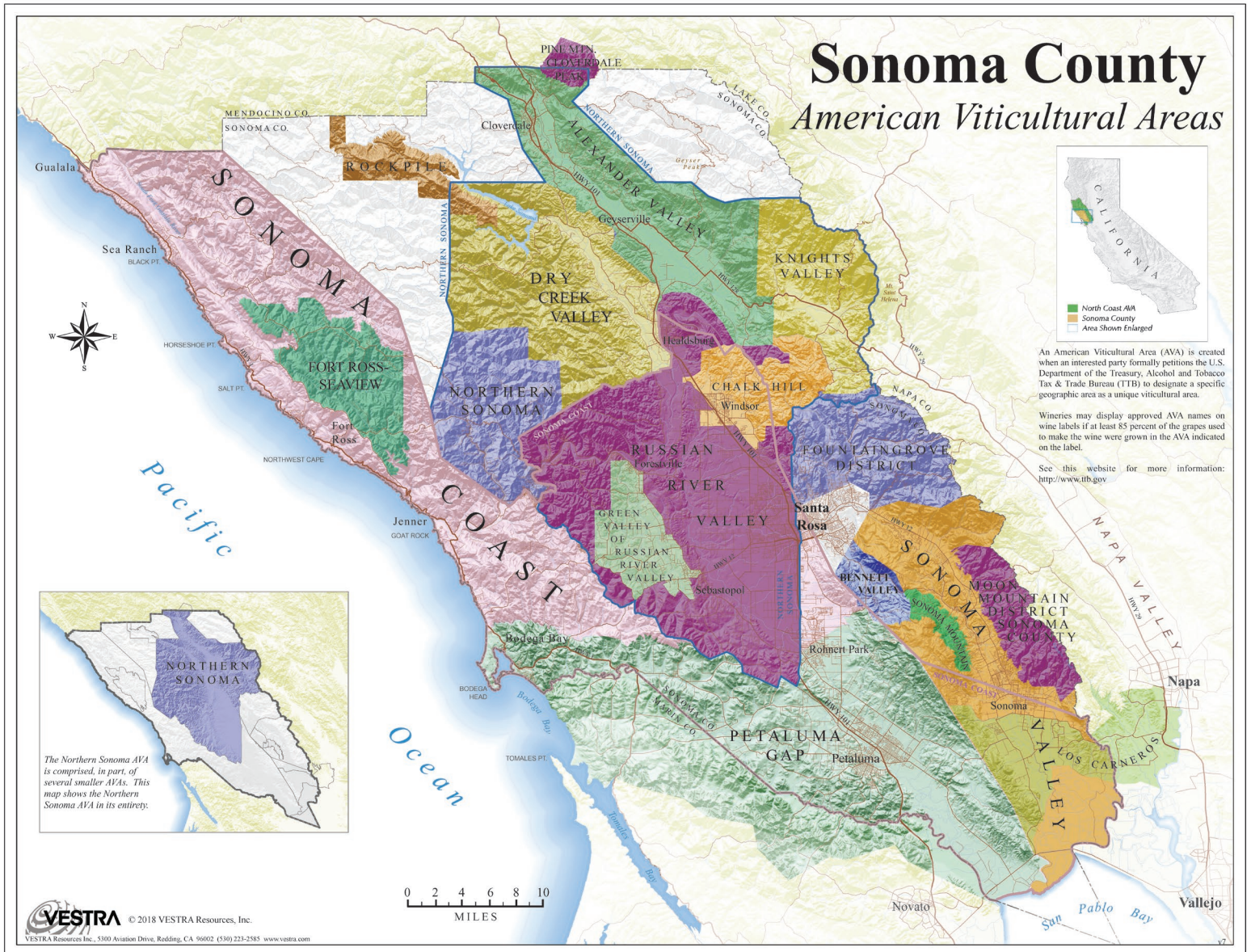
# Gallery







# County Overview





*Tony Ford*

Founder

Dre# 01406167

Vineyard , Winery & Estates

Cellular: 707.391.5950

[tony@norcalvineyards.com](mailto:tony@norcalvineyards.com)

109 Mill St, Healdsburg, CA

404 Mendocino Ave, Santa Rosa, CA

1300 1st St #462, Napa, CA

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

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*This information herein believed reliable but not guaranteed.*