



**1321 W. Watmaugh Road,
Sonoma**

**Offering Memorandum
Price \$1,700,000**



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Salient Facts

Location	1321 W Watmaugh Rd Sonoma, CA 95476
County	Sonoma
AVA	Sonoma Carneros AVA
APN	142-042-003-000
Parcel Size	20+/- acres
Vineyard	14+/- acres
Varietals	Pinot Noir
Home	Beds 3 Bath 2 Sqft 1242 +/- Built 1920
Water	Ag well approximately 40 gpm
Power	PG & E Solar
Outbuildings	Barn
Septic/Sewer	Septic
Zoning	AR5 - zoning allows you to subdivide the 20-acre parcel into four lots (Agriculture and residential with a 5-acre density)
Price	\$1,700,000

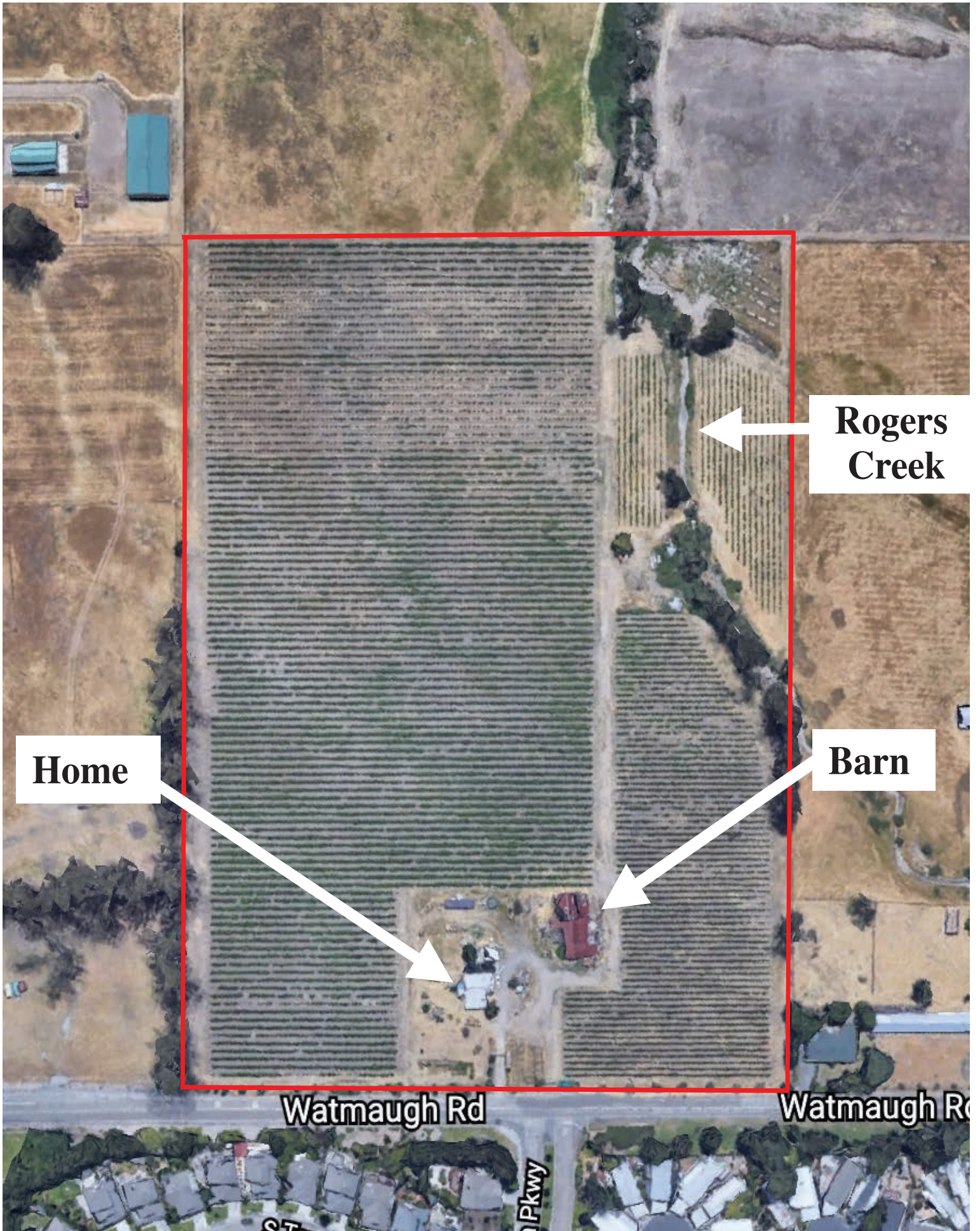
Located 5 minutes from Sonoma's chic downtown, this 20-acre vineyard property is teeming with potential. With access off the paved county road, the parcel consists of 14 acres planted to Pinot Noir, planted approx 2001. The vines are rooted in Martini and Dijon Clones, and in the past, production has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



Home

**Rogers
Creek**

Barn

Watmaugh Rd

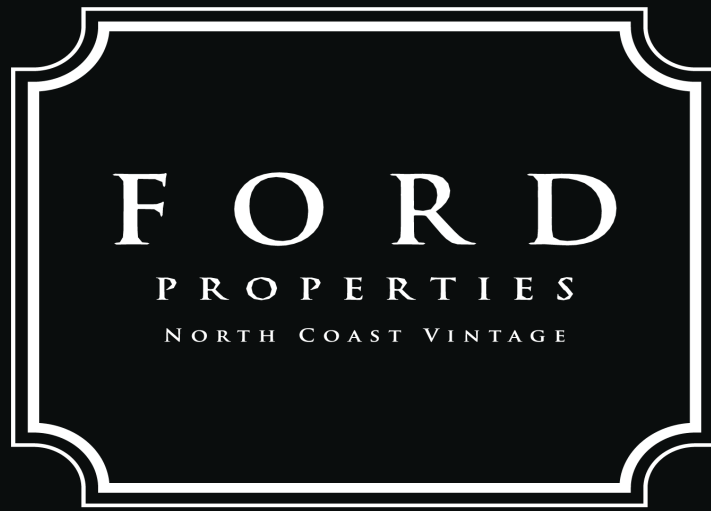
Watmaugh Rd

Pkwy

Gallery







Tony Ford

Founder

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COMPASS

This information herein believed reliable but not guaranteed.