

ULTRA PREMIUM VINEYARD ESTATE IN HIGHLY SOUGHT RUSSIAN RIVER



OFFERING MEMORANDUM

PRICE: \$2,275,000



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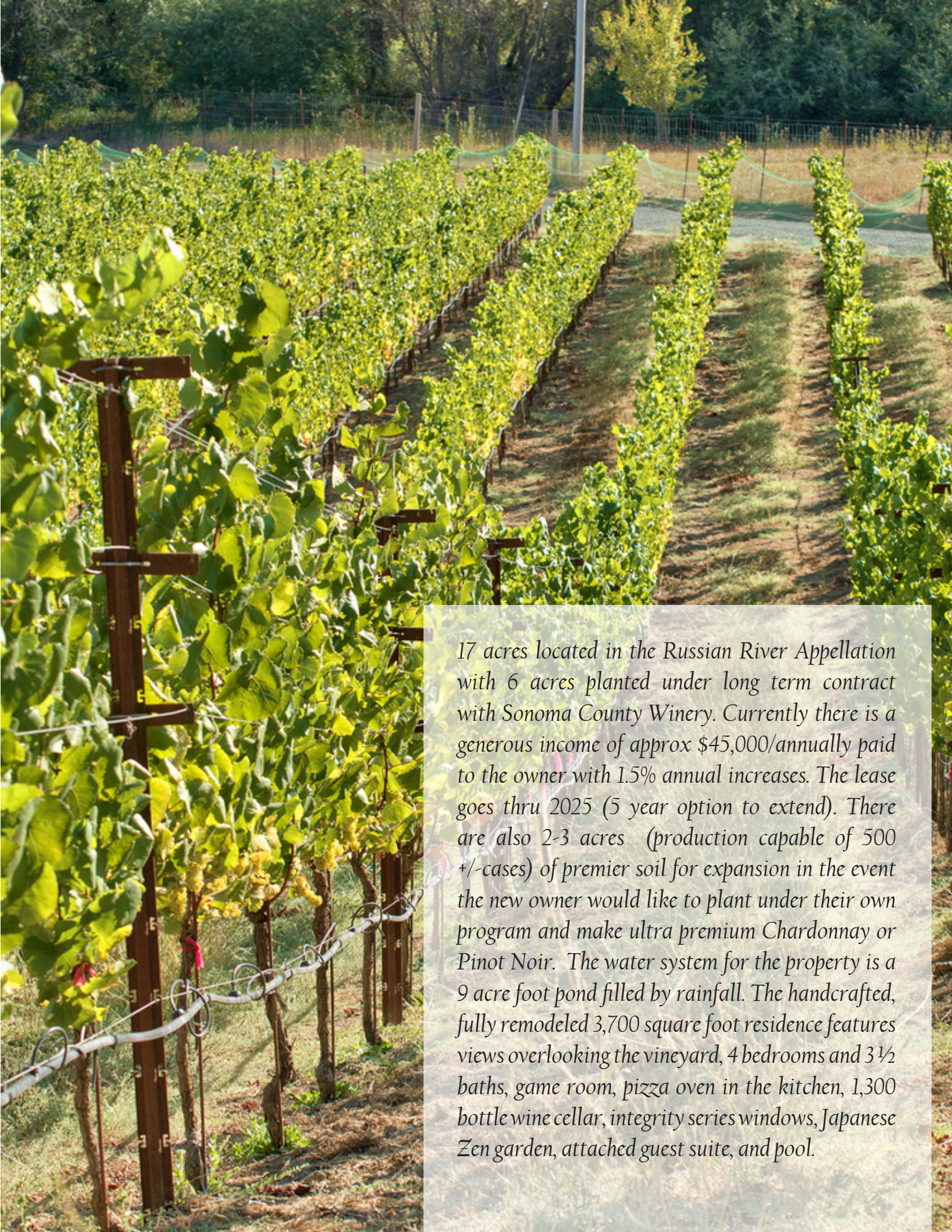
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Salient Facts

LOCATION:	6941 Ellen Lane, Forestville, CA
APN:	084-031-041
COUNTY:	Sonoma
APPELLATION:	Russian River
RESIDENCE:	Completely remodeled in 2008, 3,700 square foot residence, 4 bedrooms, 3.5 bathrooms, game room, pizza oven, 1,300 bottle wine cellar, 40 year roof, custom made solid wood doors, integrity series windows, attached studio, pool, solar power, radiant heated floors, and garage.
VINEYARD:	6 acres planted to ultra premium Chardonnay under long term lease (til 2025 with 5 year option to extend) to Sonoma County winery. The lease currently pays the owner approx \$45,000/year with 1.5% annual increases.
PLANTABLE:	There are 2-3 acres of additional plantable land for the owner to plant more Chardonnay or Pinot Noir.
WATER:	9 acre foot pond and Forestville Water District
TAX STATUS:	Williamson Act
VIDEO:	http://studio6c.tv/ellen-lane.html



17 acres located in the Russian River Appellation with 6 acres planted under long term contract with Sonoma County Winery. Currently there is a generous income of approx \$45,000/annually paid to the owner with 1.5% annual increases. The lease goes thru 2025 (5 year option to extend). There are also 2-3 acres (production capable of 500 +/-cases) of premier soil for expansion in the event the new owner would like to plant under their own program and make ultra premium Chardonnay or Pinot Noir. The water system for the property is a 9 acre foot pond filled by rainfall. The handcrafted, fully remodeled 3,700 square foot residence features views overlooking the vineyard, 4 bedrooms and 3 ½ baths, game room, pizza oven in the kitchen, 1,300 bottle wine cellar, integrity series windows, Japanese Zen garden, attached guest suite, and pool.

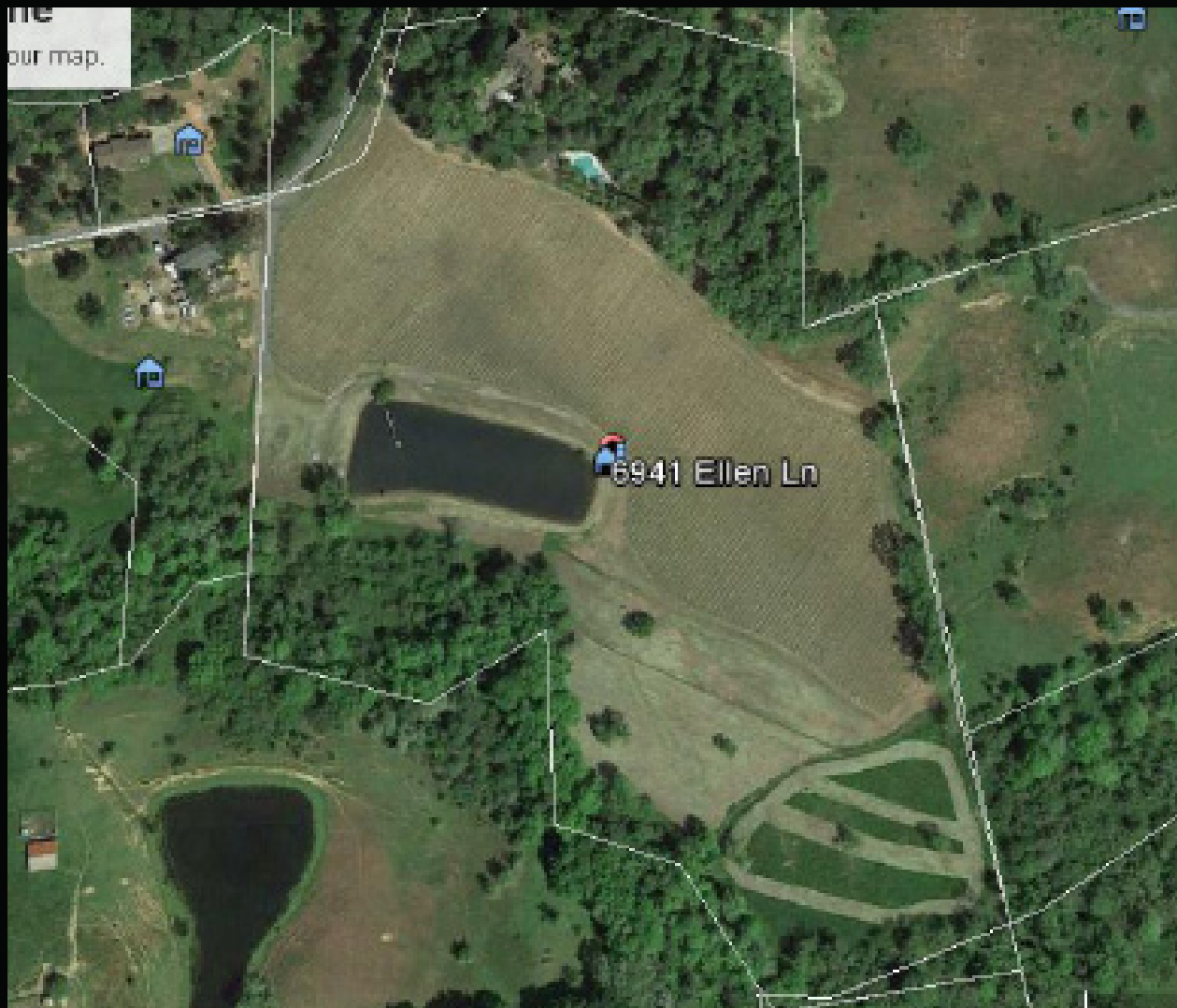
Photo Gallery



Photo Gallery



Aerial Map





Appellation Overview

In 1983 the Russian River Valley American Viticultural Area (AVA) became an approved viticultural area. As of October 11, 2005, the expansion of the Russian River Valley AVA formally became law according to a ruling by the Alcohol and Tobacco Tax and Trade Bureau. This expansion increased the AVA total acreage by 30,200 acres to 126,600 by recognizing previously overlooked portions of the fog regions. Presently the Russian River Valley AVA is over 150 square miles, which includes over 15,000 total acres planted to premium wine grape vineyards. The expansion has been endorsed by the Sonoma County Grape Growers Association and culminates over ten years of effort by the Russian River Valley Winegrowers (RRVW).

The Russian River Valley Winegrowers took leadership in proposing a boundary change to better define the unique geographical characteristics of the Russian River Valley AVA. The amendment to the original 1983 boundary lines follows more accurately the historically identifiable borders of the area influenced by cool, coastal fog — the single most important factor differentiating the Russian River Valley AVA.

The new boundary adds land to the east and south of the AVA's original established limits, including the entire Santa Rosa Plains, which was previously bisected. Also included is the entire Green Valley, Sonoma County region, in the southwestern edge of the Russian River Valley, portions of which had been formerly excluded. In addition, the new boundary includes a southernmost region, located south and west of Sebastopol, which is locally referred to as the Sebastopol Hills.





County Overview

If a wine region could be compared to a sumptuous buffet where every mouthwatering option looks as good as the last, it would be Northern California's Sonoma County. Comprising more than 200,000 acres of varied terrain between the Pacific Ocean and the Mayacamas Mountains, Sonoma is a region as renowned for its sheer size as for its remarkable diversity. Boasting no fewer than 12 sub-appellations, a dizzying array of grape varieties produced and a colorful winemaking past that pre-dates the Mission era, Sonoma offers visitors a wealth of opportunities to expand their vinous horizons against the backdrop of one of the world's most dynamic wine regions.

You might spend a day quaffing crisp sparkling wines in the rolling vine-covered hills of Sonoma's southerly Carneros, and spend the next sipping elegant Pinot Noir and Chardonnay near the banks of the heavily forested Russian River to the west. Central and northern Sonoma County offer equally exciting – and varied – options, from heady Zins in Dry Creek to sumptuous Bordeaux-style blends in Sonoma Valley, and just about everything in between. And with its southern border situated just an hour north of San Francisco, Sonoma County is wonderfully – nay, deliciously – accessible.

What are the unique elements that make up Sonoma County world-class wines?

The Place:

Sonoma County is a million acres (1,604 square miles) of valley floors, rolling hills and tree-lined mountain sides — each a wonderful place for growing winegrapes of superior quality and character.

The Heritage:

It is the birthplace of northern California viticulture with several generations of families committed to its land and sustaining it for future generations. Sonoma County is the perfect marriage of family, growing conditions and innovation for producing exceptional winegrapes and wines.

The Soil:

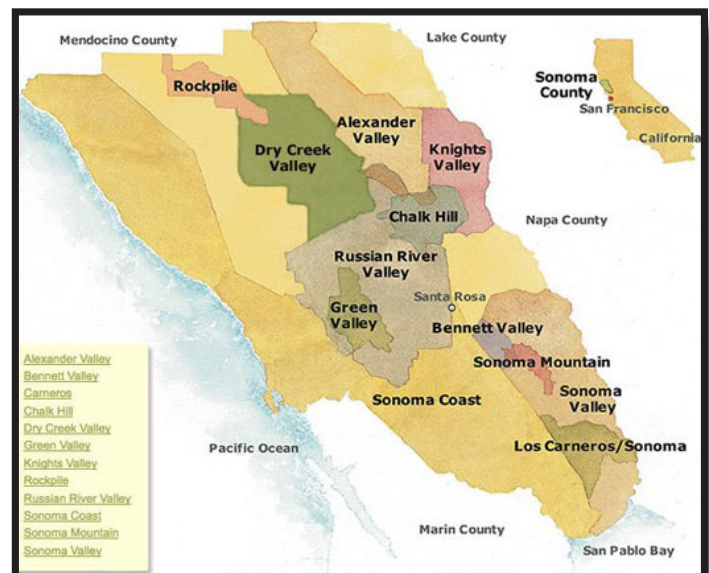
Sonoma County has more soil types than France that range from rich and loamy to volcanic and well-drained. They provide the natural chemistry for growing a variety of top winegrapes.

The Climate:

The long, dry and sunny summer days with cool nights, ocean breezes and fog, produce the ideal conditions for growing winegrapes.

The Spirit:

Finally, what makes Sonoma County so special is the spirit of the people and care and attention that is given to each vine. This carries over to the wines where patience and balance are reflected in the wines. It is the perfect team of passionate growers and winemakers.





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