

Coveted Healdsburg Vineyard With Private Estate Building Site



OFFERING MEMORANDUM

PRICE: \$2,250,000

OFFERED BY: TOM LARSON & TONY FORD



NORCALVINEYARDS

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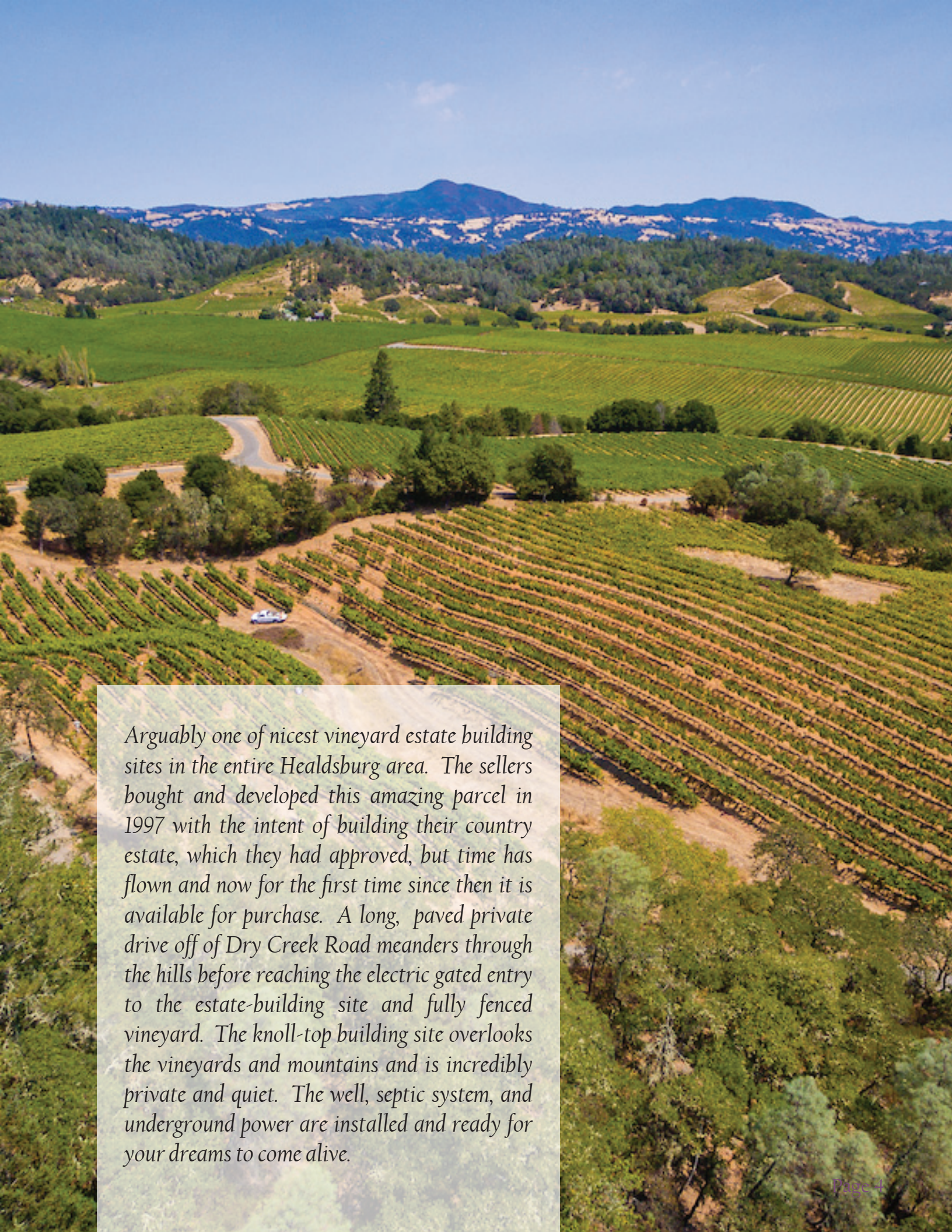
TABLE OF CONTENTS

Salient Facts	3
Property Overview	4
Photo Gallery	5
Aerial Map	6
Estate Design Plans	7-9
Appellation Map	10



Salient Facts

LOCATION	7140 Dry Creek Road, Healdsburg, CA 95448
APN	139-170-003-00
COUNTY	Sonoma
ACREAGE	Acreage: 13.5
VINEYARD ACREAGE	4.64
VARIETALS	Grenache, Syrah, Mourvedre
GRAPE PURCHASE CONTRACTS	Grapes under contract with a Sonoma County winery at previous year's district average plus 20%.
WATER	Private well
FARM INFRASTRUCTURE	Septic installed; 400-amp electric installed; Paved access off of Dry Creek Road; Paved driveway; vineyard fenced and gated.
BUILDING SITE	Vineyard-view building site in place with paved driveway. A geotechnical investigation survey has been completed on the site and suggests that the site is sufficient for 4500 square foot home with a pool.

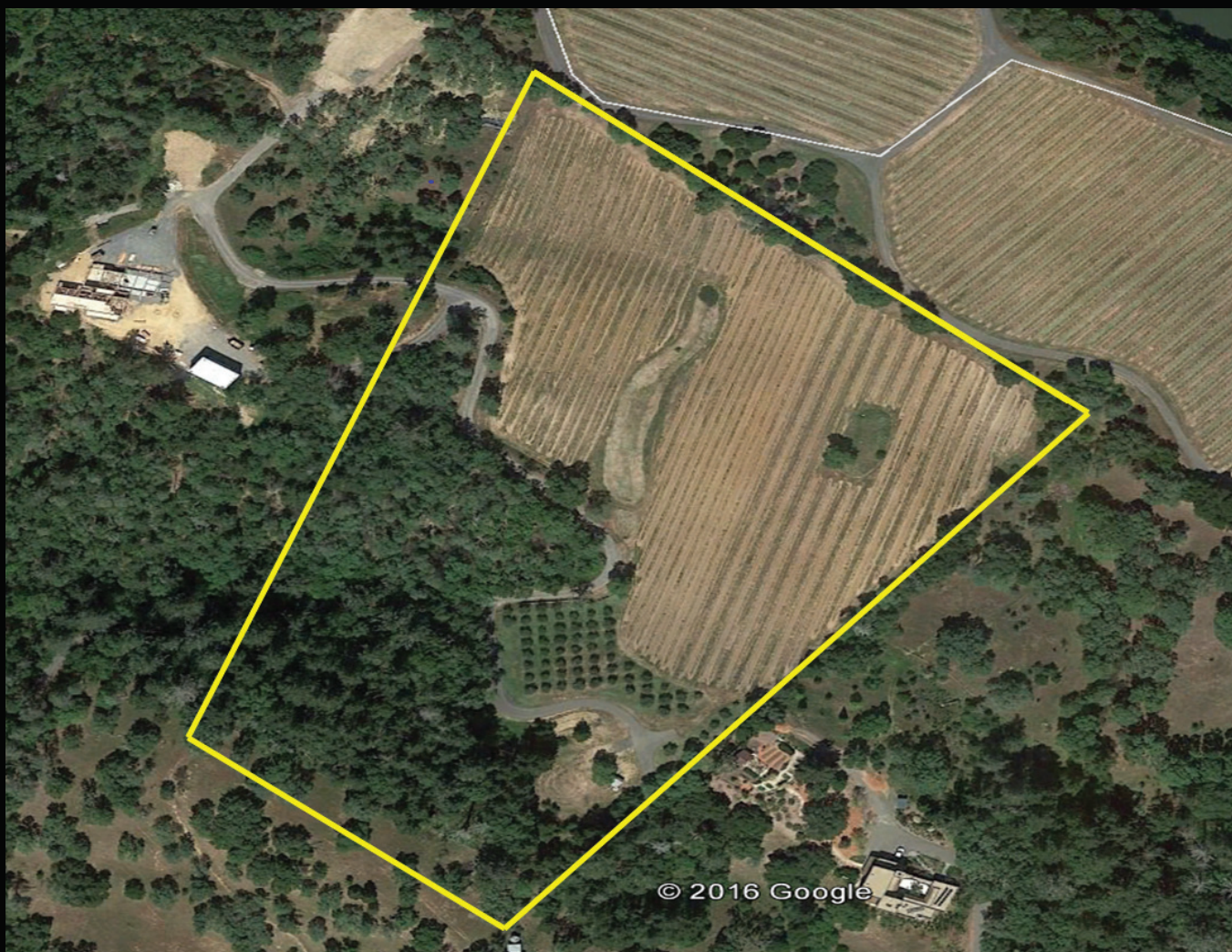


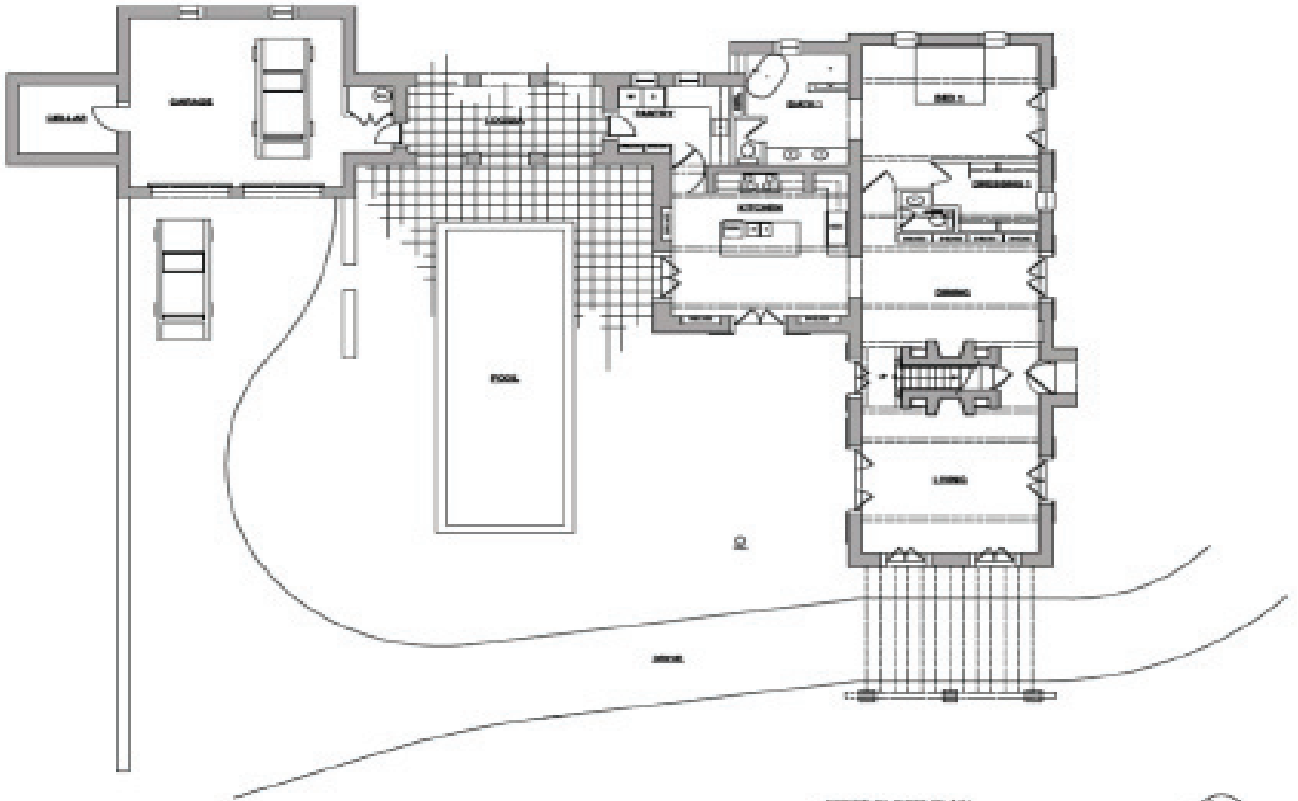
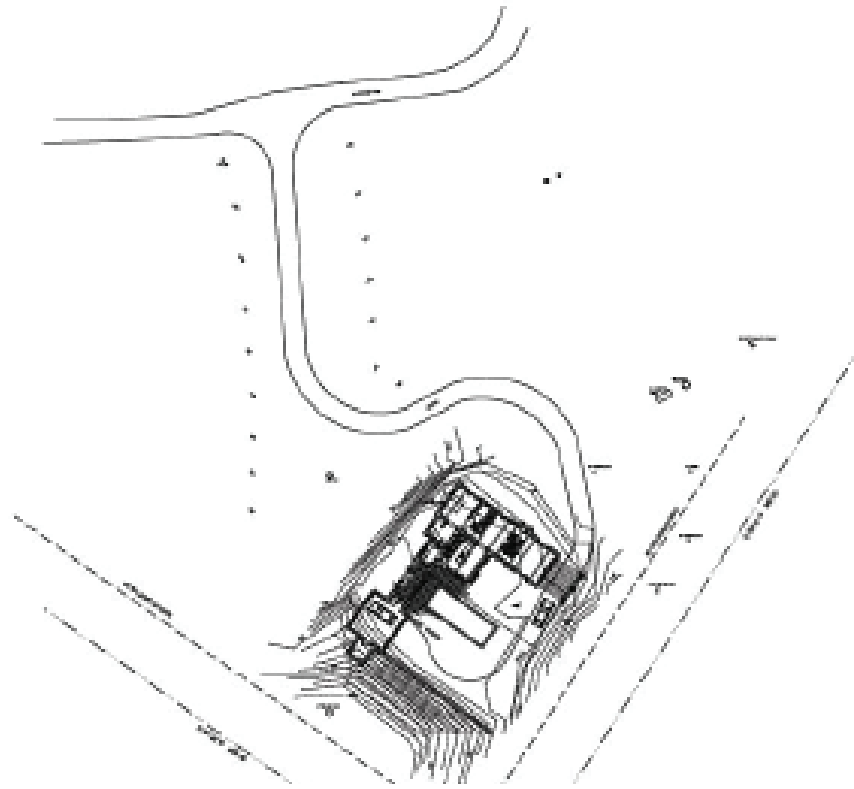
Arguably one of the nicest vineyard estate building sites in the entire Healdsburg area. The sellers bought and developed this amazing parcel in 1997 with the intent of building their country estate, which they had approved, but time has flown and now for the first time since then it is available for purchase. A long, paved private drive off of Dry Creek Road meanders through the hills before reaching the electric gated entry to the estate-building site and fully fenced vineyard. The knoll-top building site overlooks the vineyards and mountains and is incredibly private and quiet. The well, septic system, and underground power are installed and ready for your dreams to come alive.

Photo Gallery

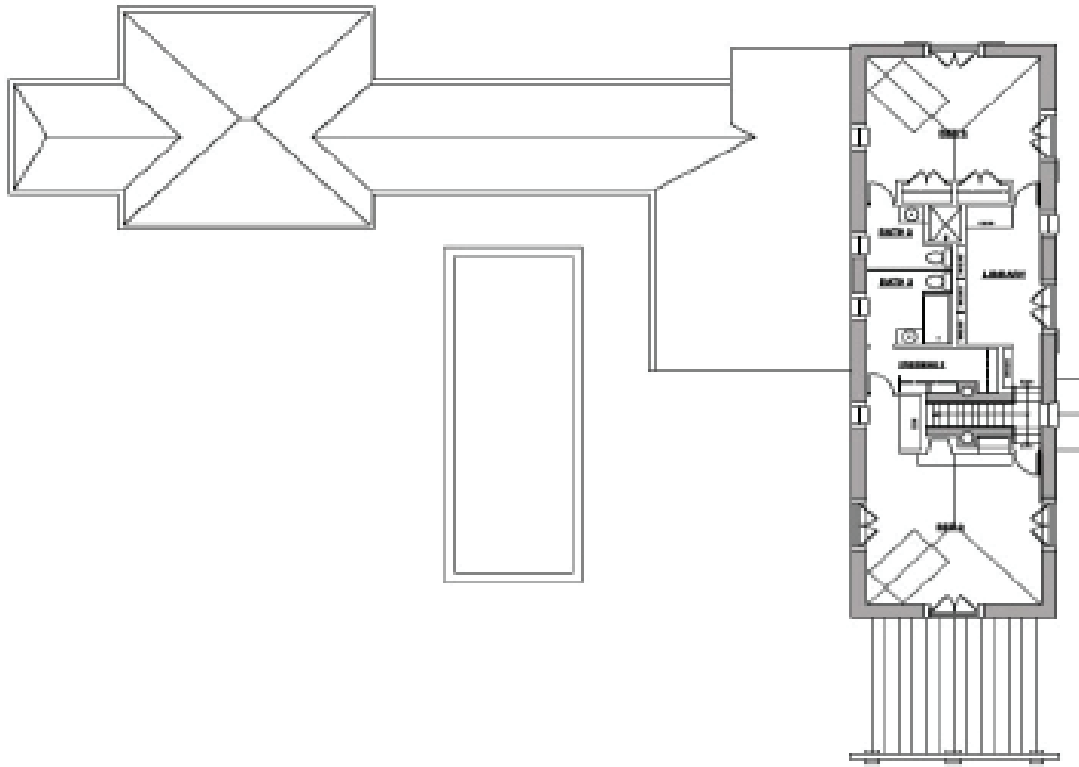


Aerial Map

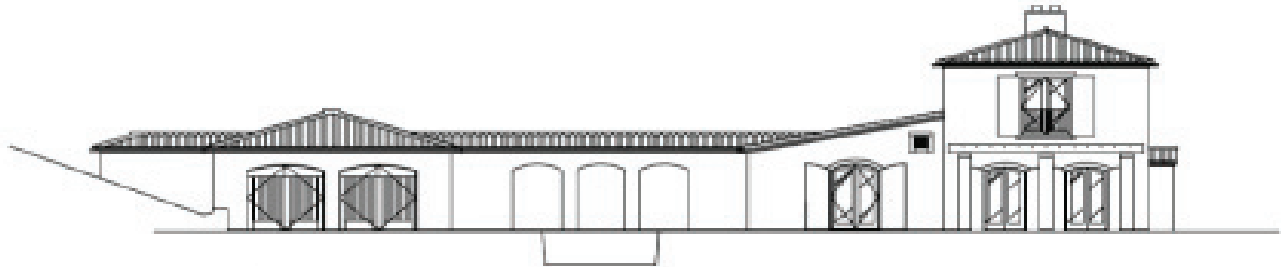




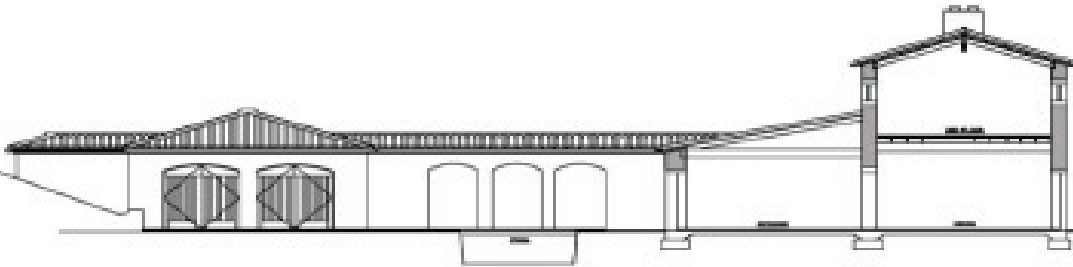
FIRST FLOOR PLAN
2000



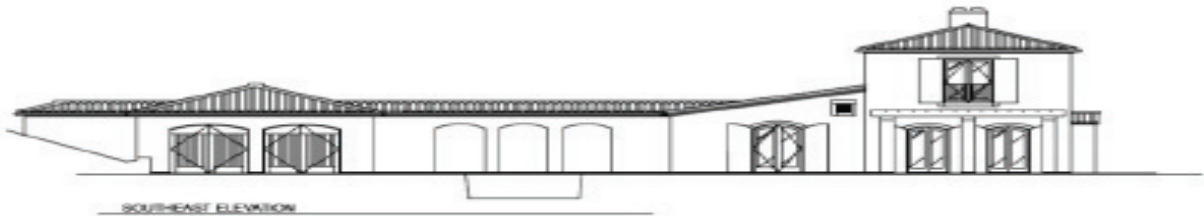
SECOND FLOOR PLAN
12/11



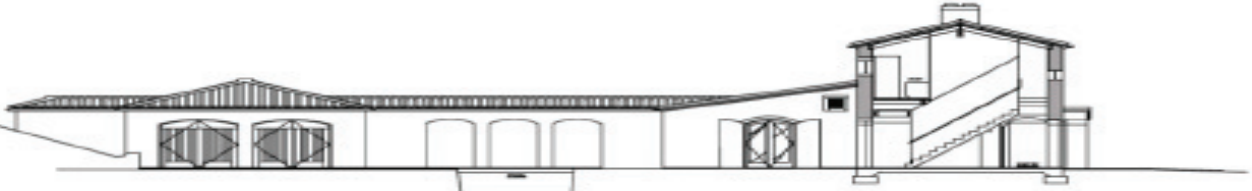
SOUTHEAST ELEVATION
12/11



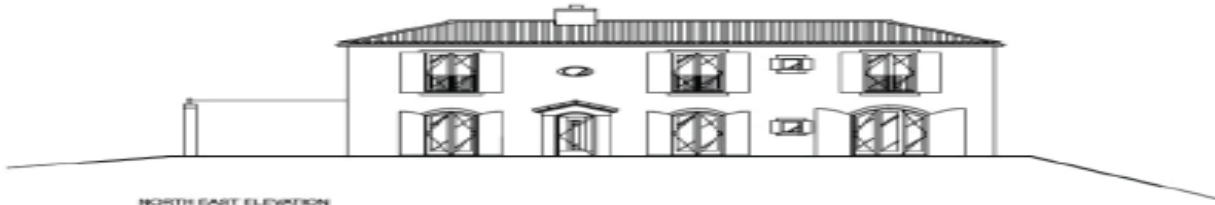
SOUTHEAST SECTION @ KITCHEN ENDING
12/11



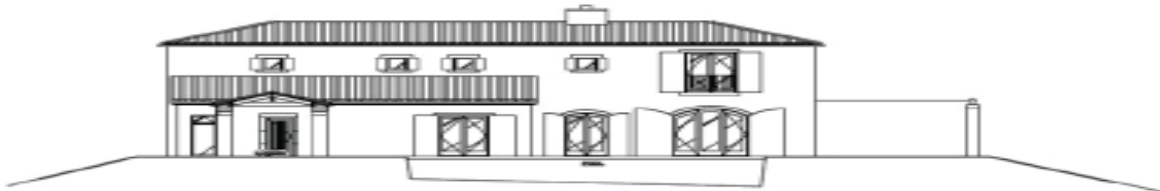
SOUTHEAST ELEVATION



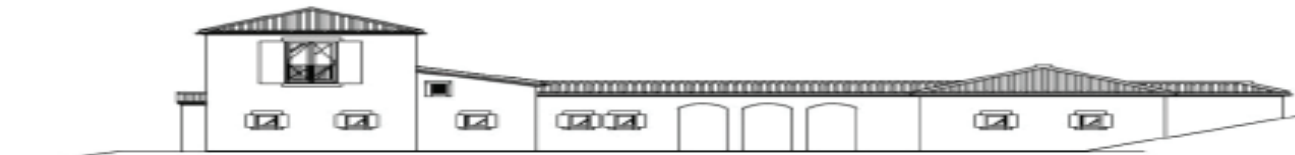
SOUTHEAST SECTION @ KITCHENDINING



NORTH EAST ELEVATION



SOUTH WEST ELEVATION / SECTION @ LCOORNA



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

California's NORTH COAST 2015

American Viticultural Areas

An American Viticultural Area (AVA) is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area. See this website for more information: www.ttb.gov

Wineries may display approved AVA names on wine labels if at least 85 percent of the grapes used to make the wine were grown in the AVA indicated on the label.

AVA Name	Grid Location	Size (In Acres)	Effective Date
Alexander Valley	E6	76,528	1988
Anderson Valley	D3	58,526	1987
Atlas Peak	F8	12,277	1992
Bennett Valley	E5	1,288	1991
Bennett Valley	D8	8,332	2003
Big Valley District-Lake County	E5	11,000	2013
Calistoga	E7	12,642	2009
Chalk Hill	E7	22,940	1988
Chiles Valley District	F8	5,186	1999
Clear Lake	E5	217,504	1984
Cole Ranch	D4	188	1983
Coombsville	E9	11,075	2011
Diamond Mountain District	E7	4,980	2001
Dry Creek Valley	D6	78,022	1983
Eagle Peak Mendocino County	E3	26,260	2014
Fort Ross-Seaview	C6	27,500	2011
Green Valley of Russian River Valley	D7	19,025	1983
Guenoc Valley	F7	4,399	1981
High Valley	F5	14,810	2005
Howell Mountain	F7	13,071	1984
Kelsey Bench-Lake County	E5	9,100	2013
Knights Valley	E7	37,114	1983
Los Cameros	E9	37,090	1987
McDowell Valley	E5	2,227	1987
Mendocino	E4	325,537	1998
Mendocino Ridge	C4	83,337	1997
Moon Mountain District Sonoma County	E8	17,633	2013
Mount Veeder	E8	16,869	1990
Napa Valley	F8	400,508	1981
North Coast	C2	3,243,204	1983
Northern Sonoma	D6	394,368	2013
Oak Knoll Dist. Of Napa Valley	E9	9,890	2004
Oakville	F8	6,774	1993
Potter Valley	E5	28,829	1983
Pine Mountain-Cloverdale Peak	E5	4,570	2011
Red Hills Lake County	E5	31,250	2004
Redwood Valley	E3	30,617	1996
Rockpile	D5	14,968	2002
Russian River Valley	D7	169,398	2011
Rutherford	E8	7,508	1993
Saint Helena	E8	9,264	1995
Sonoma County Green Valley	C6	17,021	1983
Sonoma Coast	C6	2,127,882	1987
Sonoma Mountain	E8	5,778	1985
Stags Leap District	E8	3,044	1989
Suisun Valley	F9	19,145	1989
Wild Horse Valley	F9	3,944	1988
Yorkville Highlands	D5	44,655	1998
Yountville	E8	8,334	1999



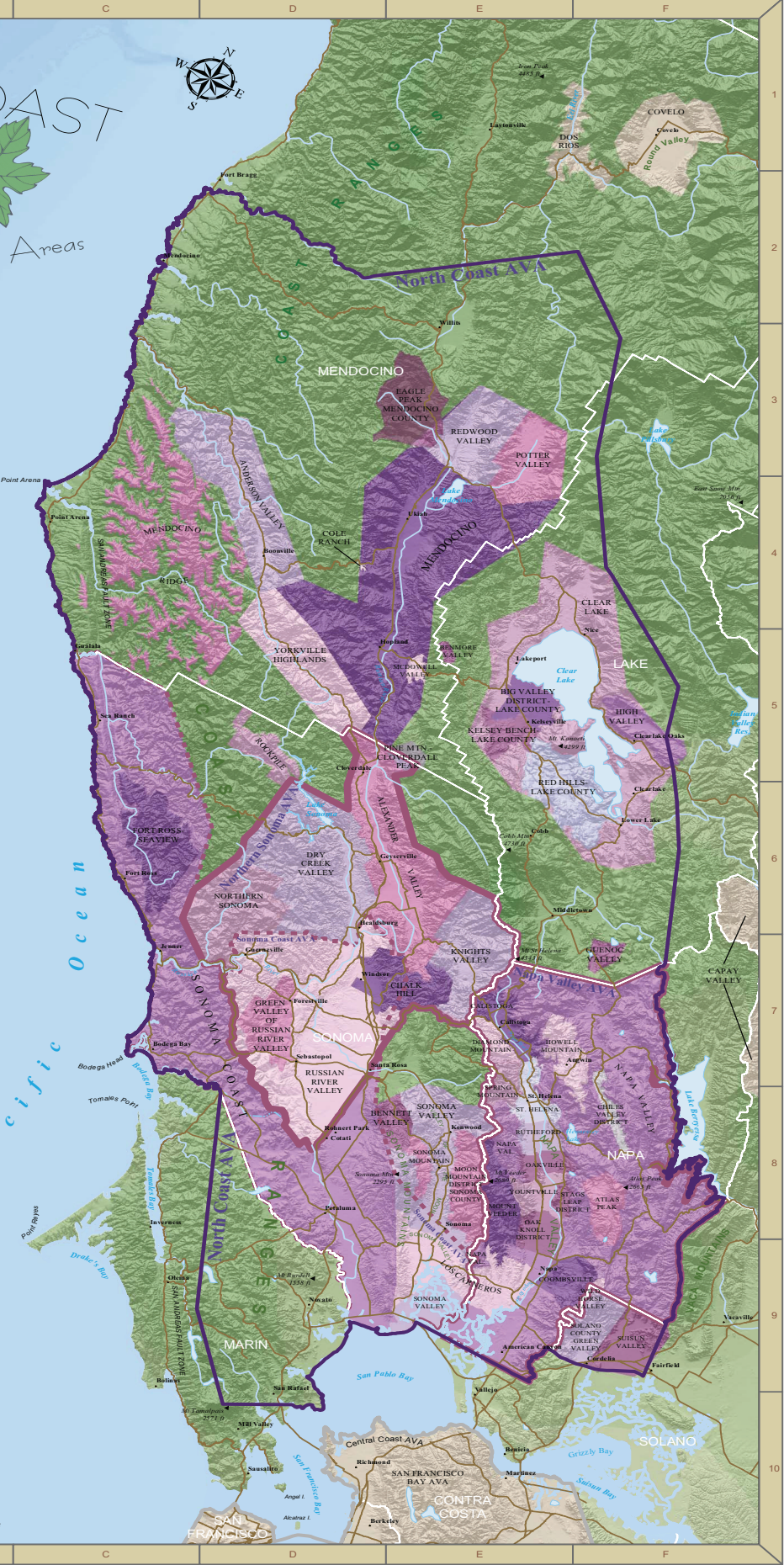
AVA Boundaries

Annual Precipitation, Inches
(Based on 60 year average annual rainfall)

County Boundary Highway/Interstate Stream
Intermittent Stream Lake/Reservoir

0 2 4 8 12 16 20 Miles

VESTRA
VESTRA Resources, Inc. 5300 Aviation Dr. Redding CA 96002
For additional maps, see our website: www.vestra.com





NORCALVINEYARDS

A Division of Remax Full Spectrum



Tom Larson

CalBRE # 01057428

Founder & CEO

Cellular: 707.433.8000

tom@norcalvineyards.com

Tony Ford

CalBRE # 01406167

Vineyard & Winery Sales

Cellular: 707.391.5950

tony@norcalvineyards.com

www.norcalvineyards.com

1303 College Avenue, Santa Rosa, CA 95404

601 South State Street, Ukiah, CA 95482

338 Healdsburg Avenue, Healdsburg, CA 95448

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