

Coveted Healdsburg Vineyard With Private Estate Building Site



OFFERING MEMORANDUM

PRICE: \$2,250,000



"Specializing in Sales and Acquisitions of Vineyards, Wineries and Fine Estates."

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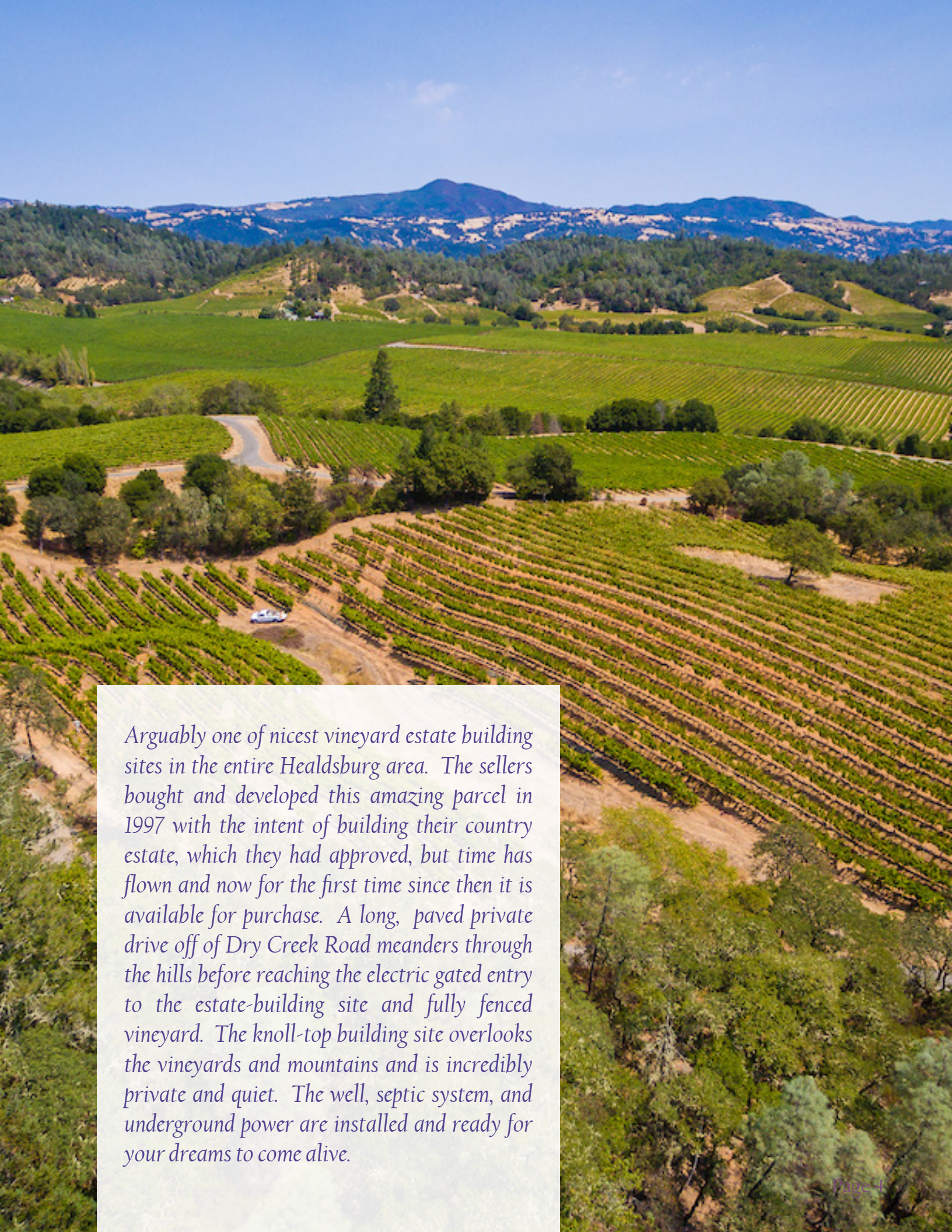
Estate Design Plans7-9

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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.

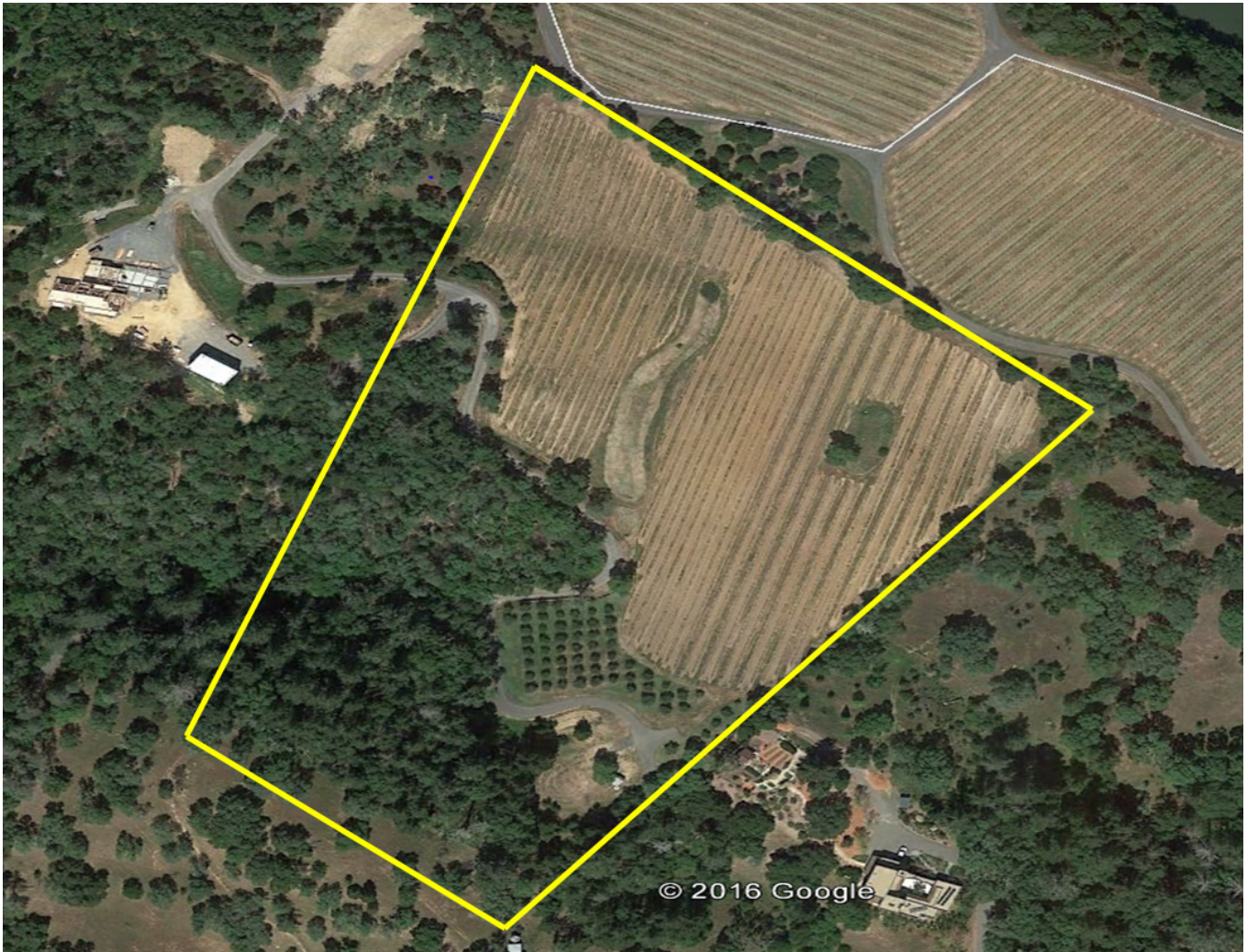


Arguably one of the nicest vineyard estate building sites in the entire Healdsburg area. The sellers bought and developed this amazing parcel in 1997 with the intent of building their country estate, which they had approved, but time has flown and now for the first time since then it is available for 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.

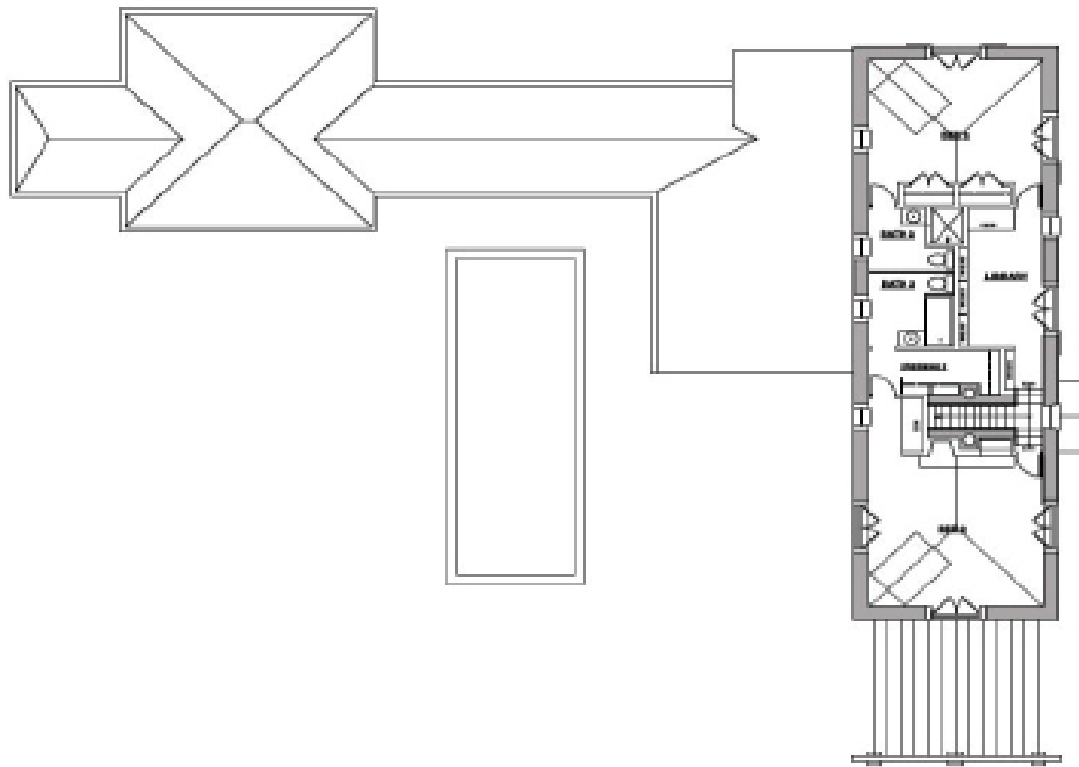
Photo Gallery



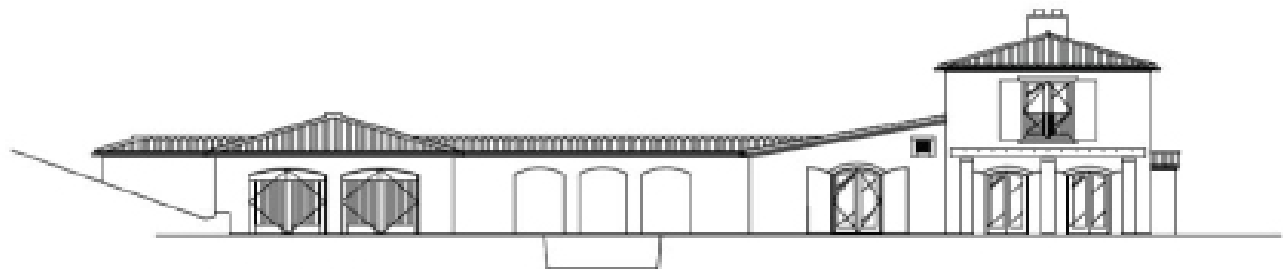
Aerial Map



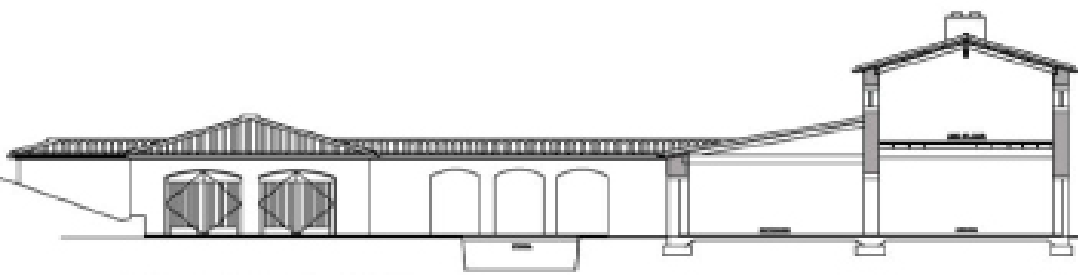




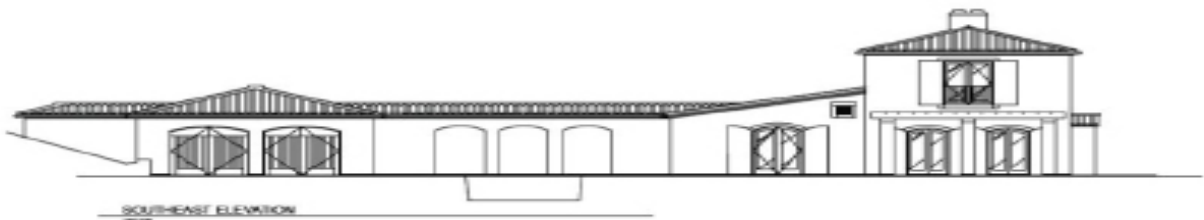
SECOND FLOOR PLAN
1/2" = 1'-0"



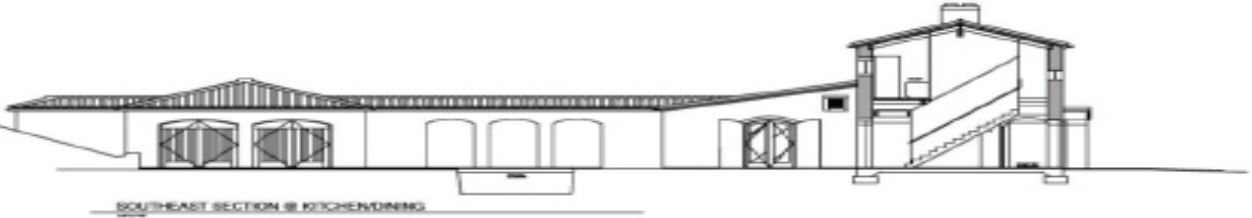
SOUTHEAST ELEVATION
1/2" = 1'-0"



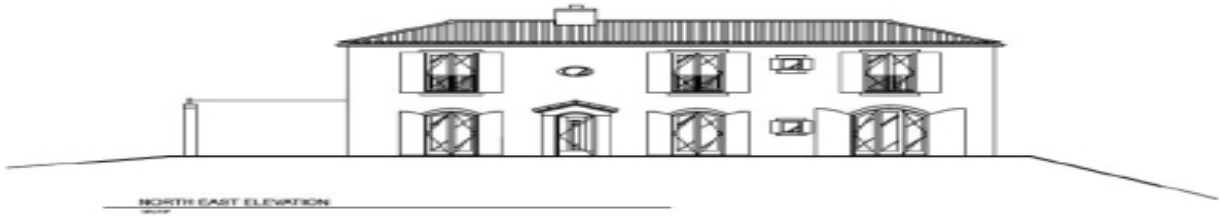
SOUTHEAST SECTION @ KITCHEN/DINING
1/2" = 1'-0"



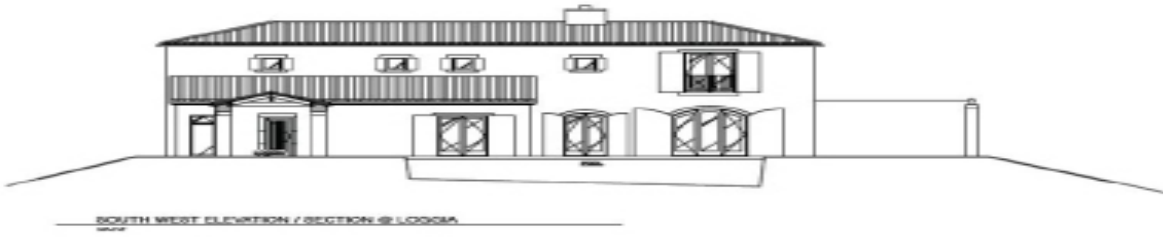
SOUTHEAST ELEVATION



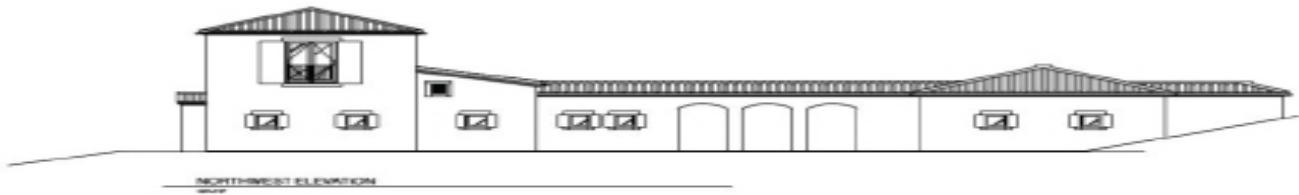
SOUTHEAST SECTION @ KITCHEN/DINING



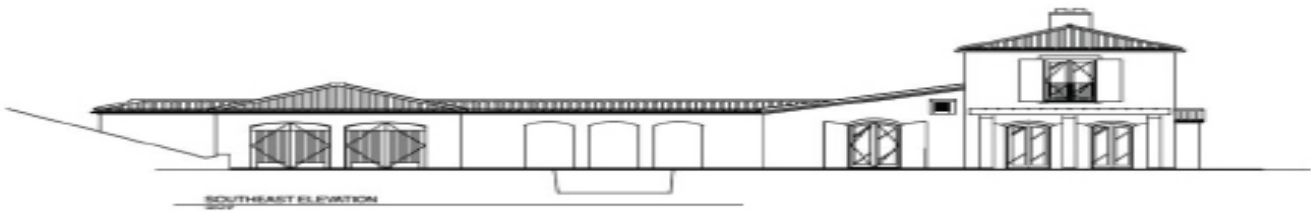
NORTH EAST ELEVATION



SOUTH WEST ELEVATION / SECTION @ LOBBY



NORTHWEST ELEVATION



SOUTHEAST ELEVATION

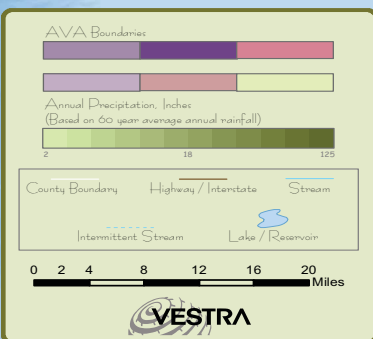
California's NORTH COAST 2015

American Viticultural Areas

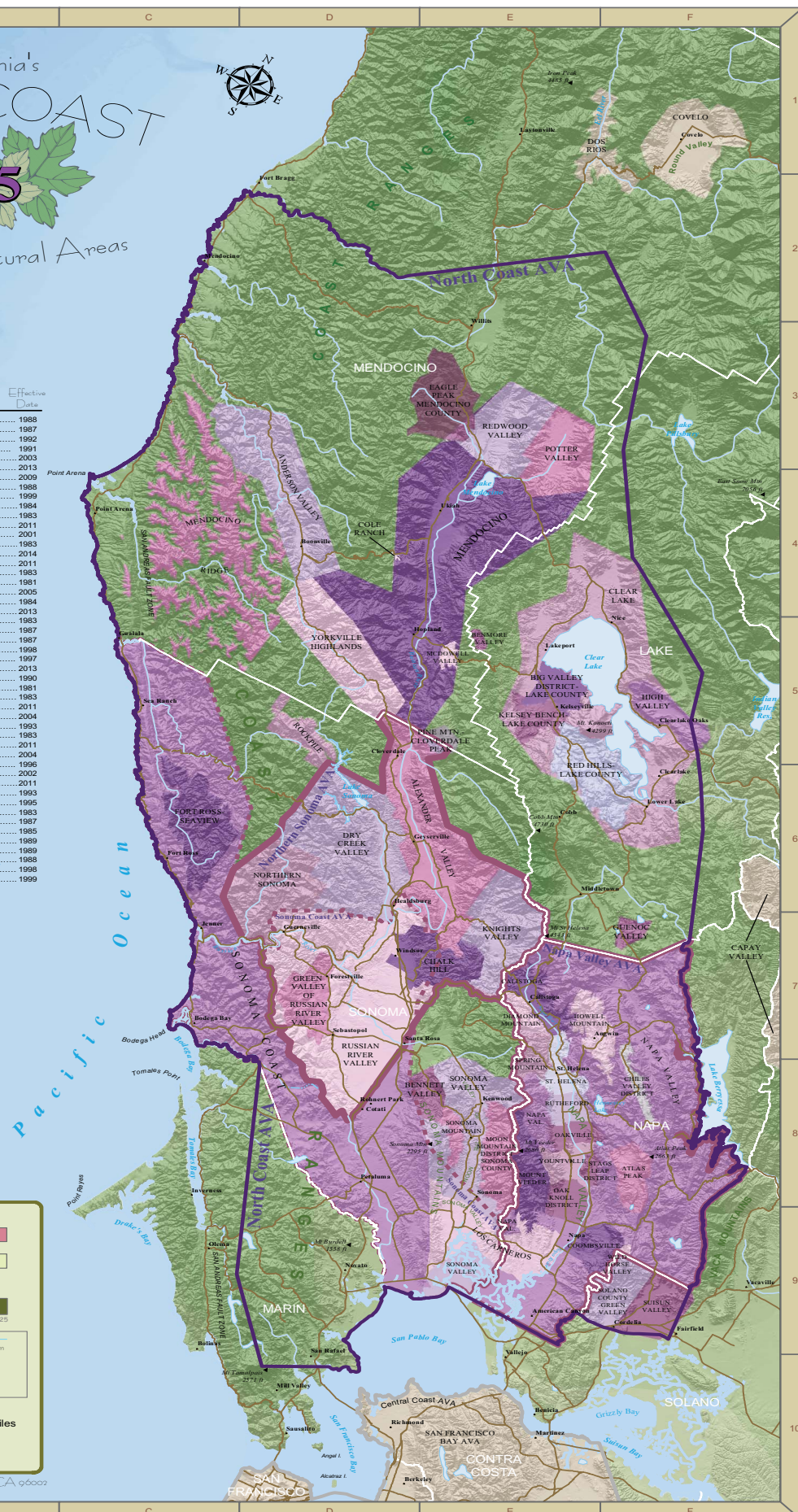
An American Viticultural Area (AVA) is created when an interested party formally petitions the U.S. Department of the Treasury, Alcohol and Tobacco Tax and Trade Bureau (TTB) to designate a specific geographic area as a unique viticultural area. See this website to more information : www.ttb.gov

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
Bennore Valley.....	E5.....	1,288.....	1991
Bennett Valley.....	D8.....	6,332.....	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.....	F6.....	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.....	16,889.....	1990
Napa Valley.....	F8.....	400,508.....	1981
North Coast.....	C2.....	3,243,204.....	1983
Northern Sonoma.....	D6.....	394,368.....	2011
Oak Knoll Dist. Of Napa Valley.....	E9.....	8,890.....	2004
Oakville.....	F8.....	6,774.....	1993
Potter Valley.....	E3.....	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
Solano County Green Valley.....	F9.....	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



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For additional maps, see our website : www.vestra.com





NorCal Vineyards is a division of RE/MAX Full Spectrum - CalBRE# 01522223



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*This information herein believed reliable but not guaranteed.
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