

Coveted Healdsburg Vineyard With Private Estate Building Site



OFFERING MEMORANDUM

PRICE: \$2,000,000



www.norcalvineyards.com

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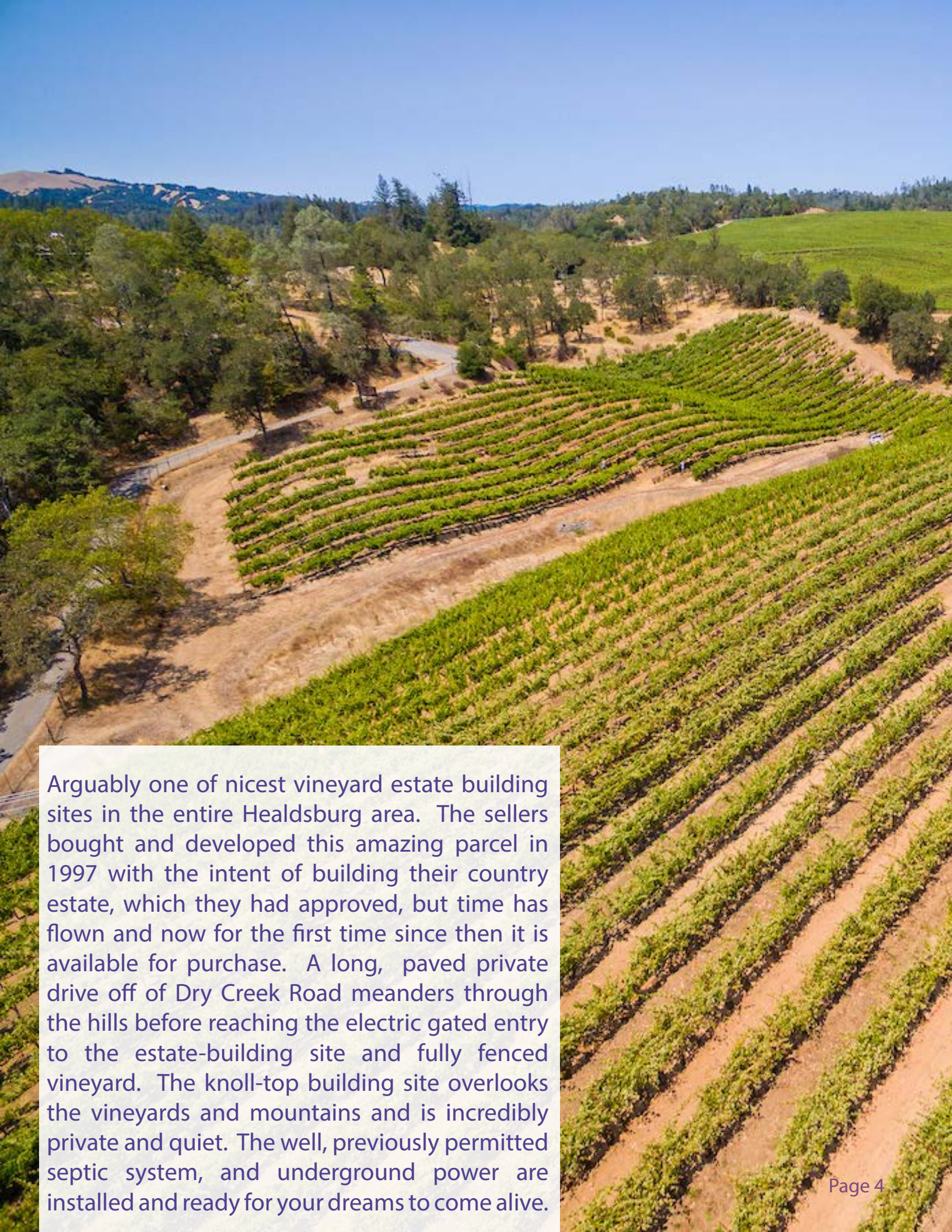
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Salient Facts

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	Previously permitted 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.



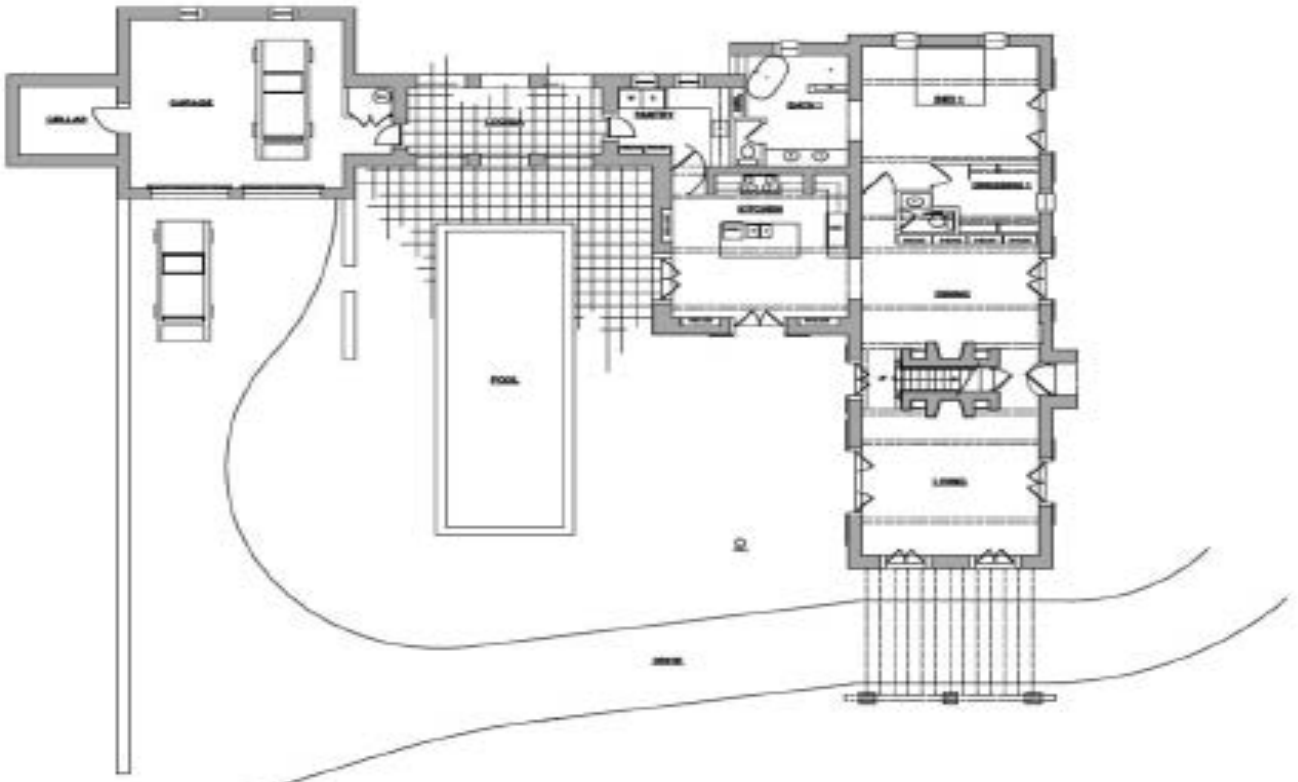
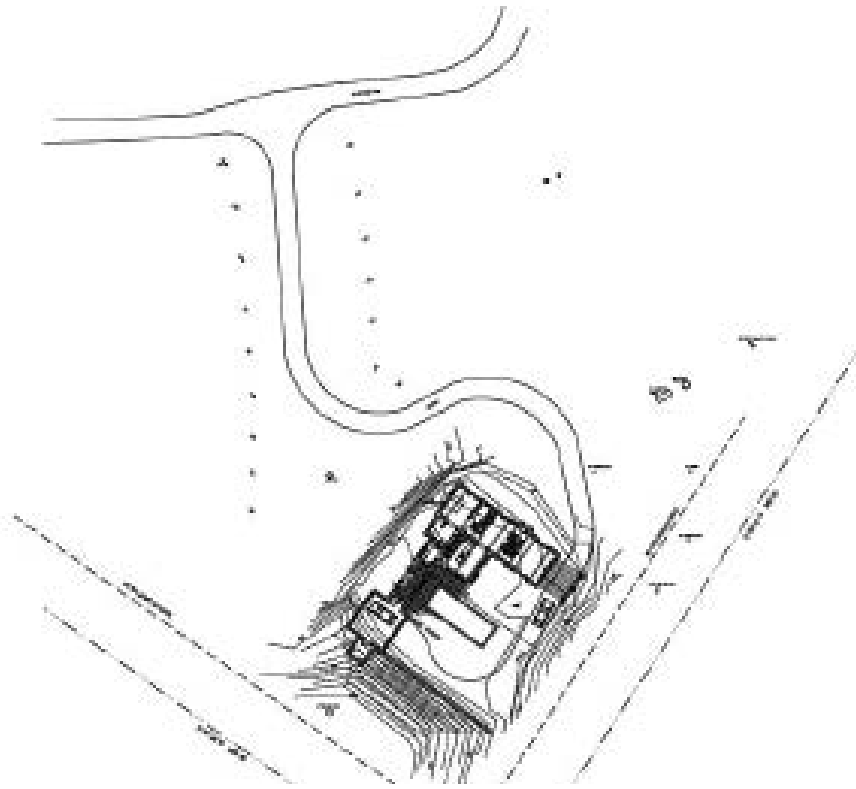
Arguably one of the nicest vineyard estate building sites in the entire Healdsburg area. The sellers bought and developed this amazing parcel in 1997 with the intent of building their country estate, which they had approved, but time has flown and now for the first time since then it is available for 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, previously permitted septic system, and underground power are installed and ready for your dreams to come alive.

Photo Gallery

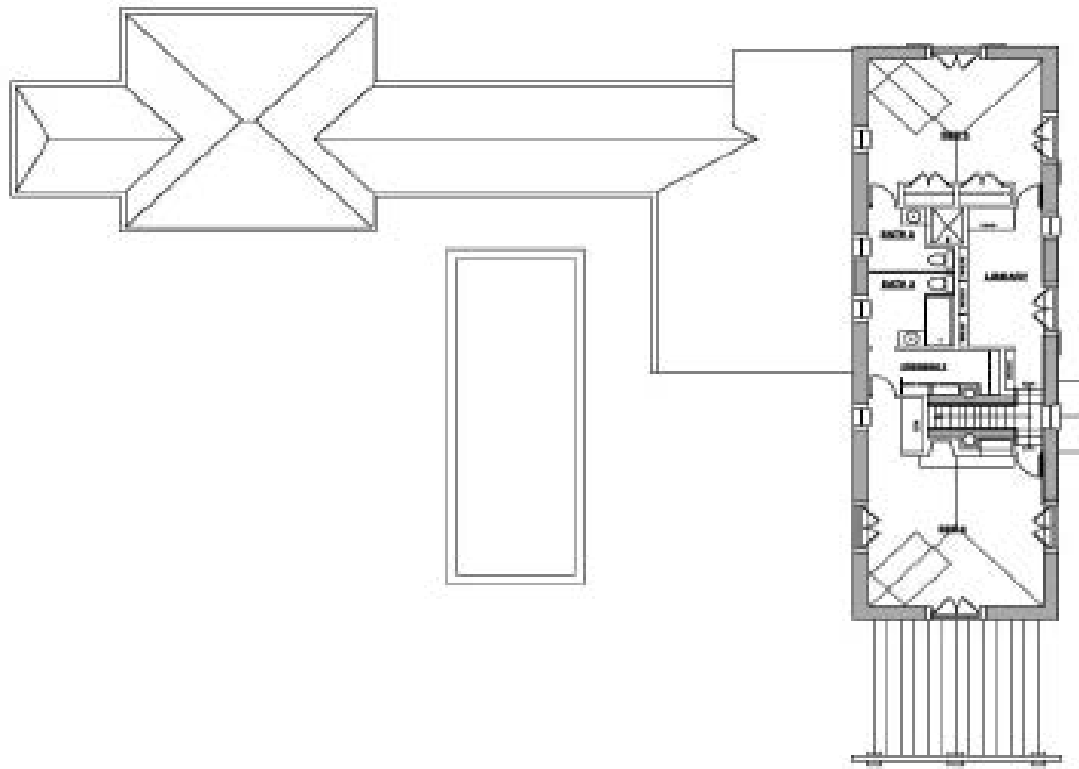


Aerial Map

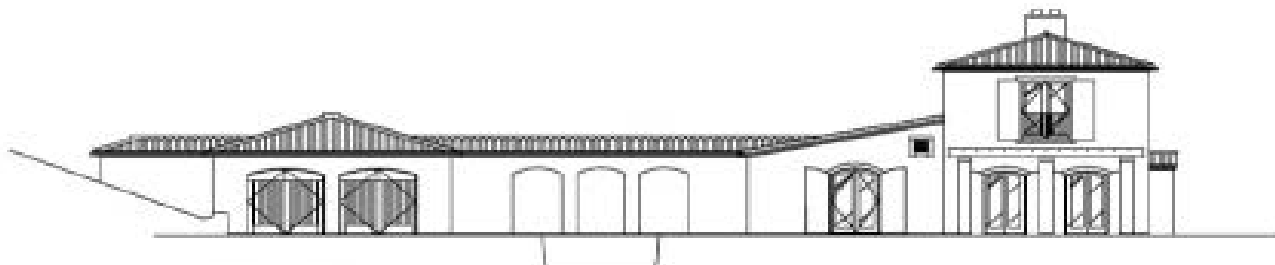




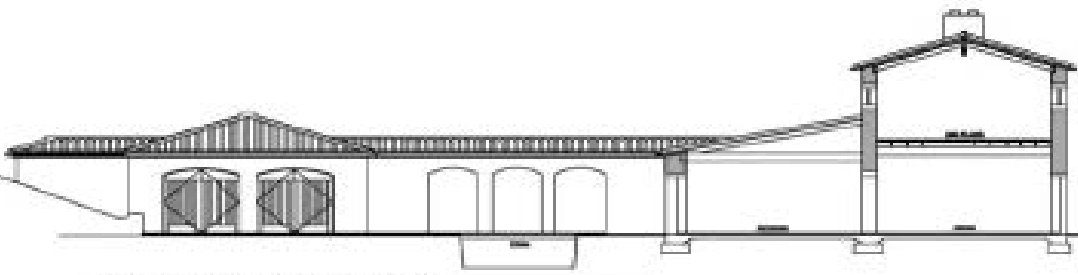
FIRST FLOOR PLAN



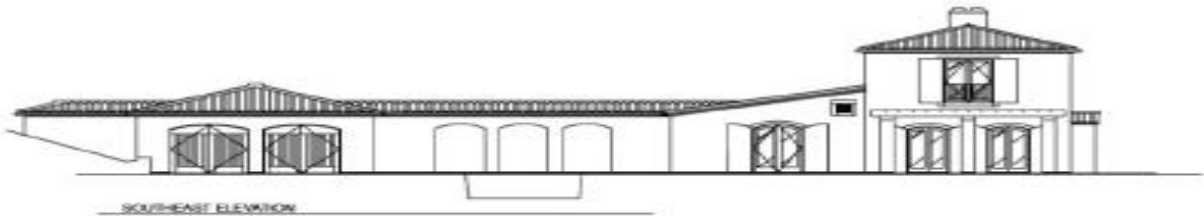
SECOND FLOOR PLAN
2004



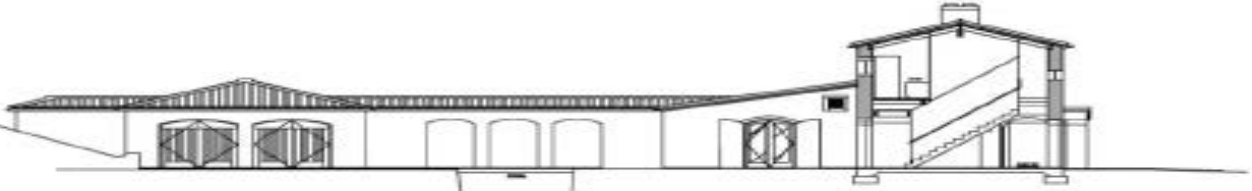
SOUTHEAST ELEVATION
2004



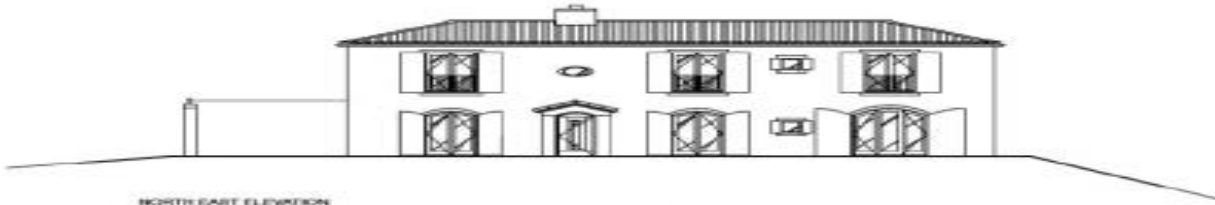
SOUTHEAST SECTION @ KITCHEN ENDING
2004



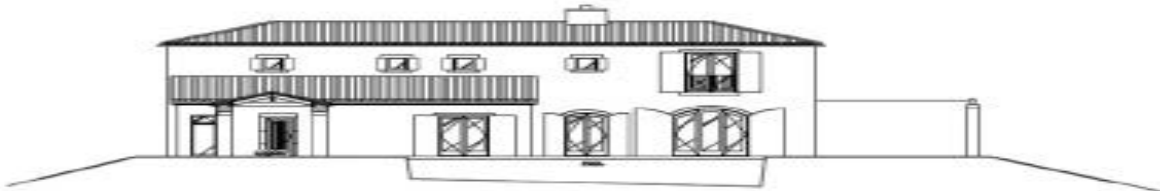
SOUTHEAST ELEVATION



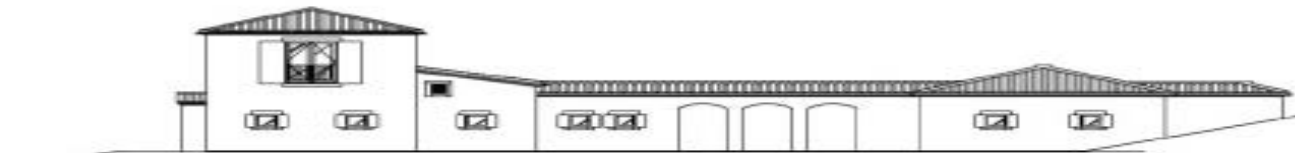
SOUTHEAST SECTION @ KITCHEN/DINING



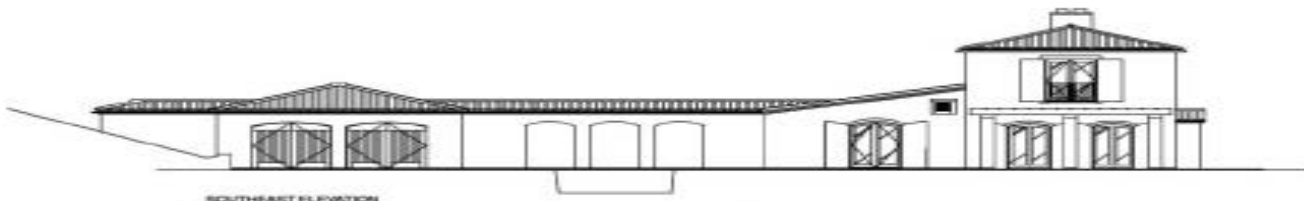
NORTH EAST ELEVATION



SOUTH WEST ELEVATION / SECTION @ LIVING



NORTHWEST ELEVATION



SOUTHEAST ELEVATION



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