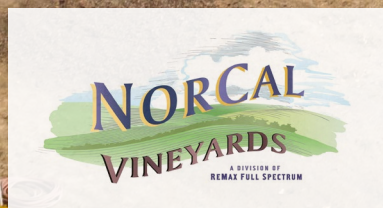


# Lifestyle Vineyard Estate with Multiple Residences in Anderson Valley

Philo, CA

Offering Memorandum  
Price \$1,700,000



[www.norcalvineyards.com](http://www.norcalvineyards.com)

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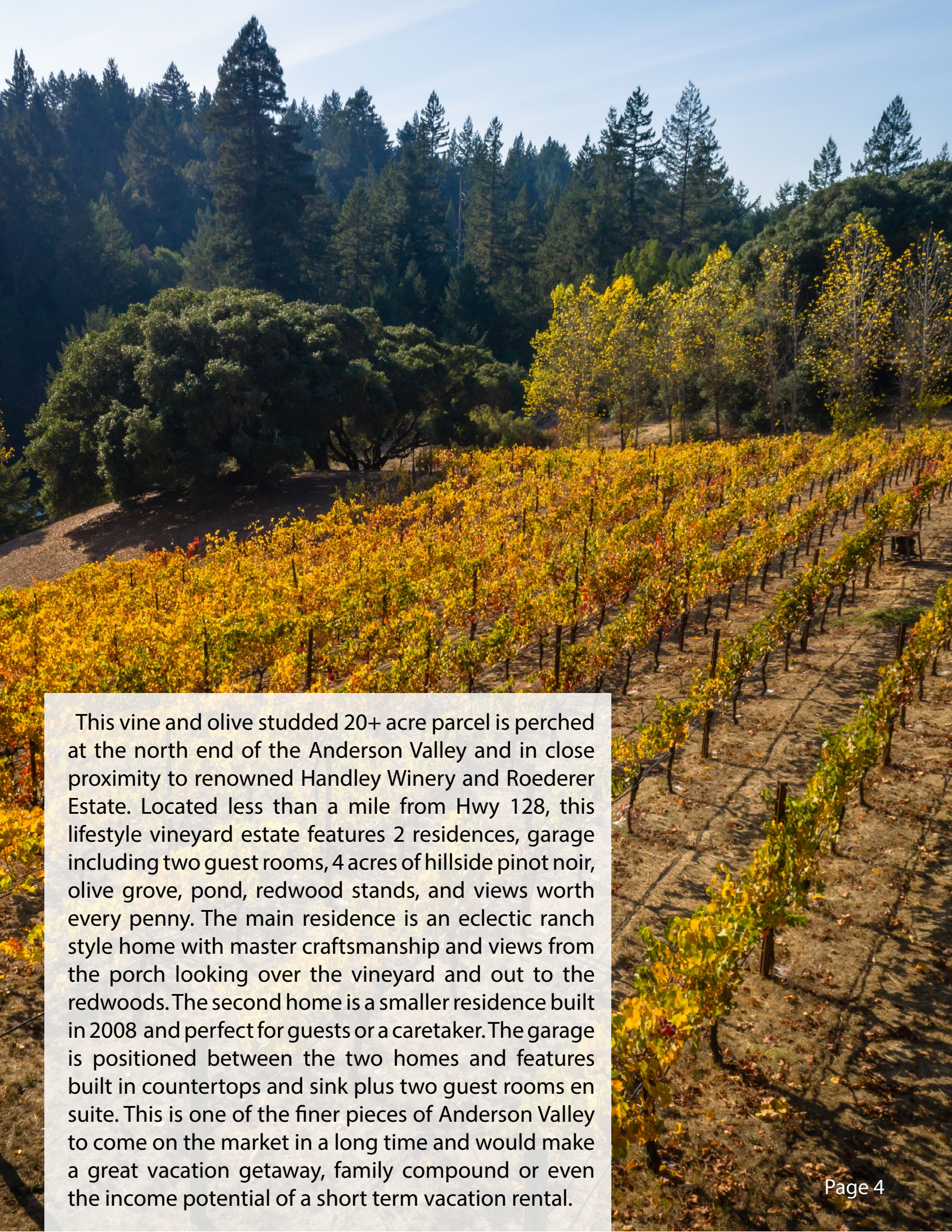
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# Salient Facts

<b>Location</b>	<b>1950 Guntley Road, Philo, CA 95466</b>
<b>County</b>	<b>Mendocino</b>
<b>AVA</b>	<b>Anderson Valley</b>
<b>APN</b>	<b>026-580-04</b>
<b>Parcel Size</b>	<b>20.47 acres</b>
<b>Vineyard</b>	<b>4 Planted acres of Hillside Pinot Noir - drip irrigation</b>
<b>Residences</b>	<b>2 Residences - Main residence and garage with 2 guest rooms was built in 1997 Smaller home was built in 2008</b>
<b>Water</b>	<b>Reservoir for AG use</b>
<b>Tax Status</b>	<b>Standard Mendocino County tax rate of approx 1.125% of assessed value</b>
<b>Zoning</b>	<b>UR20</b>
<b>Main house</b>	<b>1,800 square feet - 1 bedroom 1 bath including loft</b>
<b>Guest house</b>	<b>950 square feet - 2 bedroom 1 bath</b>
<b>Garage</b>	<b>600 square feet - 2 guest rooms each with private bath</b>
<b>Septic</b>	<b>Three separate tanks - 1 for each structure</b>
<b>Domestic water</b>	<b>Natural spring - 2 water tanks (2,500 each) sand filter and Ozone Filter</b>
<b>Trees</b>	<b>160 Olive Trees yield 40-75 gallons of Oil per year</b>
<b>Price</b>	<b>\$1,700,000</b>



This vine and olive studded 20+ acre parcel is perched at the north end of the Anderson Valley and in close proximity to renowned Handley Winery and Roederer Estate. Located less than a mile from Hwy 128, this lifestyle vineyard estate features 2 residences, garage including two guest rooms, 4 acres of hillside pinot noir, olive grove, pond, redwood stands, and views worth every penny. The main residence is an eclectic ranch style home with master craftsmanship and views from the porch looking over the vineyard and out to the redwoods. The second home is a smaller residence built in 2008 and perfect for guests or a caretaker. The garage is positioned between the two homes and features built in countertops and sink plus two guest rooms en suite. This is one of the finer pieces of Anderson Valley to come on the market in a long time and would make a great vacation getaway, family compound or even the income potential of a short term vacation rental.

# Photo Gallery





# Vineyard

## **Anderson Valley AVA Hillside Pinot Noir with Drip Irrigation**

**The main block west of the house and upper block were planted in 1999. The small 1ac. block below and east of house was planted in 2003.**

**Prominent Healdsburg Winery has purchased grapes for the past two years and has interest in establishing a long term contract.**

**Pond provides water for AG and landscape use.  
2 AG concrete water storage tank, each 10,000 gallons.**

**Dijon clones.....667, 777, 115**

**Yield .....7 - 8+/- tons**

**Price per ton for 2016 & 2017 Harvest .....\$3,800**

**John Deere mower and Honda foreman 4 wheeler is included in the sale.**

# Aerial Map





# County Overview

## MENDOCINO COUNTY WINE MAP



Mendocino is a rural county of striking natural beauty, friendly small towns and people who love and protect the land. Since the 1850s, Mendocino County has developed a personality influenced by the values of independent family farmers, their respect for the land and their dedication to quality. At present many farms are owned and cultivated by multiple generations of the county's historic farming families. Today Mendocino's grapegrowers stand out as leaders in sustainable, organic, Biodynamic® farming.

Winemakers highly regard the quality of fruit produced naturally on unspoiled land by Mendocino's passionate grapegrowers. Vintners create balanced, pure wines from grapes that express the individuality of Mendocino's 10, diverse appellations.



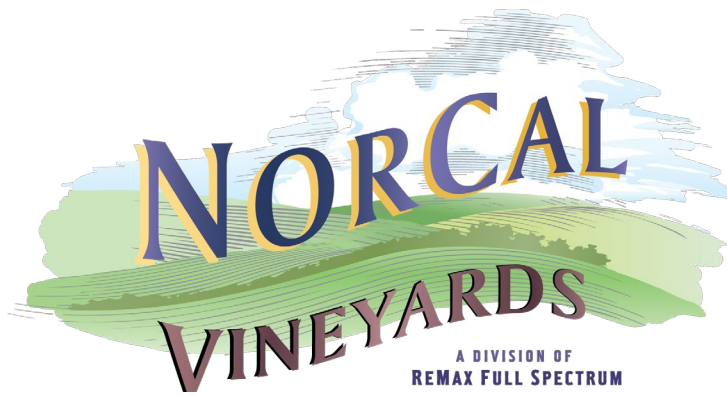
Expansive, diverse, and off the beaten path...

### MENDOCINO COUNTY AVAS



- LEGEND**
- Tasting Room
  - Tasting by Appointment
  - ▲ Closed to Public
  - ★ Resource/Association

- Located in Hopland**
- ▲ Albertina Wine Cellars
  - Brutocao Cellars
  - ▲ CORO Mendocino
  - McFadden Vineyard



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*This information herein believed reliable but not guaranteed.  
Each Office Independently Owned and Operated.*