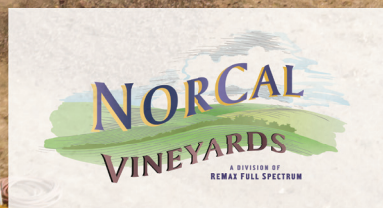


Lifestyle Vineyard Estate with Multiple Residences in Anderson Valley

Philo, CA

Offering Memorandum
Price \$1,950,000



www.norcalvineyards.com

Lifestyle Vineyard Estate with Multiple Residences in Anderson Valley

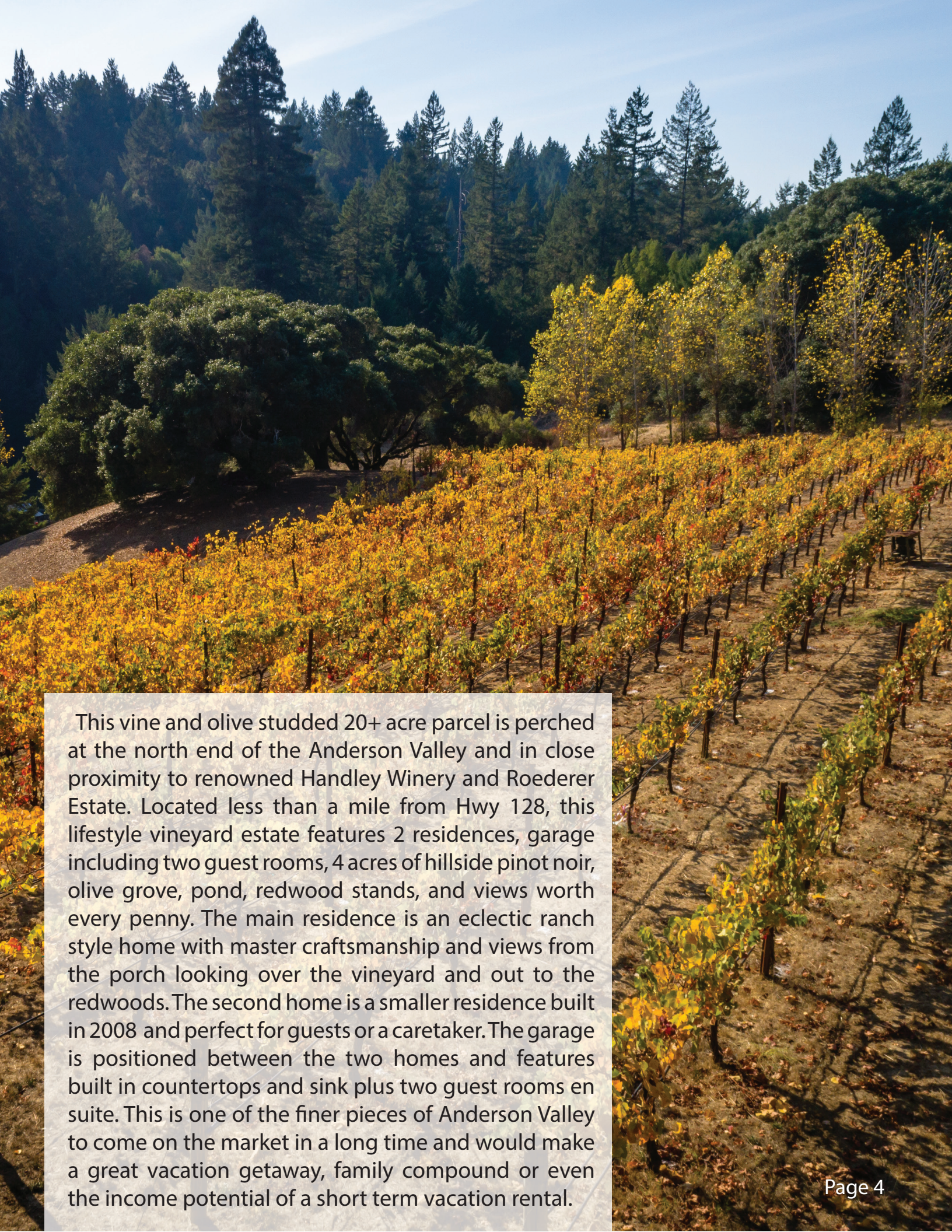
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Salient Facts

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



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.

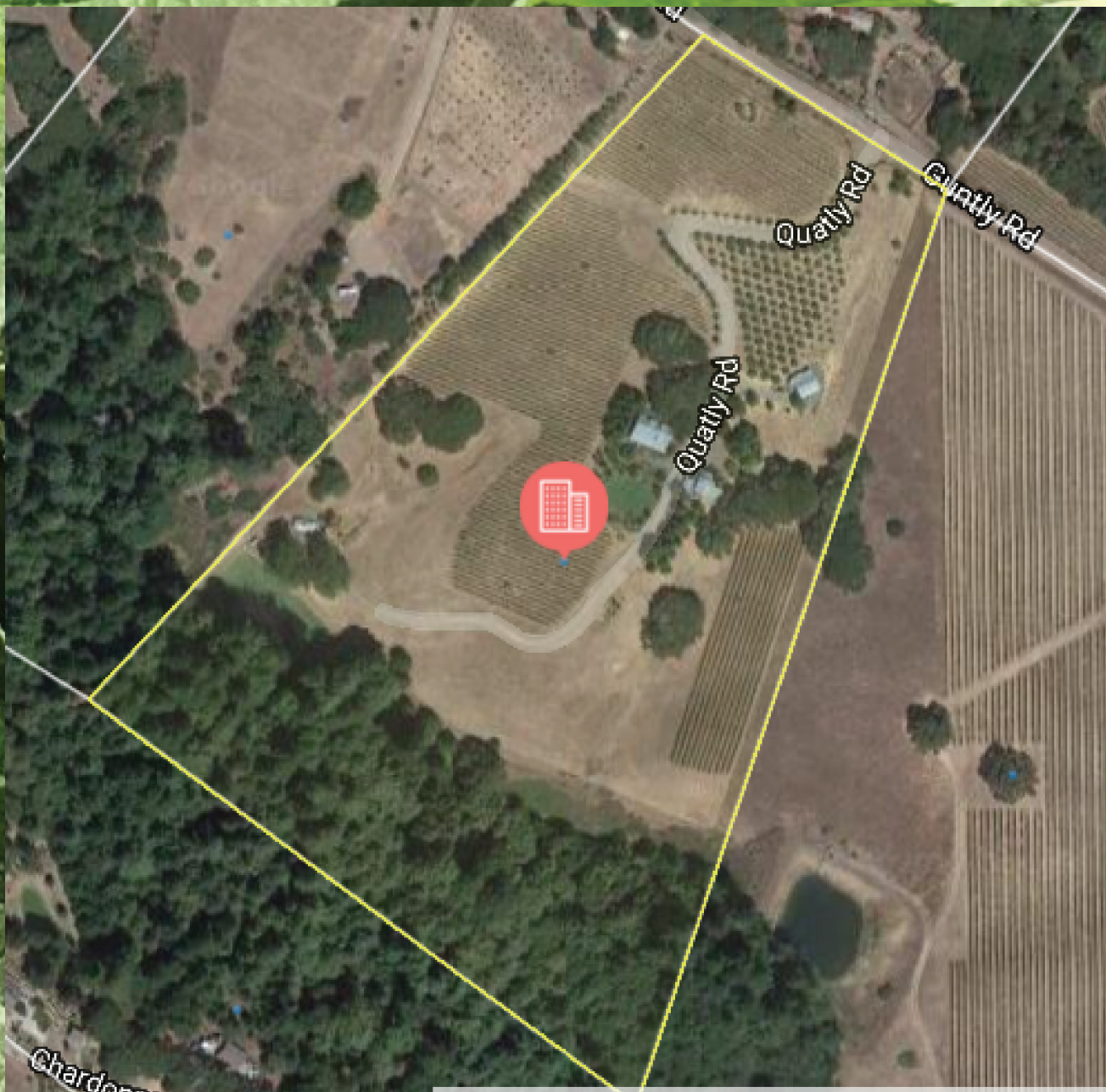
Dijon clones.....667, 777, 115

Yield7 - 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.*