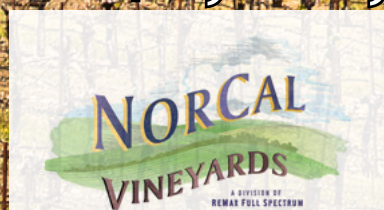


Coveted Hillside Vineyard and Luxury Estate Site

Sonoma Valley AVA

Offering Memorandum
Price \$4,749,000



www.norcalvineyards.com

Coveted Hillside Vineyard and Luxury Building Site

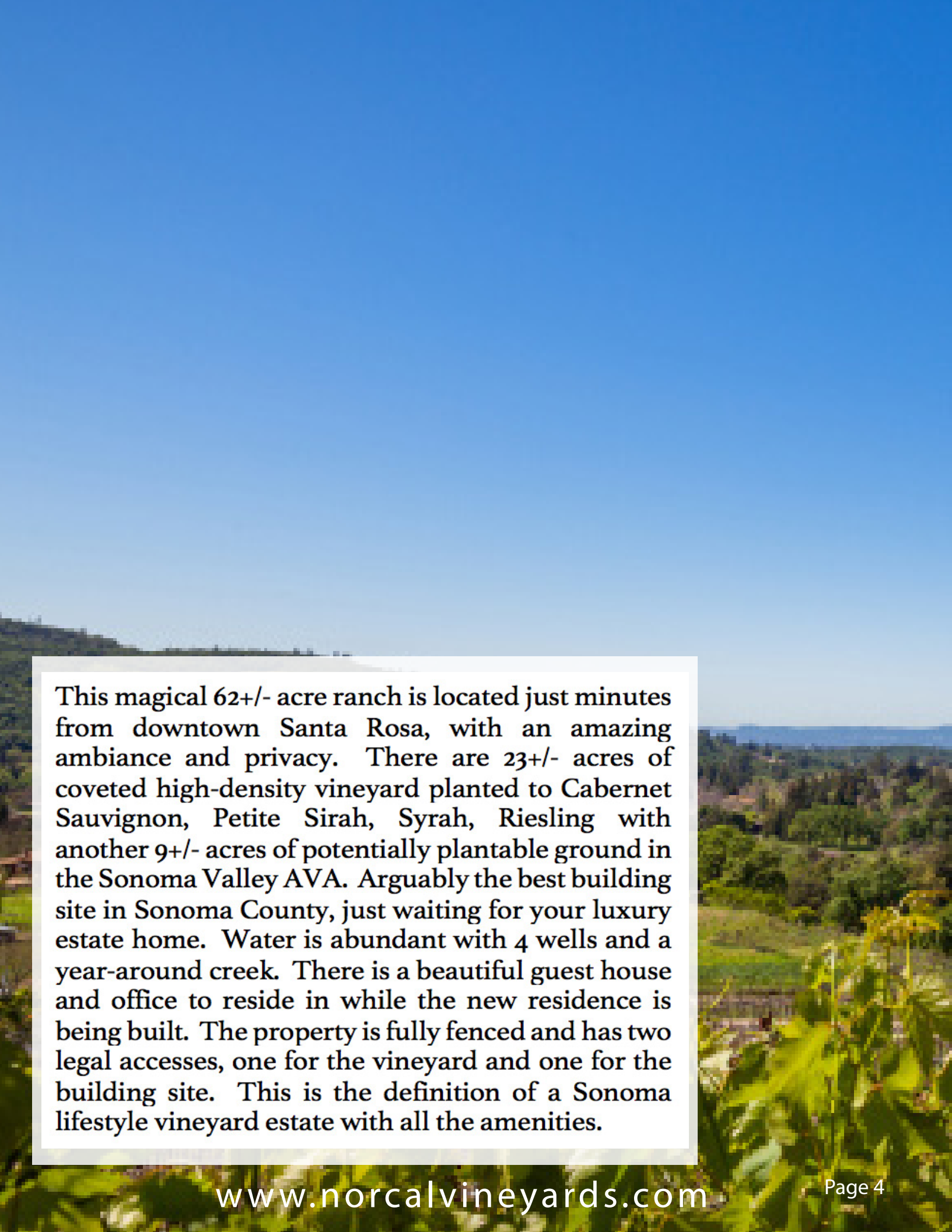
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Salient Facts

Location	6000 Wildwood Mountain Road and 6295 Melita Road Santa Rosa, CA 95409
County	Sonoma
AVA	Sonoma Valley
APN	031-040-061
Parcel Size	62.7+/- acres
Vineyard	23+/- acres
Varietals	Cabernet Sauvignon, Petite Sirah, Riesling, and Syrah
Soil	Felta Very Gravelly Loam and Haire Clay Loam
Buildings	965 sq. ft. 1 bed/2 bath guest house, 405 sq. ft. office, barn, shops and 5+/- acre estate building site
Water	4 wells and year-around creek
Power	PG & E
Zoning	RRD, B6, SR, BR
Price	\$4,749,000



This magical 62+/- acre ranch is located just minutes from downtown Santa Rosa, with an amazing ambiance and privacy. There are 23+/- acres of coveted high-density vineyard planted to Cabernet Sauvignon, Petite Sirah, Syrah, Riesling with another 9+/- acres of potentially plantable ground in the Sonoma Valley AVA. Arguably the best building site in Sonoma County, just waiting for your luxury estate home. Water is abundant with 4 wells and a year-around creek. There is a beautiful guest house and office to reside in while the new residence is being built. The property is fully fenced and has two legal accesses, one for the vineyard and one for the building site. This is the definition of a Sonoma lifestyle vineyard estate with all the amenities.

Vineyard Facts

Vineyard	23 +/- acres
AVA	Sonoma Valley
Varietals	Cabernet Sauvignon, Petite Sirah, Syrah, and Riesling
Water	4 wells and year-around creek
Soil	Felta very gravelly Loam, Haire clay Loam
Gross Income	
2018	\$643,096
2017	\$458,282 ***Due to the 2017 wildfires, 30 tons of CS were sold at a 25% +/- discount

Tons Harvested		
Varietal	2018	2017
Syrah	103.99	70.22
Cabernet Sauvignon	51.55	47.93
Riesling	19.83	15.81
Petite Sirah	25.95	17.36
Total Tons	201.32	151.32

Block	Varietal	Clone	Rootstock	Spacing	Rows	Vines	Trellis	Planted
A	Cab Sauv	337	110R	8X5 & 4X5	72	2,850	VSP	1999
B	Cab Sauv	7	110R	8X5 & 4X5	46	2,745	VSP	1999
C	Pet Sir	3	110R	8X5 & 4X5	20	867	VSP	1999
D	Shiraz	877	110R	8X5 & 4X5	46	4,174	VSP	1999
E	Shiraz	7	110R	4X5	34	2,271	VSP	1999
F	Shiraz	N C	110R	4X5	29	1,533	VSP	1999
R1	Riesling	9	5C	8X5 & 4X5	34	1,999	VSP	1999
C2	Pet Sir	3	110R	7X5	10	400	VSP	2000
1	Shiraz	NOIR	5C	8X5 & 4X5	36	3,368	VSP	2000
2	Shiraz	NOIR	5C	8X5 & 4X5	42	1,330	VSP	2000
3	Shiraz	NOIR	5C	8X5 & 4X5	30	822	VSP	2000
4	Cab Sauv	337	110R	8X5 & 4X5	33	742	VSP	2000
5	Cab Sauv	337	110R	8X5 & 4X5	15	246	VSP	2000
6	Shiraz	1	110R	8X5 & 4X5	57	4,570	VSP	2000
7	Cab Sauv	337	110R	8X5 & 4X5	42	2,161	VSP	2000
8	Cab Sauv	7	110R	8X5 & 4X5	40	1,423	VSP	2006
C3	Pet Sir	3	110R	8X5 & 4X5	108	2,982	VSP	2006
R2	Riesling	9	110R	5X3	75	2,536	VSP	2008
9	Cab Sauv	338	110R	5X8 & 5X4	24	720	VSP	2017

Block Map



Vineyard Gallery





Building Pad, Guest House, and Outbuildings Facts

Building Pad

5+/- acre building pad
Panoramic views of the vineyards below
Private gated entrance and address

Guest House

Historically used as a vacation rental
965+/- square feet
1 bedroom/2 bathroom
Remodeled with full kitchen
Outdoor sitting area with sweeping
Vineyard views and stunning wisteria canopy

Outbuildings

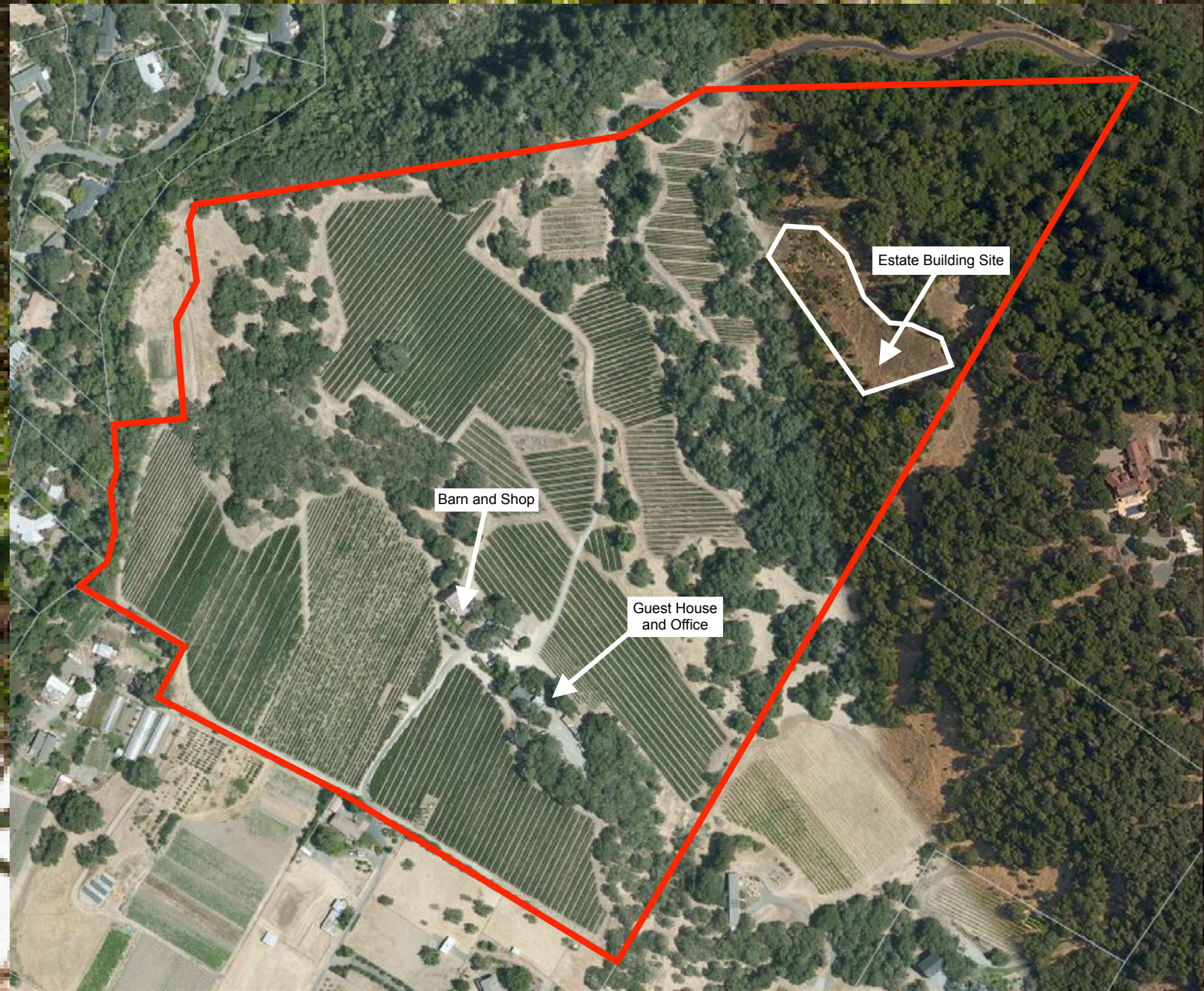
405+/- square foot Office with full bathroom
Barn
Shops

Residence & Office Gallery

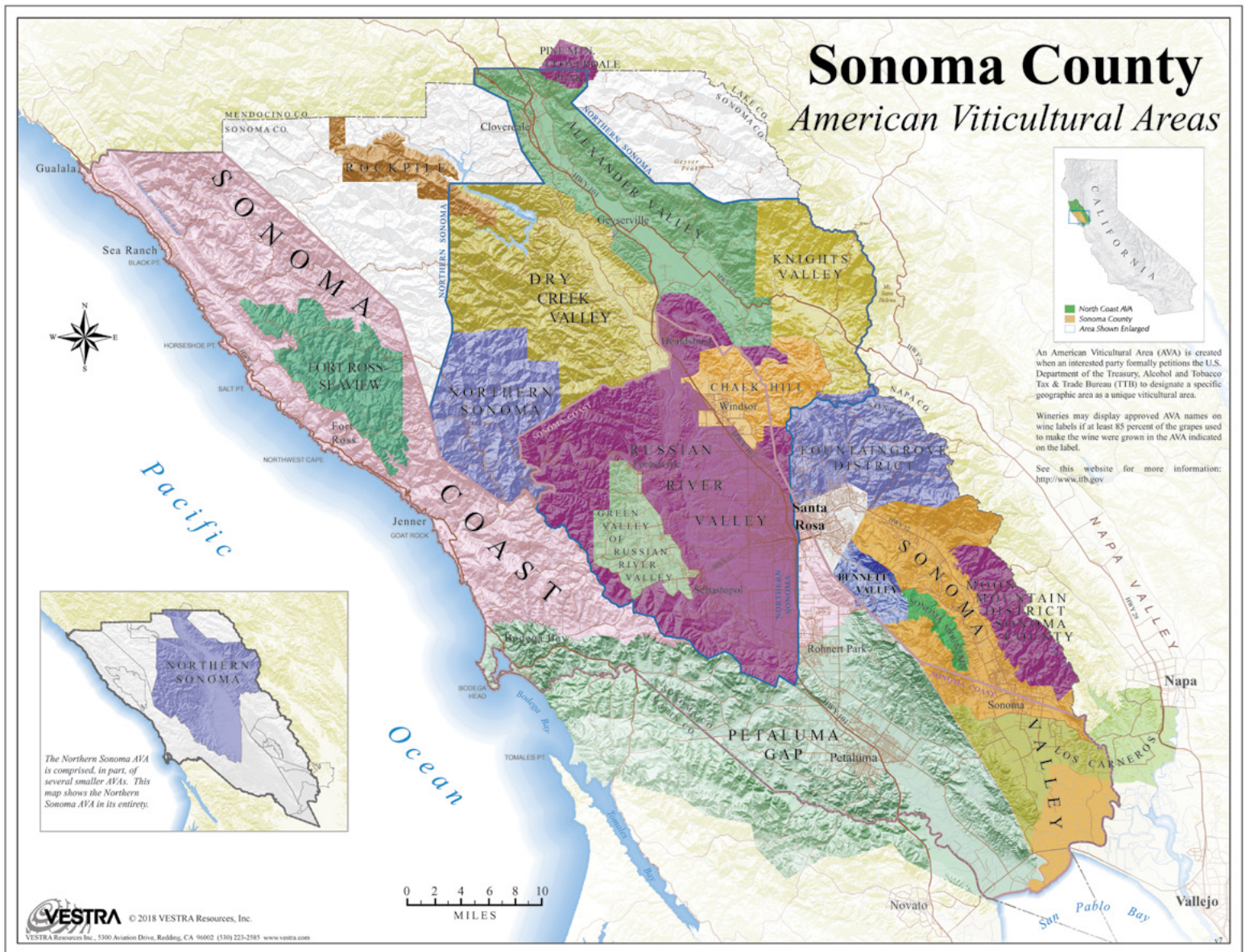




Aerial Map



County Overview





Tom Larson

CalBRE # 01057428

Owner / CEO

Cellular: 707.433.8000

tom@norcalvineyards.com

Tony Ford

CalBRE # 01406167

Wine Enthusiast / Sales

Cellular: 707.391.5950

tony@norcalvineyards.com

www.norcalvineyards.com

737 4th Street, Santa Rosa, CA 95404

601 South State Street, Ukiah, CA 95482

338 Healdsburg Avenue, Healdsburg, CA 95448

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