
Agricultural Landmark Property Hospitality & Event Center

Hwy 101 - Hopland

Offered for \$4,900,000



COMPASS

Table of Contents

Property Overview.....3

Remarks.....4

Gallery.....5-6

Site Map.....7-8

Block Information.....9

AVA Map.....10



Property Overview

Location	12141 Hewlitt Sturtevant, Hopland, CA 95449
Tax	Williamson Act
APN	048-090-06-00
Parcel Size	44 ± Acres
Infrastructure	8,760 SF – Event Hospitality Center 5,000 SF – Warehouse / Ag Processing 2,700 SF – 2 Short-term rental homes + casita Cermony Courtyard Spaulding trellis outdoor patio
Water	Ag Well Recreational Pond
Vineyard	15 ± Acres planted to Pinot Noir and Chardonnay
Grape Contract	Seller may purchase the fruit back for up to 2 years. Term to be negotiated
Utilities	PG&E 3 Phase Natural Gas Propane
Other	Waste water pond for winery
Price	\$4,900,000

Many agricultural possibilities present themselves on this 44 +/- acre landmark Mendocino County facility located outside the eclectic town of Hopland, 30 min N of Healdsburg. This Wine Country oasis has frontage on Highway 101 and provides access to one of the best locations in the entire county for building a premier brand for your next venture.



The main event facility at 8,760 SF is set up for weddings, events, and agricultural retail. The building comes equipped with a dramatic dining hall, spectacular tasting bar, prep kitchen, offices, lab, and more. Head outside to the sprawling trellised patio where guests can relax amongst the 15 acres of Pinot Noir and Chardonnay vines.

Tied closely to the patio is a private event courtyard where dreams are made and includes a spectacular fountain and arbor ed olive tree centerpiece on a format designed for larger venues. The property comes with two posh short-term rental homes to accommodate guests and one additional modest casita waiting for your finishing touches.

The commercial processing aspect of the property is significant. There is a 5,000 SF newer warehouse building set up for AG processing or wine tanks. The property is permitted as a facility and allows for public tasting (historically operated as a winery).

Traveling further outside the property, the owner has established a serene pond set amongst the vines with piers designed for docks for above water glamping, paddle boarding, and water recreation. Above the pond is a 12-acre eagle's nest knoll giving a full 360-degree view of the property and some of Mendocino County's finest vineyards and landscape. The hill ground would make an ideal cave for providing guests with access from the event facility to the pond area. Additionally, there are equestrian facilities with a horse barn and arena.







Guest House 2

4 Acre
Cultivation Site

Event Courtyard

8,700 Sq. Ft. Event
Tourism Facility
Tasting Bar & Lounge

5,000 Sq. Ft.
Processing Facility

Guest House 3

Eagle's Nest
Entertaining Area

Guest House 1



4 Acre
Cultivation Site



8,700 Sq. Ft. Event

Tourism Facility

Tasting Bar & Lounge

Event Courtyard

5,000 Sq. Ft.

Processing Facility

Guest House 2

Eagle's Nest

Entertaining Area

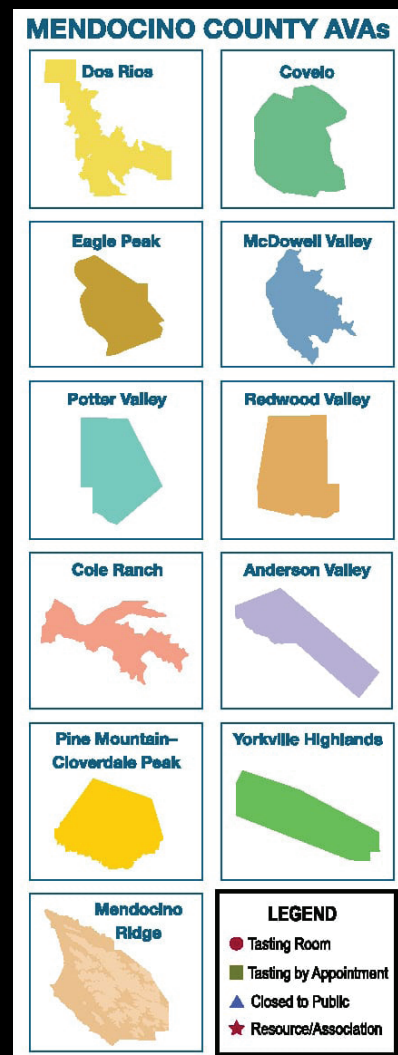
Guest House 3

Guest House 1

Mendocino County Wine

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. Presently, 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.











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COMPASS

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