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# Green Valley Winery & Event Site

Forestville, CA

Offered at \$7,800,000

Nor  Cal  
Vineyards  
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# Property Details

Location	5566 Gravenstein Hwy, Forestville, CA 95476
County	Sonoma
APN	084-170-001-000
Zoning	Diverse agriculture - DA10
Parcel Size	20.99 ± acres
Vineyard	14.88 ± planted acres
Varietals	Pinot Noir (1999 planted)
Grape Contracts	2023 contracts   See disclosures
Water	Three wells on-site   Two Ag wells   The well is state and county certified for human consumption
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Price	\$7,800,000



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# About the Offering



Green Valley/Russian AVA winery on a high traffic highway 116 in west Sonoma County. The parcel spans 21+/- acres, and on its interior, 15+/- acres of Gold Ridge soil rooted with Pinot Noir vines. The property features a rare use permit allowing for 35k cases of annual wine production, tasting room open 7 days a week to the public, 35 industry events annually with some allowing guests up to 200, food processing, retail sales, and wine storage.

The crown jewel of the property is its 10,000-square-foot winery building constructed in 2012. The building features retail space, wine production space, and 6 2nd-floor offices. There are 2 large roll-up doors, a 1 million BTU boiler for wash down, 400 amp service, and outside event space, and the site meets food grade requirements with the State of California certified on-site well.

Additional improvements to the site include 6,800+/- square feet of wine storage space (some climate controlled), 2,200+/- square foot residence, farm workers' quarters, agricultural wells (total of 3 wells), 800 square foot freezer, and about 1 acre of additional plantable land.

## Vineyard:

15 acres of Pinot Noir on Gold Ridge soil planted in 1999 on VSP trellis. Irrigation to the ranch is provided by one main agricultural well and feeds the drip irrigation and micro overheads.



# Aerial Maps





# Vineyard Details



Block	Variety	Planted	Rootstock	Clone	Spacing	Rows	Acreage
North 115	Pinot Noir	1999	101-15	115	5 x 8	67 - 129	3.02
South 115	Pinot Noir	1999	101-15	115	5 x 8	93 - 158	3.4
North Pommard	Pinot Noir	1999	101-15	POM	5 x 8	1 - 66	2.31
South Pommard	Pinot Noir	1999	101-15	POM	5 x 8	1 - 92	4.62
South East Swan	Pinot Noir	1999	101-15	Swan	5 x 8	1 - 43	1.45
						Total	14.8



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# Infrastructure

## 1) Commercial metal-frame building | 10,000 +/- SF | Year built: 2012

- Production area | 5,500 +/- SF
- Retail area | 2,000 +/- SF
- Office area | 2,500 +/- SF

(6 office space & conference room)

## 2) Lite industrial metal-frame warehouse | 4,000 +/- SF | built year: 1967

- New siding & roof installed in 2012

## 3) Agricultural metal-frame warehouse with annex | 2,800 +/- SF | built year: 1994

## 4) Main house | 2,194 +/- SF | built year: 1912

## 5) Farmworker housing | 800 +/- SF | built year: estimated between 1905 to 1910

## 6) Freezer/cooler building | 800 +/- SF





## Production Area





## Retail Area





## Office Area



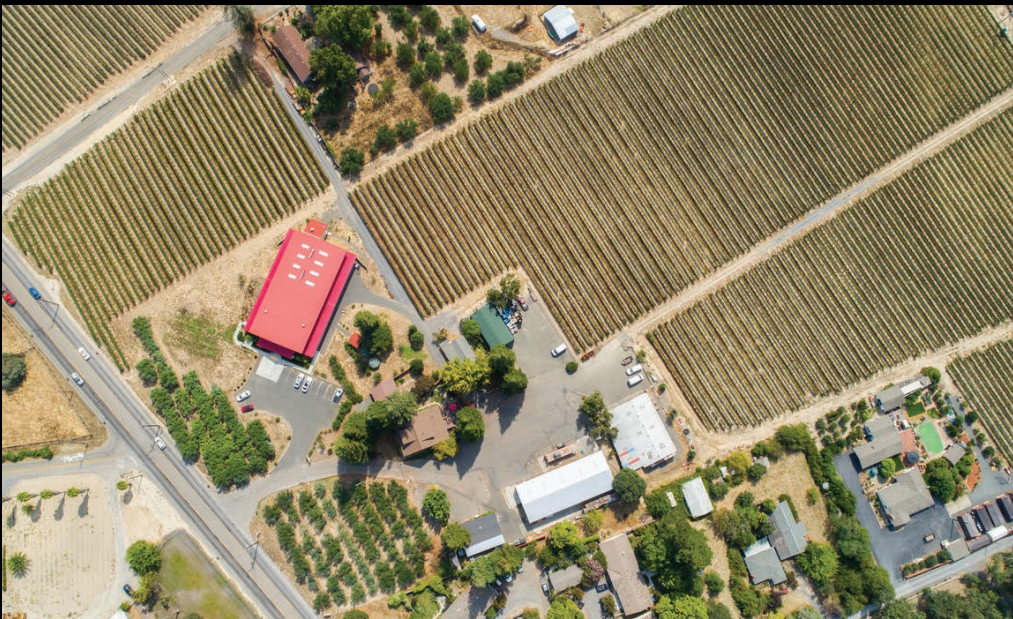


## Warehouses





Gallery











## Green Valley AVA

### THE MOST DISTINCTIVE AVA OF THE NORTH COAST

Green Valley is one of the smallest appellations in Sonoma County. It lies in the southwestern part of the Russian River Valley, bounded by the towns of Sebastopol, Forestville and Occidental. It is very tightly delineated, both geographically and climatically, and is the most consistent of any North Coast appellation in terms of soil, climate and flavor.



# NorCal Vineyards

*Invest Wisely*



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