

5610 DRY CREEK ROAD



HEALDSBURG • CALIFORNIA



2013
DRY CREEK VALLEY
TRUETT-HURST
Sonoma County
OLD VINE
BURNING MAN
PETITE SIRAH
Phillip Hurst *Heath Dolan*
PHILLIP HURST HEATH DOLAN

5610 DRY CREEK ROAD,
HEALDSBURG, CALIFORNIA

Welcome to 5610 Dry Creek Road, a holistic farm only 8 minutes from downtown Healdsburg, CA. Located in the prestigious Dry Creek AVA, this exceptional winery estate spans approximately 22.6 acres, offering a unique opportunity to own a piece of Wine Country paradise. Surrounded by breathtaking views, the winery estate boasts 13.5+/- acres of meticulously maintained estate vineyards. The organic farming practices ensure the production of high-quality grapes, resulting in exceptional wines that showcase the terroir of the Dry Creek AVA.

In addition to its production potential, the property holds a coveted hospitality and event permit, allowing for up to 30 events per year of up to 200 guests. Whether it's an intimate gathering or a grand celebration, the property provides a picturesque backdrop for weddings, corporate events, and other special occasions. This is truly one of the most romantic locations to showcase your finest wine ambitions. The riverfront setting adds an enchanting touch, creating a serene ambiance that will leave a lasting impression on guests.

TWO TASTING ROOMS | WINERY + EVENT PERMIT
4,100 SQ FT 24.26 AC | INQUIRE FOR PRICE





EMBRACE THE ALLURE OF WINE COUNTRY LIVING AND CREATE A LEGACY AT THIS EXTRAORDINARY ESTATE IN HEALDSBURG

Starting with our vineyards, we follow organic farming practices that prioritize the health of the land and our vines. By avoiding the use of synthetic pesticides and fertilizers, we promote a balanced and sustainable ecosystem that allows our vines to express their true character. This commitment to organic farming ensures that our grapes are of the utmost quality, resulting in exceptional wines that reflect the unique terroir of the Dry Creek AVA.

We extend our ethos beyond our vineyards to include the well-being of our animals and plants. We believe in creating a harmonious environment where all living beings can thrive. From our native plants that provide a diverse habitat for wildlife to our animals that contribute to the overall ecosystem, we prioritize their care and well-being.

With a 40,000 case winery use permit, the winery site (building envelope in place to build the production facility) is an ideal destination for wine enthusiasts and industry professionals alike. The property features two distinctly different tasting rooms totaling 4,000+/- SF, providing a spacious and inviting atmosphere for guests to indulge in the finest wines the region has to offer.

The real property assets are included in the offering. Business, brands and inventory available under separate negotiation and not included in the real property asking price. The gross annual revenue from the business operation has been nearly \$7,000,000. Contact listing agents for more details.











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ESTATE

Assessor's Parcel Numbers: APN #

090-230-030 0.04 | 0.04 AC | Bare land

090-230-040 22.56 | 22.56 AC | Vineyard & Hospitality

090-230-055 1.66 | 1.66 AC | Overflow parking

Total Property Size: 24.26 Gross Acres (Per Sonoma County Assessor)

VINEYARD

13.53 net planted acres of vineyard - Zinfandel and Petite Sirah

WATER SOURCE

2 on-site wells

Well #1 Output 60+/- GPM Used for Irrigation and Domestic

Well #2 Output unknown - used for landscaping

ZONING

LIA B6 20 Z, F1 RC 100/50/SR VOH, 20 Acre Minimum Parcel Size

FLOOD HAZARD INSURANCE

Flood Zone X, AE. All buildings are outside the special flood hazard area

SOILS

Symbol Soil Type % Allocation

Yolo loam 53.9%

Yolo sandy loam 36.9%

Riverwash 8.9%

WASTEWATER

Effluent waste (EW) from the two tasting room buildings is piped to septic tanks and a leach field. Process wastewater (PW) was installed despite the lack of a winery building. It includes underground tanks and a leach field located at the north end of the future winery site. The septic system is designed for handling 20,000 case production but could be expanded to handle 40,000 cases with upgrading.

UTILITIES

PG&E, Telephone, Propane

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STRUCTURES

TH Tasting Room SQ 1,984 built 2008 +/-

VML Tasting Room SQ 1,386 built 2008/2009

Various equipment buildings, sheds, offices, Covered porches etc totaling 4,811 Sq.Ft. Total

BOTTLE PRICING

The two estate bottles are retailing for \$65.00/bottle

***The real property assets are included in the offering. The brands, business assets and inventory are available but offered separately for sale. Please contact listing agents for more information.

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TRUETT HURST CROP INFORMATION

	2017		2018		2019	
	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah
Acerage	9.5	4	9.5	4	9.5	4
Total Yields	21.8	16.6	38.1	20.6	29.8	8.14
Tons/Acre	2.3	4.2	4	5.2	3.1	2

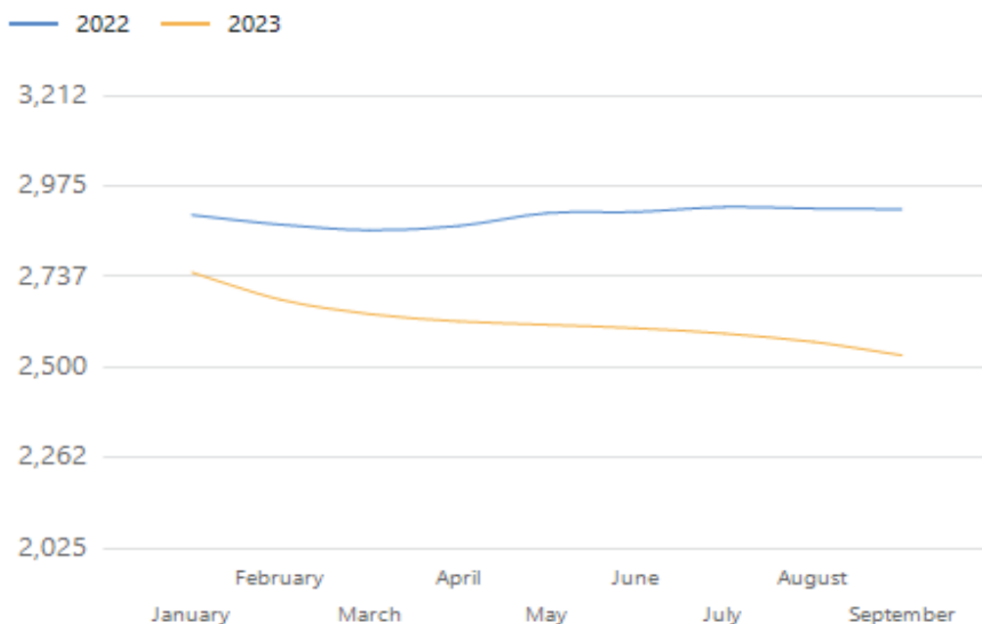
	2020		2021		2022	
	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah	Zinfandel	Petite Sirah
Acerage	9.5	4	9.5	2.77	9.5	2.77
Total Yields	20.5	0	16.6	5.7	15.5	8
Tons/Acre	2.2	0	1.7	2.1	1.6	2.9

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WINE CLUB ACTIVE MEMBERS 2023



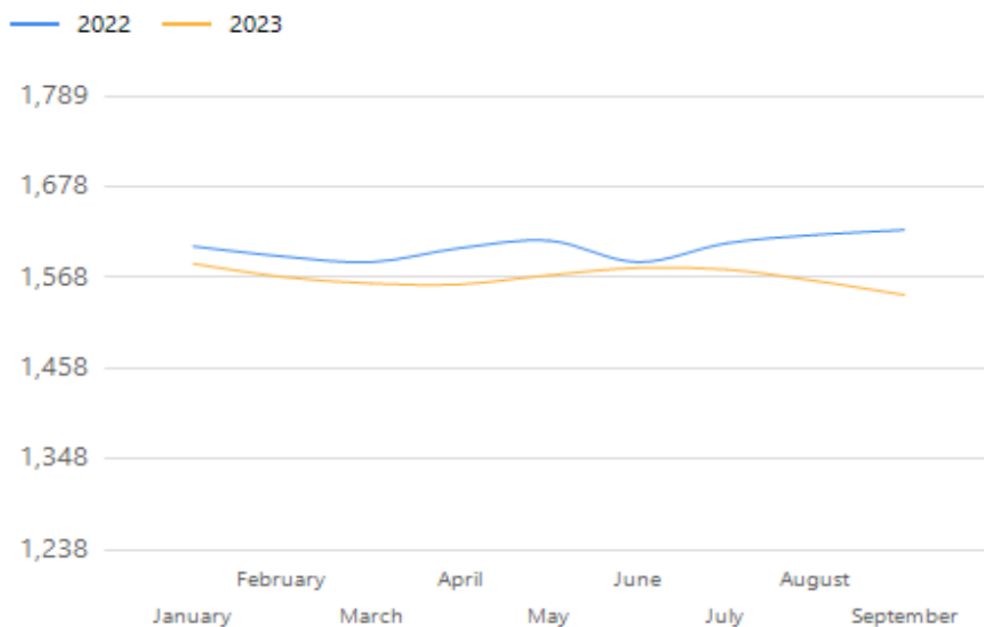
Month	Active Members 2022	Active Members 2023
January	2,899	2,748
February	2,874	2,677
March	2,859	2,639
April	2,870	2,620
May	2,904	2,611
June	2,907	2,602
July	2,920	2,588
August	2,916	2,566
September	2,914	2,531

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WINE CLUB ACTIVE MEMBERS 2023



Month	Active Members 2022	Active Members 2023
January	1,606	1,585
February	1,594	1,569
March	1,587	1,561
April	1,604	1,560
May	1,613	1,571
June	1,587	1,580
July	1,610	1,578
August	1,620	1,564
September	1,626	1,547

TOTAL OFFERING PRICE \$9,500,000

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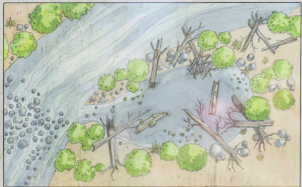
Dry Creek Habitat Enhancement Project

The habitat project you see here at Truett Hurst Winery is part of the Dry Creek Habitat Enhancement Project, a partnership between the Sonoma County Water Agency and private landowners to protect endangered fish species in the Russian River watershed while continuing to deliver water to approximately 600,000 customers.

The National Marine Fisheries Service and California Department of Fish & Wildlife biologists have determined that excessive water velocities and lack of suitable rearing habitat in Dry Creek jeopardize the recovery of endangered Coho and threatened Chinook salmon and Steelhead.

The Habitat Enhancement Project is creating low-velocity areas for juvenile Coho, Chinook and Steelhead along six miles of the 14-mile length of Dry Creek, while still allowing the Water Agency to use Dry Creek as a means of moving water downstream for water supply purposes. These habitat features include backwater areas and side channels that create slow-moving pools and provide refuge for juvenile fish. Large woody debris is used to create log jams, stabilize banks and provide refuge areas.

Truett Hurst Winery is a project partner and has agreed to have a side channel and backwater habitat features constructed on their property. They are among the many participating landowners that are making this important habitat project possible.



An artist's rendering (above) shows a backwater feature similar to the features constructed on the Truett Hurst site. Photo at bottom right is a backwater feature constructed in 2014 at a site downstream with plants and trees beginning to revegetate the banks. At top left is an adult salmon and at bottom left are juvenile salmon, both pictured in Dry Creek.



PROJECT PARTNERS



TASTING ROOMS

TRUETT • HURST

Winery



Y • M • L

RUSSIAN RIVER WINES



RESTROOMS

Y.M.L.











