

Brochure
7011 Dry Creek Rd, Healdsburg CA

Nor  Cal
Vineyards
Invest Wisely

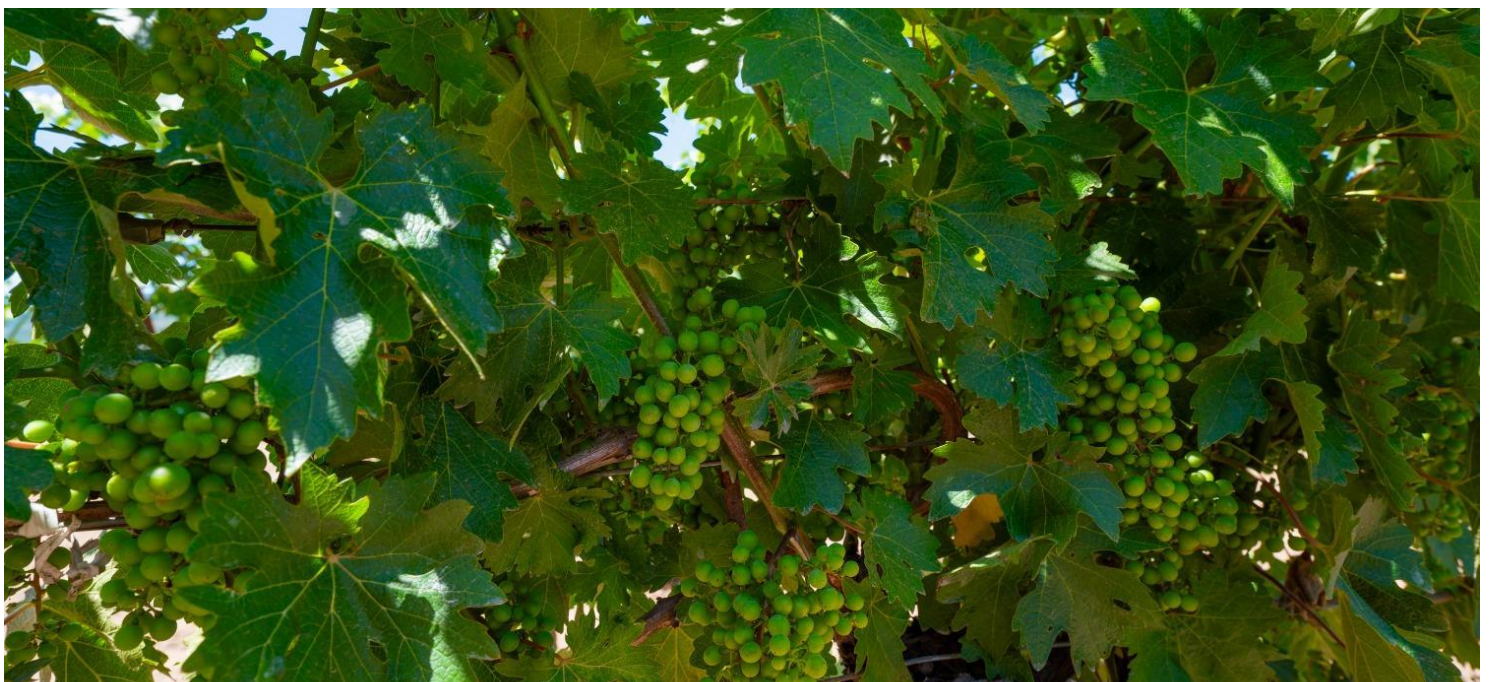
7011 Dry Creek Road



Property Description

Discover the epitome of country living on 28.99 acres nestled in the esteemed Dry Creek Valley. This unique property features three distinct homes, each offering its own charm and functionality, making it an exceptional opportunity for investors or those seeking a serene lifestyle surrounded by vineyards. Built in 1875, a roughly 1300 sq ft +/- Craftsman style home features 3 beds and 2 baths, enclosed porch and outdoor entertaining area. The other home (7021) has been thoughtfully updated to blend historic charm with modern amenities. 2 bedrooms plus an office, and 1 bathroom. The spacious 1600 sq ft +/- living area is perfect for relaxation and entertaining. A 900 sq ft +/- 2 bed, 2 bath unit located behind the main house, features its own garage, offering privacy and practicality for tenants or guests. Includes a 3-bay garage/carport, providing ample storage for farm equipment and convenience. The property boasts 24 acres of vineyard planted to Cabernet Sauvignon and Old Vine Zinfandel. There is a dedicated ag well and a domestic well providing ample water supply. Enjoy Dry Creek frontage and a large outdoor entertaining area, perfect for summer gatherings and soaking up the scenic beauty. Don't miss the chance to own a piece of Dry Creek Valley's rich heritage.









PROPERTY DETAILS

- Lot Size: 28.99 acres
- 24 acres of planted vineyard.
- 12 acres Cabranet
- 12 acres +/- Old Vine Zin
- 3 homes - total of 7 bed/5 bath
(Approx 1600, 1300, 900 sq ft) *buyer to verify
- Room for a garden
- Outdoor entertaing area
- Barn/Workshop/Storage
- Two wells (Ag/Domestic)
- Ample parking
- Dry Creek frontage

Vineyard Information

	2018	2019	2020	2021	2022	2023
Tons/Yr.						
Cabernet	76.	41	0 (smoke taint).	43	35	50
Zinfandel	30	25	24	31	15	23

The Cabernet grape contract is \$2,500/ton and is done this year.
The seller believes the Cab is on "Clone 4 on SO4"

The Zin has been sold in the past for \$3,000/ton. The contract ended in 2021. The Zin is "Old Vine". The seller does not know the actual root stock but believes it's St. George.



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