

Brochure  
Helluva Vineyard  
Anderson Valley AVA

Nor  Cal  
Vineyards  
Invest Wisely

# 18560 Mountain View Road - Boonville



# Property Description

---

Welcome to Helluva Vineyards in Boonville, CA! Nestled in the heart of Anderson Valley, this 25-acre estate embodies the essence of premium wine country living. Boasting 10.5 meticulously cultivated acres dedicated to Pinot Noir, Pinot Gris and Gewurztraminer. Helluva Vineyards stands as a distinguished jewel among Anderson Valley's renowned wineries. There's a 14 acre foot reservoir for vineyard use and 2 wells on the property. A rustic 3-bedroom, 2.5-bathroom house with a loft and cathedral ceilings, provides comfortable living quarters amidst picturesque vineyard views. A 3500+/- sq ft shop/barn with an office has plenty of room for ranch equipment and toys. This prestigious designation underscores the quality and distinctiveness of the vineyard's offerings, ideal for wine enthusiasts and connoisseurs alike. With established vineyards and a professional equestrian facility currently leased, Helluva Vineyards presents a compelling income-producing opportunity in the heart of wine country.









## PROPERTY DETAILS

---

- 25.7 +/- acre ranch property
- 10.5 +/- acre vineyard
- Four vineyard designates
- 10 stall horse barn
- Dressage arena & paddock
- 2318 +/- sq ft 3 bed/ 2 ba home with loft, currently rented month to month to long term tenants
- Workshop/storage with office and studio
- 14.5 acre ft ag reservoir
- High producing well with 19+ GPM
- Close to town
- Multiple income streams from vineyard, equestrian facility and rental

# Nor Cal Vineyards

*Invest Wisely*



Tony Ford

DRE# 01406167  
Vineyard & Winery Sales  
Realtor®  
M: 707.391.5950  
tony.ford@compass.com



Monica Bugica

DRE# 02074627  
Realtor®  
M: 707.608.8231  
monicabugica@compass.com

COMPASS