

# Freestone Ridge Vineyard

310 BOHEMIAN HWY  
SEBASTOPOL, CA



## ABOUT THE PROPERTY



Welcome to one of the rarest luxury wine opportunities in all of the world, Freestone Ridge Vineyard. This 22 acre holding is perched on south facing slopes and the newly planted 12.5 acre vineyard is rooted on Goldridge soils. The site was the result of the proprietors' timely quest to develop something so unique and exquisite, it would forever elevate the California wine industry. The goal of this project - to craft the finest wine in the world. The property is perfectly positioned for producers looking to expand their footprint in West Sonoma or Napa's finest wine houses aiming to move westward. Purchased in 2022 by the proprietors of Ernest Vineyards, the site has been meticulously developed with top-tier professionals. Inside the new West Sonoma Coast AVA, this property is inline with Occidental, Senses, Platt, and Donum Estates.





Enhancing the ambiance through the security gates you will find a recently updated state-of-the-art cottage featuring 3 bedrooms, 1.5 bathrooms equipped with a Duval kitchen sink and faucet, all new appliances, all new glass in the windows, Starlink internet, container pool and custom deck, redwood "house fence", Mitsubishi 4-zone split climate control, Kohler 24RCLA generator with automatic transfer switch and hardscaping. The owned solar array offsets the electric utilities and a permit has been issued for a Tesla Power wall. The grounds have been beautifully landscaped with drought tolerant native plants and a plethora of fruit trees to complement the natural beauty of the area. Positioned at the highest elevation, it offers unparalleled privacy and breathtaking views. There is a separate service entrance and site for a future equipment barn, ensuring privacy for the home and ease of access to the vineyard.





# Salient Facts

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**Location** - 310 Bohemian Hwy, Sebastopol 95472

**County** - Sonoma

**APN** - 026-110-020

**AVA** - West Sonoma Coast (also in proposed Freestone-Occidental AVA)

**Parcel Size** - 21.65 acres

**Vineyard Size** - 12.5 net vine acres – planted in 2022

**Varietals** - Chardonnay, Syrah, Aligote, Chenin. Middle block is ungrafted but intended for PN. (buyer will have the opportunity to decide)

**Water** - 4 wells #1 Domestic GPM 3, #2 Irrigation GPM 6, #3 Irrigation GPM 6, #4 Irrigation GPM 12

## **Infrastructure** -

- House - 1200 +/- sq ft | 3 Bed | 1.5 Bath | built in 1985, remodeled in 2023
- Storage shed with water treatment system
- 1200 +/- sq ft of deck
- Container pool and outdoor shower
- 65k gallon water storage tank
- Approved grading permit for a pad to install an equipment barn (seller has purchased the steel building)
- Commercial level vegetable garden
- 18 "Trees of Antiquity" include medlar, jujubee, persimmon, apples, pears, nectarines, and plums
- Mature heirloom Japanese Maple tree
- Drought tolerant native Sonoma County plants
- 400 Amg Ag service

**Soil** - Steinbeck Loam and Goldridge Fine Sandy Loam

**Offered** at \$3,995,000







# VARIETAL BREAKDOWN | ROOTSTOCK MAP

The owners worked closely with the professionals at Advanced Viticulture ensuring the highest standards of excellence and the site represents one of the last bespoke vineyard developments in the region. The vineyard is primarily planted to Chardonnay and Pinot Nior, with a seciton of ungrafted vines ready for the new owner to decide the varietal.

Blocks	Acres	Vines	Varietal	Clones
1	0.94	1637	SY	Massale
2A	1.4	2178	PN	37 (Mt Eden)
2B	1.45	2256	PN	2A (Wadenswil)
2C	1.48	2302	CH	Ungrafted
2D	1.43	2225	CH	Mt Eden
3A	1.11	1727	PN	Ungrafted
3B	1.13	1758	PN	Ungrafted
4A1	0.25	190	AL	Ungrafted
4A	1	1790	CH	Mt Eden
4B	1.2	1869	CH	72 (Old Wente)
4C	0.9	1600	CN	982
4C1	0.3	205	SB	Ungrafted
<b>Total</b>	<b>12.59</b>			

*\* Buyer to decide on varietlas of ungrafted blocks (if time permits)*



Ernest Vineyards  
Freestone Ridge

**Block Specifications**

Vine rows not to scale

Advanced Viticulture  
Consulting, Inc.  
PO BOX 2238  
Winters, CA 95492  
www.advantechit.com  
September 20, 2022



# IRRIGATION INFRASTRUCTURE

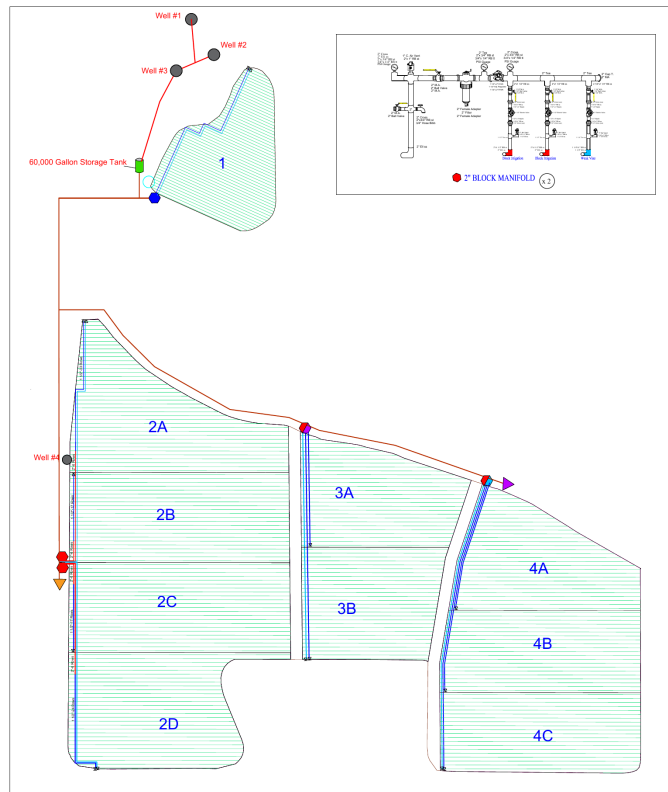
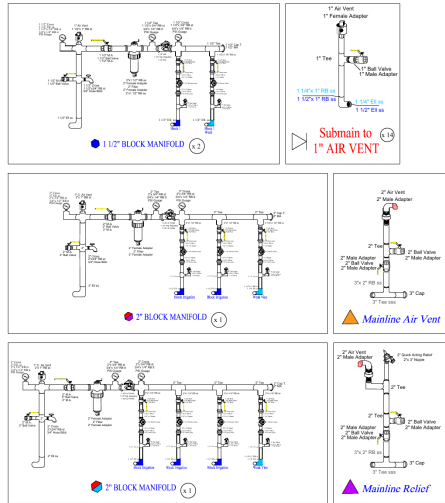
There are four wells on the property. One domestic and three ag. The domestic well is equipped with reverse osmosis filtration with a 5k gallon holding tank. There is a 65k gallon storage tank used for the irrigation. Weeks did all of the drilling and installed the irrigation and treatment equipment. The four wells are as follows:

- Ridge line – 13 gpm, drilled in 2022, 480' deep
- Near the water tank – 4 gpm, drilled 2022, 180-200' deep
- Near the house – 1 gpm, original well, 100' deep
- Near the entrance gate – 3 gpm, drilled 2022, 180-200' deep





Vineyard Information						
Block	Row Spacing ft'	Vine Spacing ft'	Vine Count	Row Count	Drip GPM	Acres
1	5	5	1637	55	28.92	0.94
2A	7	4	2178	39	38.48	1.40
2B	7	4	2256	23	39.86	1.45
2C	7	4	2302	23	40.67	1.48
2D	7	4	2225	30	30.31	1.43
3A	7	4	1727	58	30.51	1.11
3B	7	4	1758	54	31.06	1.13
4A	7	4	1867	32	32.98	1.20
4B	7	4	1869	21	33.02	1.20
4C	7	4	1805	20	31.89	1.16
<b>Totals</b>			<b>19624</b>	<b>355</b>	<b>346.69</b>	<b>12.50</b>



**WYATT**  
IRRIGATION SUPPLY INC.

Tim Goetz: (707) 240-7812  
Wyatt: (707) 578-3747

*General Notes*

- 1 1/4" SCH 40 SW PVC Pipe
- 1 1/2" SCH 40 SW PVC Pipe
- 2" SCH 40 SW PVC Pipe
- 3" SCH 40 SW PVC Pipe

**Valve Key:**

- 2" Block Manifold
- 2" Block Manifold
- 2" Block Manifold
- 1 1/2" Block Manifold
- 1" Air Vent Assembly
- Mainline Air Vent
- Mainline Relief

**Design Based On:**  
Block 1: 5' x 5' Vine Spacing  
Block 2, 3, & 4: 7' x 4' Vine Spacing  
Two- 1/2 GPH P.O. Emitter per Vine

Rev	Revision/Issue	Date

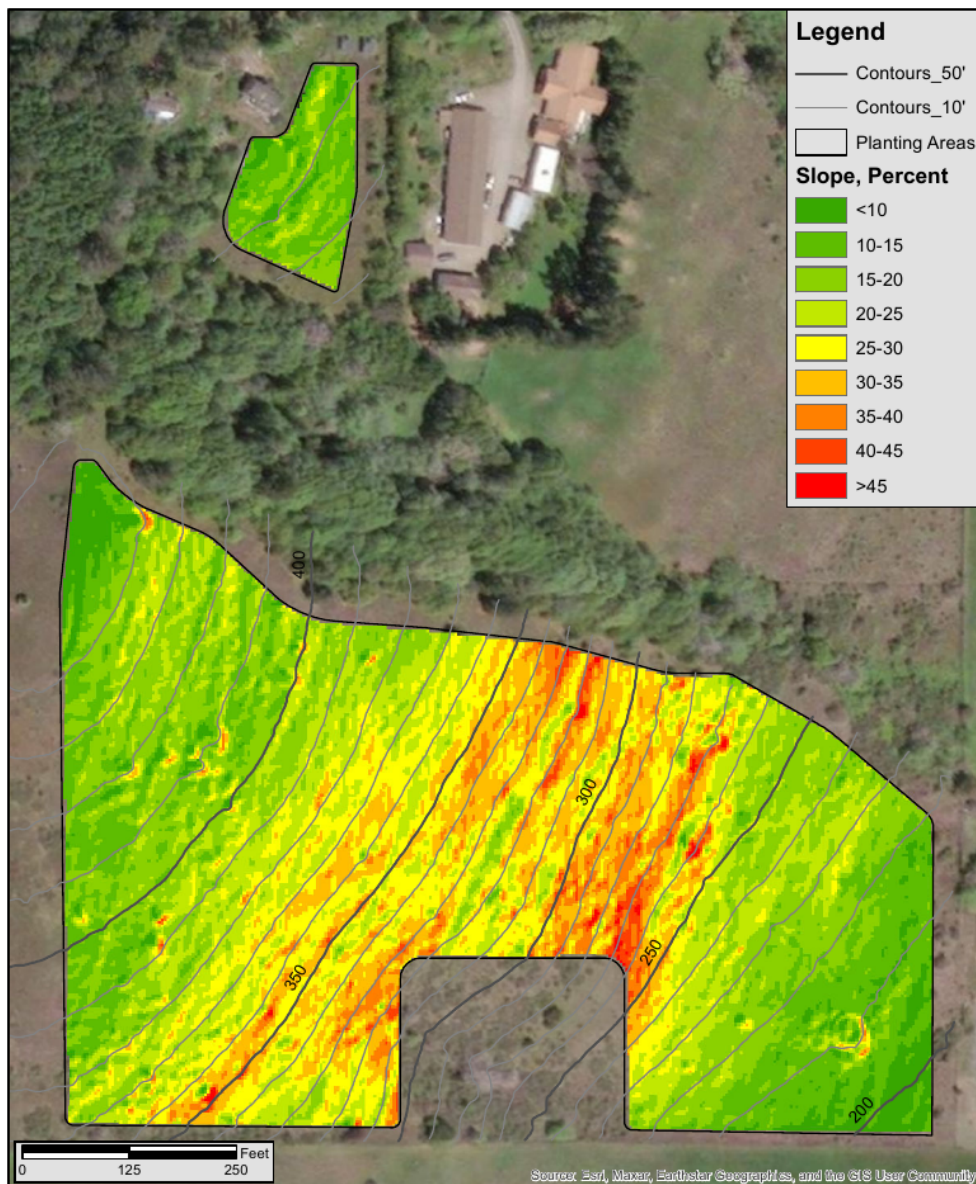
Ernest Vineyards  
Irrigation Design

Drawn By	1 of 1
Date	Revised By
07/23	Tim Goetz
Scale	Drawn By
1" = 75'	Francisco Valencia



# TOPOGRAPHY | SLOPE

The studied Freestone Ridge Vineyard development area comprises approximately 15 virgin (to grapes) acres and is located within the Sonoma Coast AVA, approximately 0.75 miles south southwest of the town of Freestone. The vineyard is on a hillside bordered with forest, with elevations ranging from 200 to 440 feet. The topography (see map) is a relatively uniform slope with an east southeastern aspect for the majority of the plantable area. Slopes range from about 10% up to about 45%.



Ernest Vineyards  
Freestone Ridge

**Site Topography  
Slope and Contours**

Advanced Viticulture  
Consulting, Inc.  
PO BOX 2236  
Windsor, CA 95492  
www.advancedvit.com  
September 16, 2022



# AERIAL MAP



## WEST SONOMA COAST AVA

The West Sonoma County American Viticultural Area (AVA) is renowned for its diverse and unique terroir, which makes it an exceptional wine-producing region. This AVA encompasses several sub-regions, including the Russian River Valley, Green Valley, and parts of the Sonoma Coast, each contributing distinct characteristics to the wines produced here. In Spring 2024, a proposal was submitted by the proprietors of Freestone Ridge, along with other notable vineyards in the area to create the Freestone-Occidental AVA. Read more about the petition here <https://www.freestone-occidental.com/the-petition>.

West Sonoma County is characterized by its cool, coastal climate, influenced heavily by the Pacific Ocean. The region experiences a significant marine influence, with foggy mornings and cool evenings, which are ideal conditions for growing premium Pinot Noir and Chardonnay. The soils in this AVA are varied, including sandy loam, alluvial deposits, and clay, which add complexity and depth to the wines.

The vineyards in West Sonoma County benefit from a long growing season, allowing grapes to develop intense flavors and balanced acidity. Winemakers in this AVA focus on sustainable and organic farming practices, ensuring the preservation of the natural environment and the quality of the grapes.

Overall, the West Sonoma County AVA is celebrated for producing elegant and expressive wines that reflect the unique characteristics of their coastal and diverse terroir.



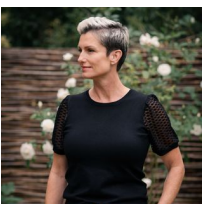
# Nor Cal Vineyards

*Invest Wisely*



**TONY FORD**

DRE# 1406167  
Vineyard & Winery Advisor  
M: 707.391.5950  
tony.ford@compass.com



**MONICA BUGICA**

DRE# 02074627  
Vineyard & Winery Advisor  
M: 707.608.8231  
monicabugica@compass.com

**COMPASS**