

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



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
- 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 Amp 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 |
| Total | 12.59 | | | |

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



IRRIGATION INFRASTRUCTURE

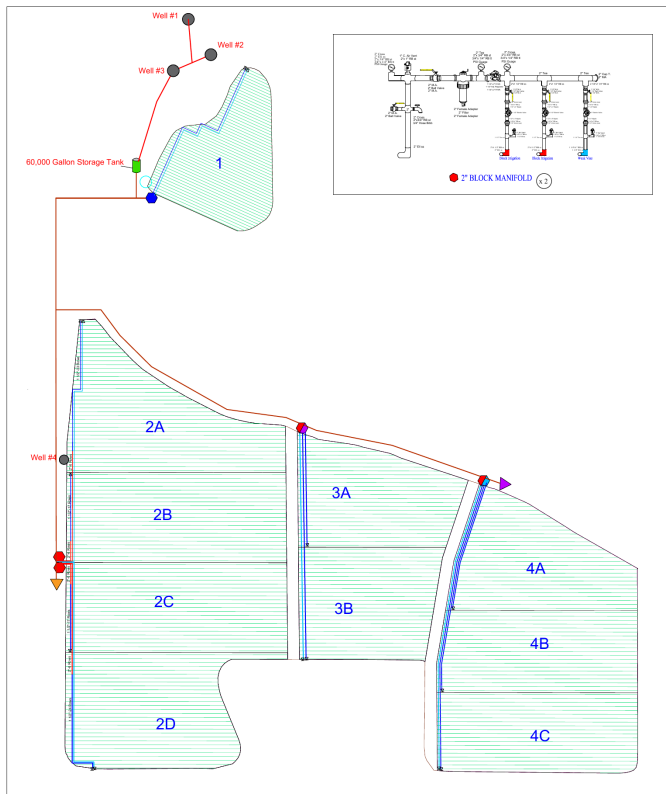
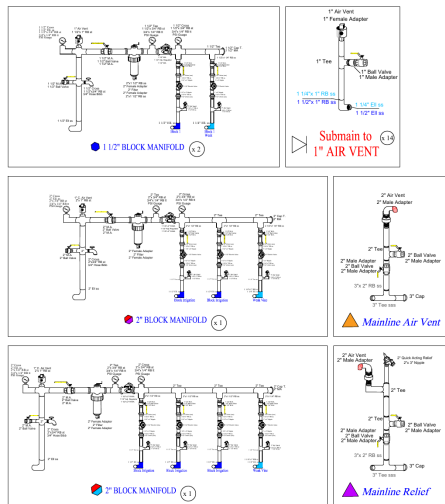
There are four wells on the property. One domestic and three ag. The domestic well is equipped with reverse osmosis filtration with a 5k gallon holding tank. There is a 65k gallon storage tank used for the irrigation. Weeks did all of the drilling and installed the irrigation and treatment equipment. 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 | 2256 | 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 |
| Totals | | | 19624 | 355 | 346.69 | 12.50 |



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 |
| | | |

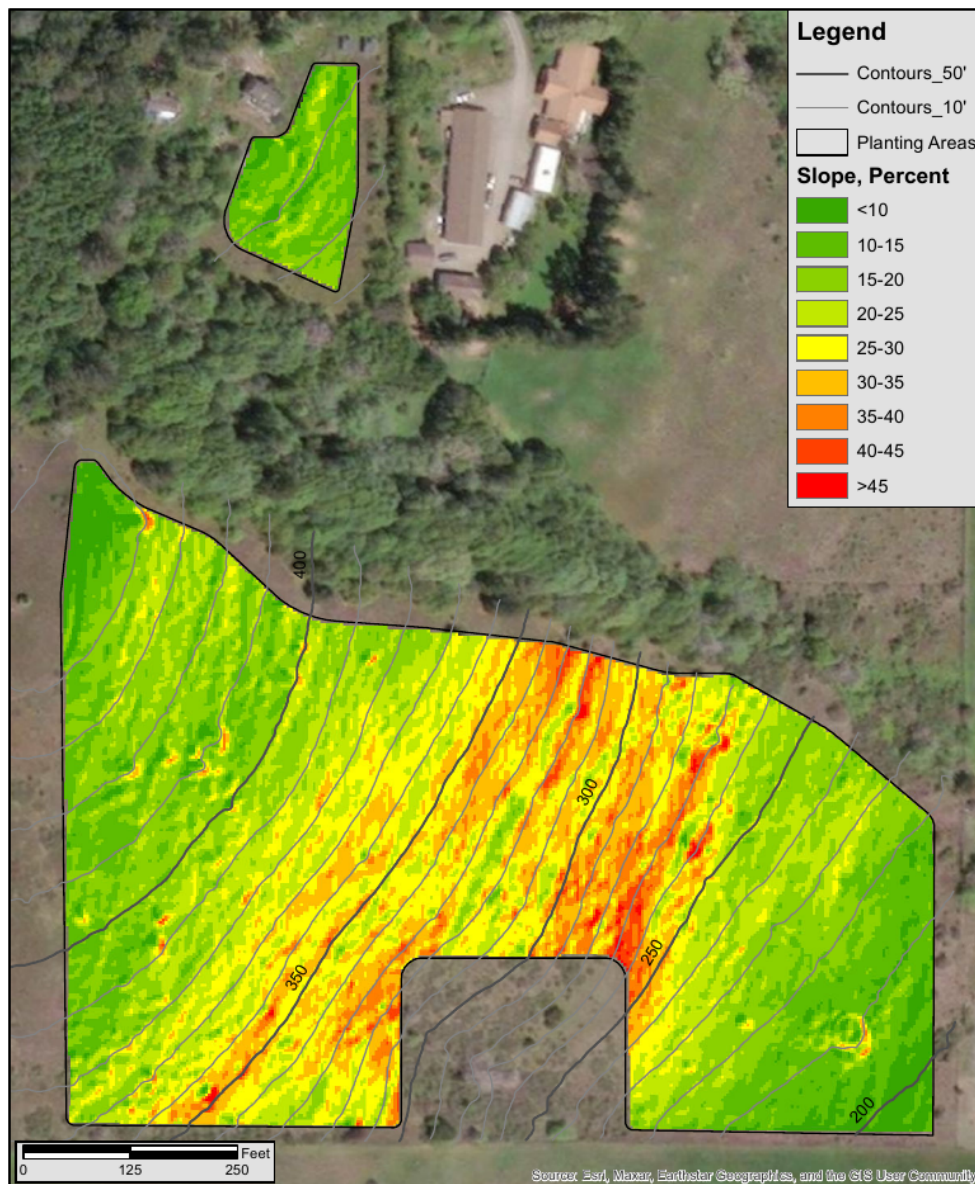
Ernest Vineyards
Irrigation Design

| | |
|----------|--------------------|
| 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.



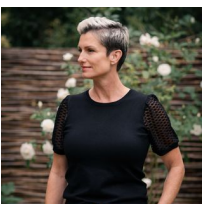
Nor Cal Vineyards

Invest Wisely



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COMPASS