



COMPASS

Premium Russian River

Pinot Noir Vineyard & Estate







This Sonoma County wine country property consists of 40± total acres on two separate parcels with 15± hillside acres of premium Pinot Noir. It is one of the most highly valued and well respected Pinot Noir vineyards in the Russian River AVA wine region. This established, private, Russian River vineyard property, holds multiple opportunities for a discerning buyer. Included in the sale is a contemporary style farmhouse with stunning 360° views, several proposed building sites for an additional 5,000± square foot home to be built overlooking the Russian River Valley and an additional 15± plantable acres. There are two separate gated entrances to the property, one on Eastside Road in Healdsburg and the other on Starr Road in Windsor. Independent from the ranch house is a two bedroom gatekeepers cottage plus farmhand lodging, several barns - one for winemaking facilities and one for distillery, car collection and shop. Equipment is included in the sale.



LOCATION

Located in the center of one of the most renowned wine appellations of Northern California and only 6± miles from the downtown Healdsburg plaza, restaurants, shops and luxurious amenities and close proximity to the Sonoma County Airport and Jet Center, and the Mayacama Golf Club and Resort, this wine country estate revels in the finest lifestyle Sonoma County wine country has to offer. Healdsburg was designated as the number 1 wine country destination cities in America, 3 years running.

Healdsburg embodies small town ambiance with unparalleled quality of life and is further enhanced by its location at the confluence of several leading wine appellations. World-class shopping, intimate lodging, renowned art, and locally grown produce are just a few things you will find while strolling through downtown Healdsburg. Healdsburg sits in the middle of 2 major appellations in Sonoma County; Alexander Valley, known for some of the finest Cabernet Sauvignon and Bordeaux Varietals, Dry Creek Valley Appellation, known for the finest Zinfandel, and Russian River Appellation known for the finest Pinot Noir and Chardonnay.





MAIN RESIDENCE

Gated and private, the property stands at the end of a paved, olive tree lined driveway with views of the Russian River valley and unique vistas of this region.





This charming 2,800± square foot, single story 3 bedroom, 3 bath, contemporary style farmhouse greets guests with warmth and comfort. Many upgrades throughout the home make the main residence a fabulous country getaway or full-time residence. Wide plank floors throughout the main living spaces and an updated country kitchen offers the heart-warming feel of a by-gone era modernized with upgrades such as premium stainless steel culinary equipment, a custom stone island, and custom wood cabinets.

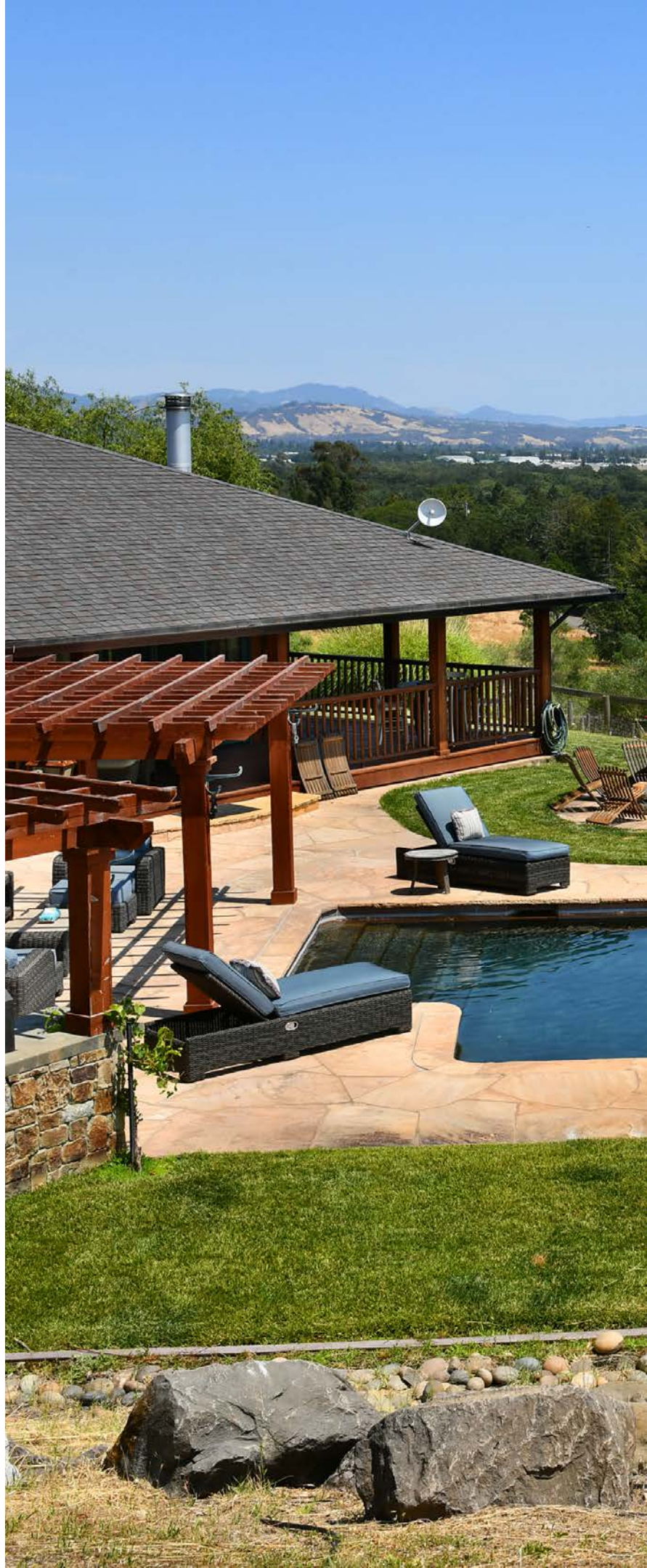


Extending hospitality to family and friends will be a joy in this charming space with a large living room accented by a large stone, wood-burning fireplace, and separate dining area with a bay window overlooking the vineyards.





EXTERIOR









Enjoy the outdoor relaxing accommodations of the wrap around porch, solar heated pool and gazebo with great poolside summer kitchen. Mature and well-maintained landscaping, lush vegetable garden and abundant fields adjacent to Russian River access, envelops you and your guests in this recreational playground.



ADDITIONAL AMENITIES



There is ample space and paddocks for horses or other livestock. A 900± square foot cottage guest quarters is a stone's throw away, perfect for a vineyard manager or additional living space.



Other improvements include a 1,776± square foot ranch style residence, a 900± square foot manufactured home, a state-of-the art 2,800± square foot barn with concrete slab foundation and four separate barns of varying size. Barn 1: 800± square feet, Barn 2: 500± square feet, Barn 3: 2,500± square feet, and Barn 4: 3,000± square feet. Barn 3 comes designed for wine making with cooling chambers.



Additional amenities include gas and electric programmable dual fuel heating system, separate 2 car garages, Tesla charging station, back-up generator and campus-wide high-speed point-to-point wireless internet that covers all structures.



RUSSIAN RIVER VALLEY AVA

The Russian River Valley AVA does not strictly follow the path of the Russian River, which flows from Mendocino County south through the Alexander Valley, and turns left in Healdsburg, and moves west to the Pacific Ocean. The Russian River AVA is located in this cool, but not too cold area.

In the growing season, warm daytime temperatures plummet when fog regularly comes in from the Petaluma Gap to the south, and the Russian River to the west. The northern border marks the point where the fog frequently stays a while longer in the morning, while Alexander Valley is already warming up.



VINEYARD

This is a unique opportunity to enter at the top of the premium pinot marketplace. Situated on two contiguous parcels equaling 40± acres in the prized Russian River AVA, this opportunity includes a 15± acre vineyard designated Pinot Noir vineyard with all the grapes being sold to the well recognized Williams Selyem wines. There is an additional 20± plantable acres on the parcel. The vineyard is drip irrigated and planted on rolling hillsides, eliminating the need for frost control. Also, viable for cannabis cultivation or production. Winery equipment available for sale on separate transaction.

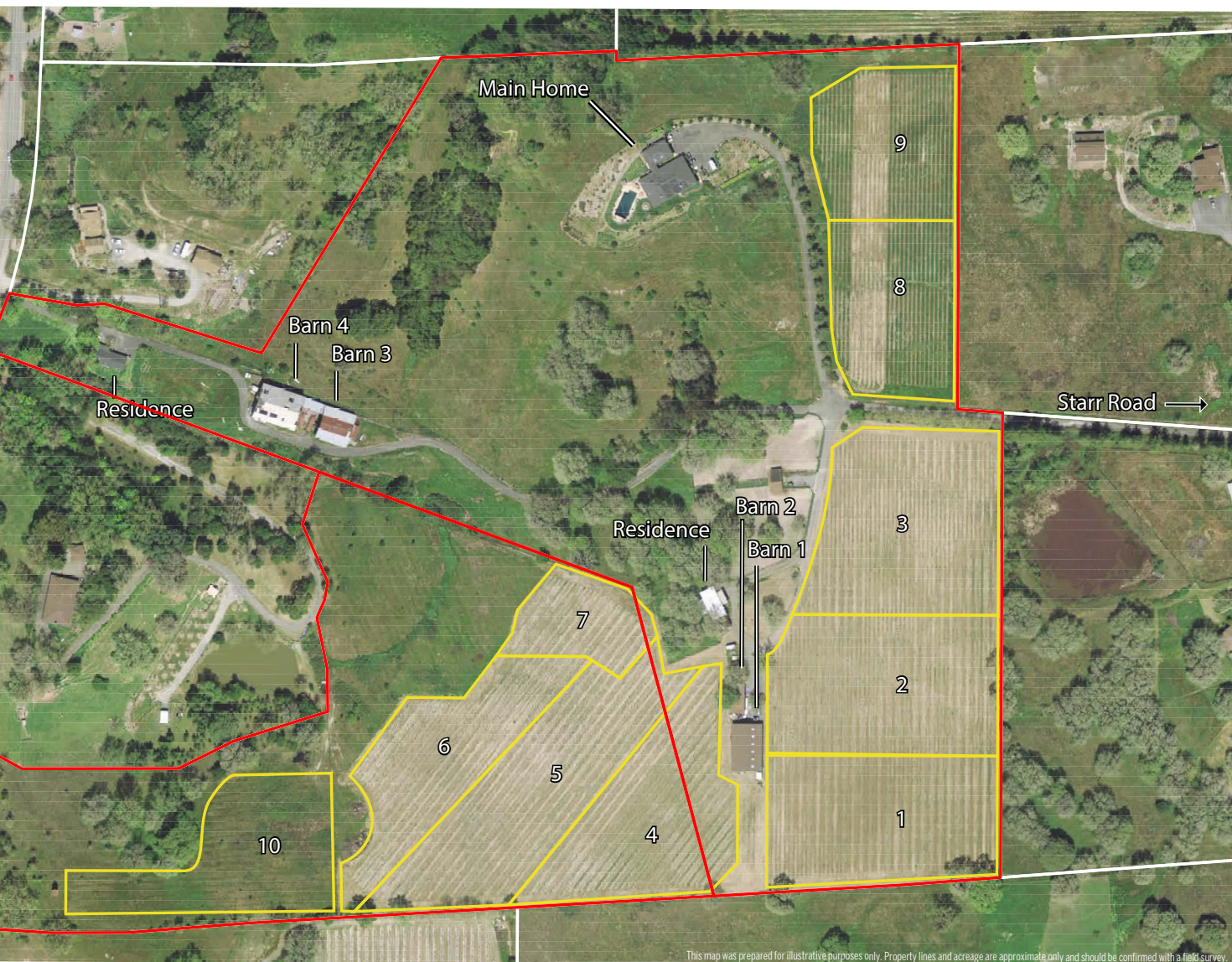
VINES

10 BLOCKS

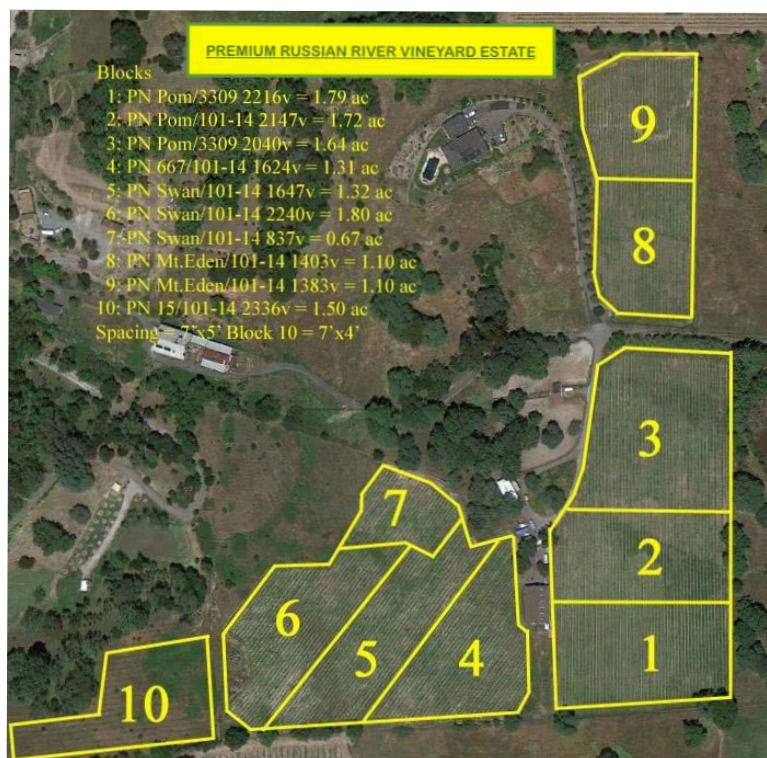
1	PN Pom /3309 2216v	1.79 acre
2	PN Pom /101-142147v	1.72 acre
3	PN Pom /3309 2040v	1.64 acre
4	PN 667/101-14 1624v	1.31 acre
5	PN Swan/101-14 1647v	.32 acre
6	PN Swan/101-14 2240v	1.80 acre
7	PN Swan/101-14 837v	0.67 acre
8	PN Mt. Eden 101-14 1403v	1.10 acre
9	PN Mt Eden/101-14 1383v	1.10 acre
10	PN 15/101-14 2336v	1.50 acre

- Spacing 7' x 5" - block 10 Spacing 7' x 4"
- Vineyard Designation: Russian River Valley AVA
- Irrigation: Drip - 2 emitters per vine
- No drainage issues, erosion or slides
- Some pierce disease at one edge of vineyard.
- Vineyard Manager: Bowland Vineyard Management
- Annual Yields: 2.5/3.5 tons per acre.
All Pinot Noir varietal
- Price per Ton: \$4,500-\$5,500
- Grape Purchase Contracts:
Williams Selyem (expires 2018)
- Purchase agreements and grape weight tags to be provided
- Accolades:
www.williamsselyem.com/our-wines/pinot-noir





This map was prepared for illustrative purposes only. Property lines and acreage are approximate only and should be confirmed with a field survey.







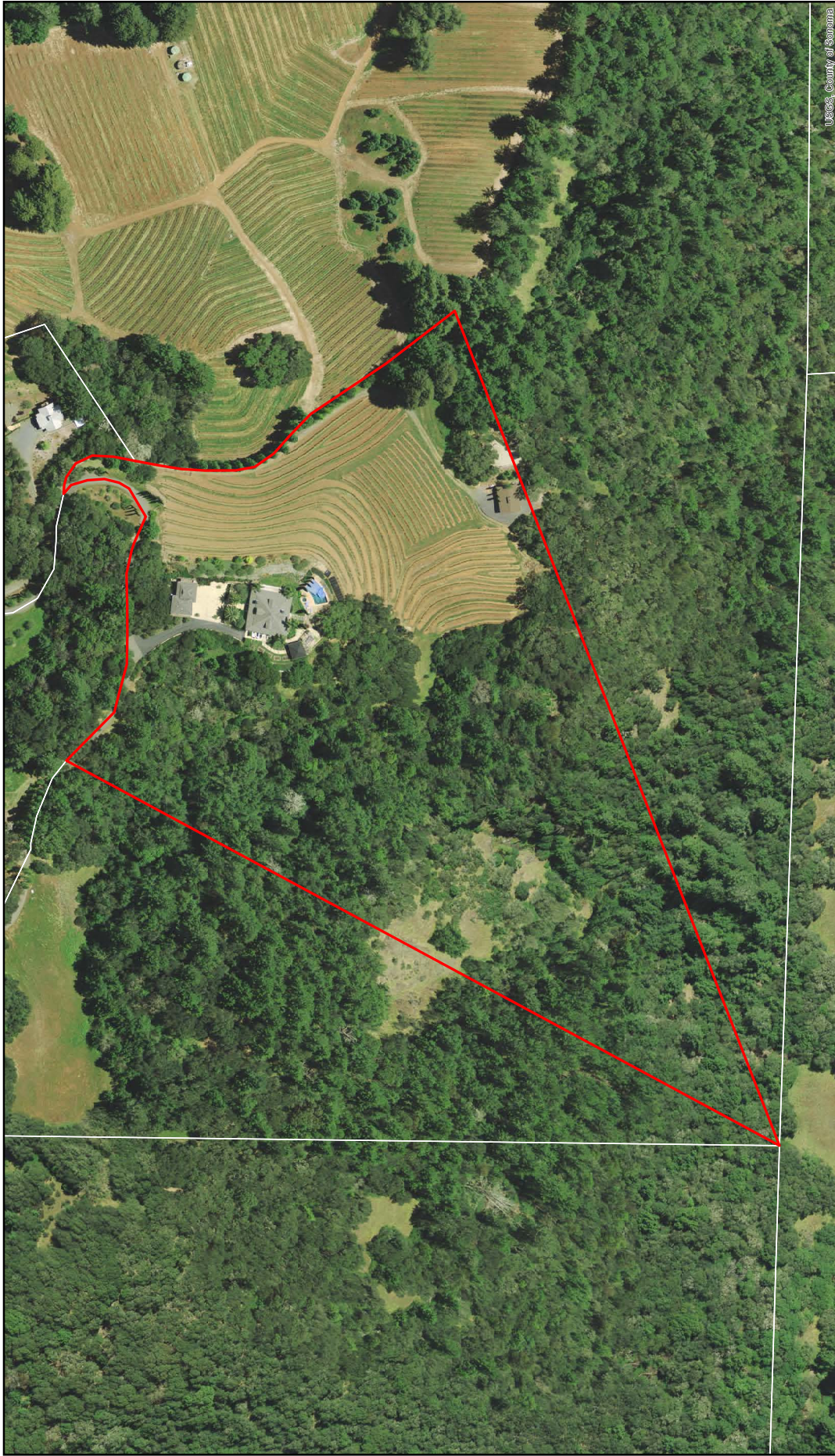
SOILS REPORT

Soil Analysis and recommendation
for development, prepared by Paul R.
Anamosa, Vineyard Soil technologies
from November 2005 - Report available.

UTILITIES

WATER SOURCES

A 40±-gallon per minute well and a
10,000±-gallon storage water tank serves
both parcels and the vineyard. The
property has an easement for the well
and for the driveway across neighboring
property. Not in Williamson Act.



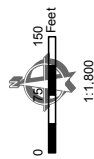
2011 Aerial

County of Sonoma
Permit and Resource Management Department

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FAX 707-565-1103



APN 089-230-014
Aerials are in California State Plane Coordinates Zone 10, North American Datum of 1983.
Map Scale and reproduction methods limit precision to physical features displayed. This map is for illustrative purposes only, and is not suitable for intended to represent surveyed data. Shown data is for informational purposes only and is not a warranty of accuracy.
Aerials are current as of April 14, 2011.







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