

CARLISLE VINEYARD

Home of Iconic Old-Vine Zinfandel in the Russian River Valley



FOR SALE | SONOMA COUNTY



ONE OF THE MOST ESTEEMED AND HIGHLY SOUGHT AFTER OLD VINE VINEYARDS IN THE U.S.

- Planted in 1927 by Alcide Pelletti
- Located within the “Piner-Olivet” area of the Russian River Valley
- “Ground zero” for old-vine Russian River Valley Zinfandel
- Nearly 90% Zinfandel
- 43 different varieties identified by the Carlisle team to date
- “Grand-Cru” Quality & Pedigree



THE CARLISLE VINEYARD

“World class, uniquely Californian and uniquely Russian River Valley”

ONE OF CARLISLE'S FAMOUS COMPETITORS



CONTENTS

- PROPERTY SUMMARY
- PROPERTY DETAILS
- VINEYARD DETAILS
- VINEYARD BLOCK MAP
- VINEYARD VARIETALS
- REGIONAL PEDIGREE
- PROPERTY BOUNDARY
- ELEVATION MAP
- SOIL MAP
- ASSESSORS MAP
- PHOTOS
- LOCATION
- CONTACT

CARLISLE VINEYARD

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PROPERTY SUMMARY

Introducing Carlisle Vineyard, a truly exceptional and historic real estate offering in the renowned Russian River AVA of Sonoma County. Spanning just over 11 acres, this legacy property features a Grand Cru-caliber Old Vine Zinfandel vineyard first planted in 1927 by Alcide Pelletti. Today, the approximately 9.7 acre vineyard stands as one of the region's most celebrated, having produced more than 20 wines that earned 95 points and higher ratings from Wine Spectator, along with numerous additional accolades.

Set in the heart of the picturesque Russian River Valley, the property also includes a charming 1,000± sq ft farmhouse with two bedrooms and two bathrooms, as well as a modern 1,200± sq ft barn equipped with an office, a temperature-controlled wine cellar, and a bathroom.

Carlisle Vineyard represents a rare opportunity to steward an iconic piece of Sonoma County's viticultural history—an invitation to carry forward nearly a century of exceptional winemaking heritage.

PROPERTY DETAILS

Carlisle Vineyard
Russian River Valley
1623 Willowside Road, Santa Rosa, CA 95401



**FARMHOUSE
&
MODERN BARN**



LAND

- >> 11.22 ± Acres Total
- >> 9.7± Acres Planted to Old Vine Zinfandel
- >> In An Area of Wine Country Estates

IMPROVEMENTS

- >> 1,000± SqFt Farmhouse Built in 1920s
2 Bedrooms & 2 Bathrooms
- >> 1,200± SqFt Modern Barn
w/ Office, Temperature Controlled Wine Cellar & Bathroom

APN

- >> 057-012-009

ZONING & LAND USE

- >> AR B6 3, VOH
- >> RR 3

WATER

- >> Private Well

AVA (APPELLATION)

- >> Russian River AVA

VINEYARD

- >> 9.7 ± Acres of Old Vine Zinfandel
Originally Planted in 1927
WINE ACCOLADES
"Grand Cru" Quality & Pedigree
20+ Wines Scoring 95 Points or Higher From Wine Spectator - Produced From Carlisle Vineyard

**PRESENTED AT
\$1,595,000**



**RUSSIAN RIVER
VALLEY AVA**

**POTENTIAL ESTATE
SITE & SETTING**



**"Grand Cru"
QUALITY OLD VINE
ZINFANDEL
VINEYARD
PLANTED IN 1927**



Note: It is believed that the information contained herein came from reliable sources. However, Vintroux Real Estate does not warrant said information. It is advised that any prospective Buyer take the time to perform a thorough due diligence process to their satisfaction prior to close of escrow.

VINTROUX

CARLISLE VINEYARD

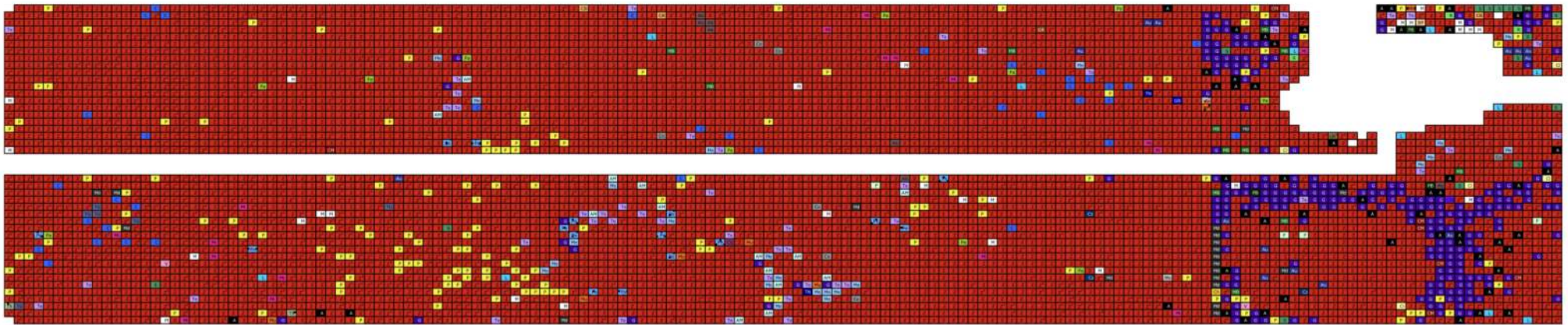
CARLISLE VINEYARD DETAIL

CARLISLE VINEYARD VARIETIES:

Mike Officer has meticulously mapped out every vine in the Carlisle Vineyard and has identified 43 different varieties to date. Because some of the varieties are so unusual, Mike had genetic testing done to determine what they were. Some of these varieties have not likely been identified in any other vineyards in the U.S.

VARIETY	VINE COUNT	%
 Zinfandel	5.637	88,1%
 Grand Noir	252	3,9%
 Petite Sirah	146	2,3%
 Alicante Bouschet	55	0,9%
 Tempranillo	48	0,8%
 Carignane	37	0,6%
 Merlot	23	0,4%
 Muscadelle	20	0,3%
 Mission	17	0,3%
 Peloursin	16	0,3%
Subtotal – top 10 varieties	6.251	97,7%
Remaining – 33 varieties	148	2,3%
Grand Total	6.399	100,0%

Detail By Vine



CARLISLE VINEYARD

BLOCK SUMMARY



VARIETAL		BLOCK NAME			YEAR PLANTED		ROOTSTOCK		CLONE		SPACING (ft)	
Zinfandel & others ⁽¹⁾		North			1927		St. George		Unknown		8x8	
Zinfandel & others ⁽¹⁾		South			1927		St. George		Unknown		8x8	
Zinfandel & others ⁽¹⁾		House			1927		St. George		Unknown		8x8	
Annual Yields												Avg Tons Per acre
Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Tons	21.57	19.14	10.97	20.12	23.88	13.64	24.93	16.39	16.77	24.19	24.08*	

2025* 17.084 tons were picked, approximately 7 tons based on vine count were left behind

CARLISLE VINEYARD

ALL VARIETIES

43

VARIETIES IDENTIFIED

A list of all varieties identified to date by Mike Officer is summarized here.

Mike and others from the Historical Vineyard Society have done this across many old-vine vineyards throughout California and the work continues.

Bringing together the truly unique attributes of vine age, one of a kind varietal combination and mindful farming helps produce a wine that is truly unique.... “**a Carlisle Vineyard Monopole**” that cannot be replicated.

<i>Abouriou</i>	<i>Mission</i>
<i>Albillo Mayor</i>	<i>Mollard</i>
<i>Alicante Bouschet</i>	<i>Mondeuse noire</i>
<i>Aramon</i>	<i>Mourvèdre</i>
<i>Aubun</i>	<i>Muscadelle</i>
<i>Blue Portuguese</i>	<i>Muscat</i>
<i>Cabernet Sauvignon</i>	<i>Muscat of Hamburg</i>
<i>Calzin</i>	<i>Palomino</i>
<i>Carignane</i>	<i>Peloursin</i>
<i>Chaillaud</i>	<i>Persan</i>
<i>Chasselas blanc</i>	<i>Petit Bouschet</i>
<i>Chenin blanc</i>	<i>Petite Sirah</i>
<i>Clairette blanche</i>	<i>Ribier</i>
<i>Colombard</i>	<i>Syrah</i>
<i>Criolla Mediana</i>	<i>Tempranillo</i>
<i>Flame Tokay</i>	<i>Thompson Seedless</i>
<i>Grand Noir</i>	<i>Trousseau gris</i>
<i>Grec rouge</i>	<i>Trousseau noir</i>
<i>Grenache blanc</i>	<i>Unknown Red</i>
<i>Malvasia Bianca</i>	<i>Vitis labrusca</i>
<i>Merlot</i>	<i>Zinfandel</i>

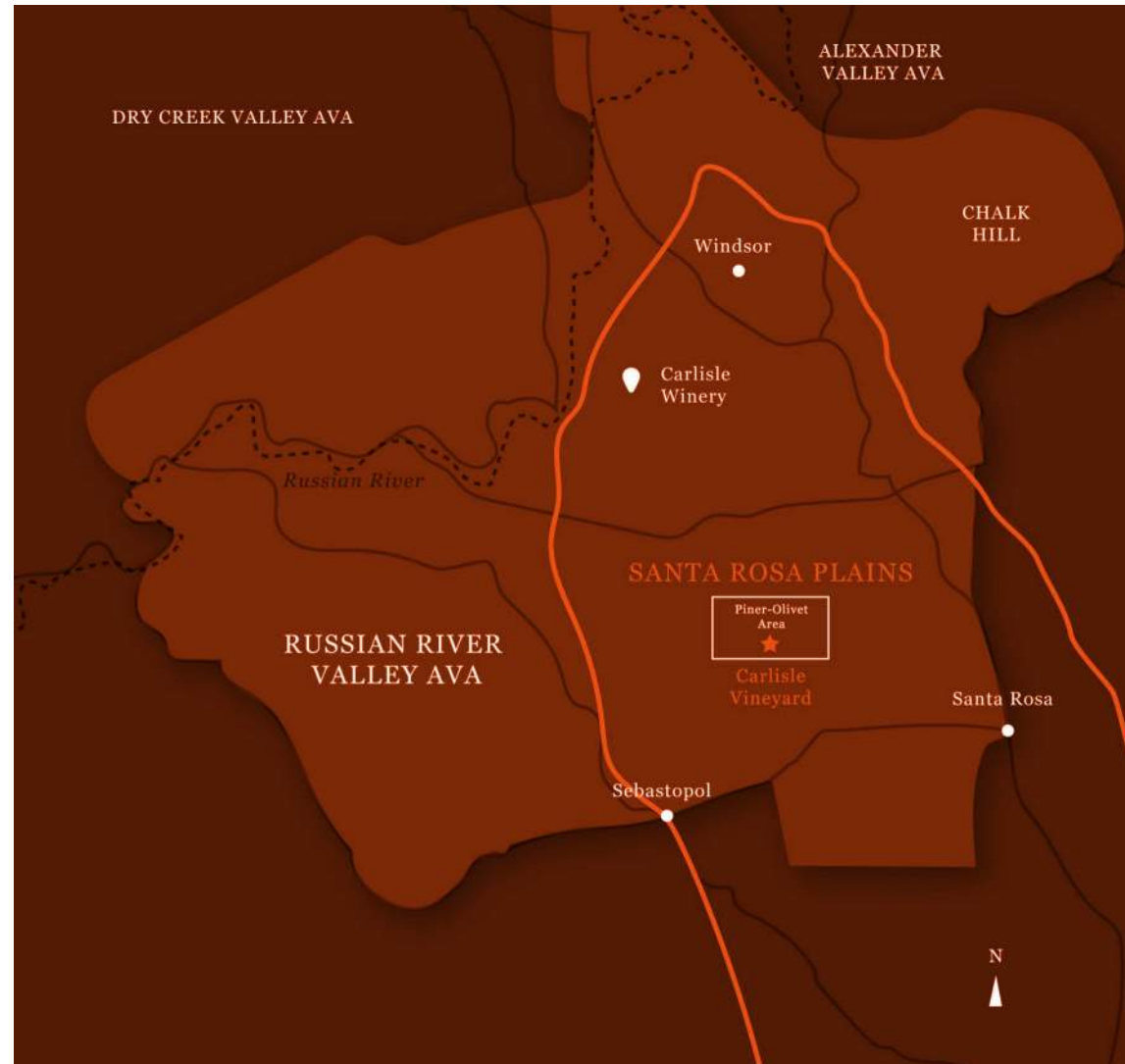
PEDIGREED GROWERS & OLD-VINE FRUIT

WORLD-CLASS, OLD-VINE SOURCING

Over time Carlisle's reputation for world-class wine has drawn some of the most pedigreed growers of old-vine vineyards into the portfolio. 90% of the fruit sourced comes from key appellations of Sonoma County, including best-of-class vineyards in the Russian River Valley, Sonoma Valley, Dry Creek Valley, Bennett Valley and Sonoma Mountain.

OLD-VINE "GROUND ZERO"

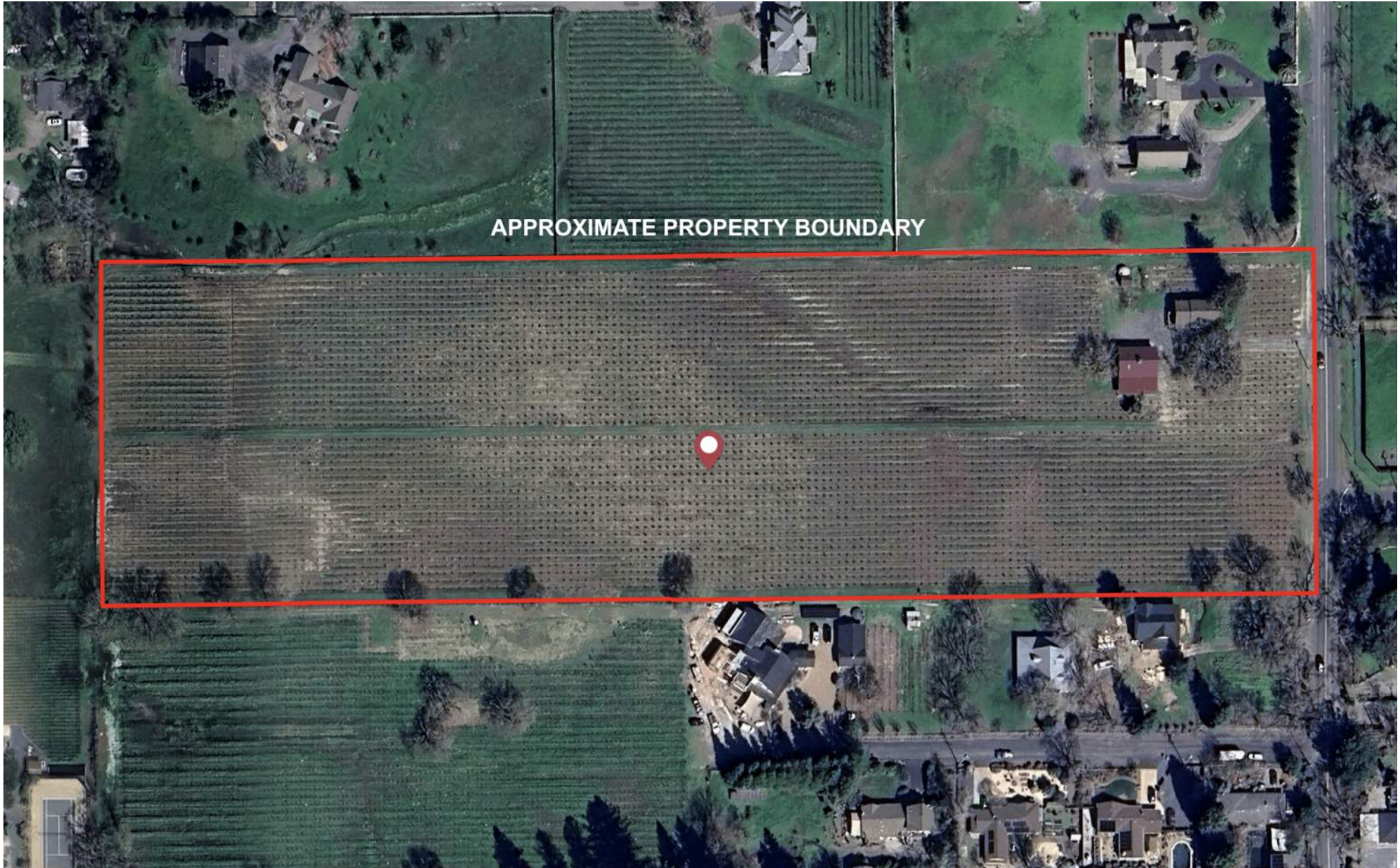
Old-Vine "Ground Zero" for Carlisle is an area known as the "Piner-Olivet" region of the Russian River Valley, which is the location of not only Carlisle Vineyard itself but 5 key growers for Carlisle. The Piner-Olivet subregion is located within the Santa Rosa Plains of the Russian River Valley.



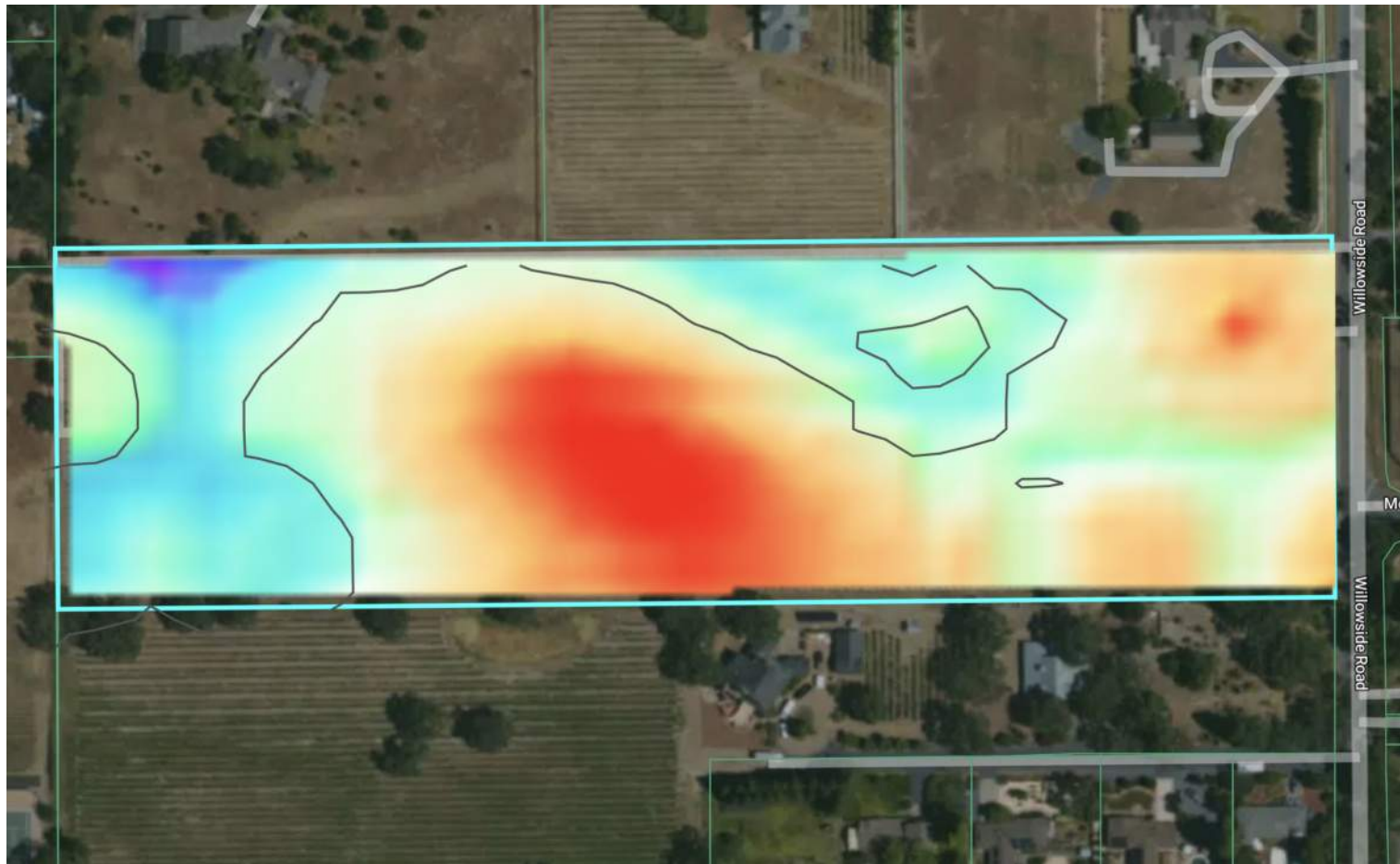
MARQUEE OLD-VINE VINEYARDS

RUSSIAN RIVER VALLEY | PINER-OLIVET SUB-REGION





ELEVATION



Elevation

95.5 ft

105.0 ft



10 ft

Range

9.6 ft

Min 95.5 ft

Max 105.0 ft

Slope

1.9 %

Min 0.1 %

Max 6.3 %

SOILS



Soil Code	Soil Description	% of Field
HtC	Huichica loam, 2 to 9 percent...	44.6
HuB	Huichica loam, ponded, 0 t...	38.9
HwB	Huichica loam, shallow,...	16.5

Parcel Map

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
139-010

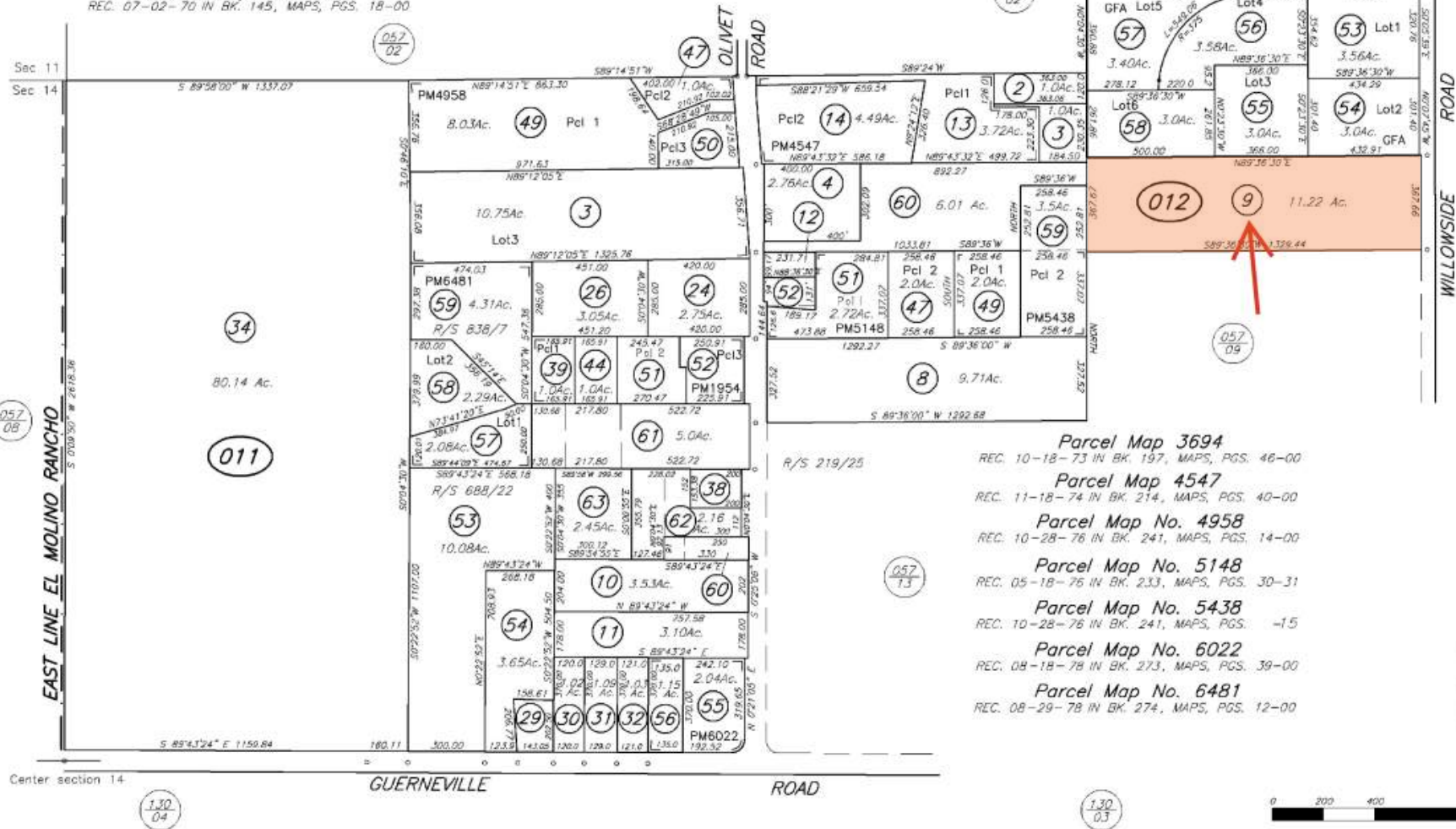
057-01

GUISEPPE FRATI ACRES

REC. 10-02-85 IN BK. 376, MAPS, PGS. 30-31

Parcel Map No. 1954

REC. 07-02-70 IN BK. 145, MAPS, PGS. 18-00



SCALE: 1"=400'

Parcel Map 3694

REC. 10-18-73 IN BK. 197, MAPS, PGS. 46-00

Parcel Map 4547

REC. 11-18-74 IN BK. 214, MAPS, PGS. 40-00

Parcel Map No. 4958

REC. 10-28-76 IN BK. 241, MAPS, PGS. 14-00

Parcel Map No. 5148

REC. 05-18-76 IN BK. 233, MAPS, PGS. 30-31

Parcel Map No. 5438

REC. 10-28-76 IN BK. 241, MAPS, PGS. -15

Parcel Map No. 6022

REC. 08-18-78 IN BK. 273, MAPS, PGS. 39-00

Parcel Map No. 6481

REC. 08-29-78 IN BK. 274, MAPS, PGS. 12-00

REVISED

01-25-06=61-(011)KB
10-30-06=60-(012)KB
02-13-07=R/S-KB
09-22-22=AcCor-DL
09-22-22=63-(011)DL
07-21-23=R/S-(012)DL

NOTE: This map was prepared for the Sonoma County Assessor for assessment purposes only and does not indicate parcel legality or valid building sites. To verify legal parcel status check with your city or county development or planning division. No liability is assumed for the accuracy of the data delineated.

Assessor's Map Bk. 057, Pg. 01
Sonoma County, Calif. (ACAD)

KEY 4/23/09 AG



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CARLISLE VINEYARD

LOCATION



1623 Willowside Road
Santa Rosa, CA 95401

DISTANCES

CITY	MILES
Windsor	11
Healdsburg	16
Petaluma	24
Sonoma	29
San Francisco	61

ACCESS

- >> Approximately 6.5 miles to **Charles M Schulz Sonoma County Airport**, which accommodates private jets and commercial carriers.
- >> Approximately 82 miles to **SFO International**



CARLISLE VINEYARD

Contact

VINTROUX



[vin-TRUE]

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Vineyards - Estates - Wineries

CARLISLE VINEYARD