

Land Client Stacking Summary Report

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1086 Limerick Ln, Healdsburg, CA 95448-9537

Active

\$2,295,000



MLS #	324015688	DOM / CDOM:	125/125	Original Price:	\$2,295,000
Acres:	12.2900	On-Market:	03/13/24	Sold Price:	
Lot Size:	12.2900 ac	Contingent:		Price per Acre:	\$186,737
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:		Closed:		Electric:	Electric Available
Sewer:	Engineered Septic,Septic Tank	Water:	Agricultural Well,Domestic Well With Pump,Private Well,Storage Tank,Stream Seasonal	Broker Co-op:	2.5

Topography: Gently Sloped,Hillside,Level,Rolling	Electric: Electric Available
Irrigation: Well	Utilities: Water Available,Water Connected
Fencing: Partial	Road Care: Private Maintained Road
Road Frontage: County Road	

[Additional Picture](#) |

Directions: From Highway 101 take the old Redwood Highway Exit, Left of Old Rewood Hwy, Left on Limerick Lane, Property on right.
Public Remarks: Build your dream Wine Country estate on this idyllic property overlooking the Russian River and Dry Creek Valleys. The rolling vineyard of a sought after Zinfandel, Mourvedre, and Petite Sirah is currently leased through 2026. A building site with panoramic views features a 5-bedroom septic system and domestic well. In addition there is an agricultural well that is connected to irrigation throughout the 8 to 9 +/- acres of vineyard. Enjoy the Sonoma County lifestyle in all seasons with fruit trees, seasonal creek, and oak woodland clusters. Plenty of space to create the home of your dreams on this peaceful & private, yet easily accessible property. Only 5 minutes to Highway 101, 8 minutes to the fun and trendy Healdsburg Plaza, and the lively Windsor Town Green! This is Wine Country living at its best!

6225 W Dry Creek Rd, Healdsburg, CA 95448-9108

Active

\$2,750,000



MLS #	323008497	DOM / CDOM:	501/501	Original Price:	\$3,095,000
Acres:	10.5000	On-Market:	02/14/23	Sold Price:	
Lot Size:	10.5000 ac	Contingent:		Price per Acre:	\$261,905
Number Lots:	1	Pending:		Unit/Block/Lot:	
Zoning:	LIA B6 40, RC50/50 SR	Closed:		Electric:	Electric TBD
Sewer:	TBD	Water:	Private Well	Broker Co-op:	2.500
Topography:	Agricultural Leveled,Hillside,Level,Trees,Upslope				
Irrigation:		Electric:	Electric TBD		
Fencing:	Partial Cross	Utilities:	Other		
Road Frontage:		Road Care:			

[Additional Picture](#) | [Virtual Media](#)

Directions: Hwy 101 to Dry Creek To Lambert Bridge Rd turn right on W Dry Creek rd. Lot between Pledger Rd and Mountain View Ranch rd. See picture for directions to reach building envelope
Public Remarks: Wine Country Estate building site in prestigious Dry Creek Valley! This very private home-site with stunning 360 degree panoramic valley views sits on over 10.50+/- acres with 8 acres +/- of premium Award Winning Zinfandel Sawyer vines (97 points double gold 2017, double gold) in Just minutes to downtown Healdsburg, Lake Sonoma and Dry Creek General Store. Cycle enthusiasts worldwide dream of beginning their adventures from here to nearby wineries, tasting rooms and farm to table restaurants. Seller will provide potential buyers with five years fruit purchase contact and vineyard maintenance contract.