

# Land Client Stacking Summary Report

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## 31420 Highway 128, Cloverdale, CA 95425

Active

\$1,900,000



<b>MLS #</b>	323036985	<b>DOM / CDOM:</b>	391/391	<b>Original Price:</b>	\$2,295,000
<b>Acres:</b>	20.3400	<b>On-Market:</b>	06/05/23	<b>Sold Price:</b>	
<b>Lot Size:</b>	20.3400 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$93,412
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	None	<b>Water:</b>	Agricultural Well, Private, Storage Tank, Stream Seasonal	<b>Broker Co-op:</b>	3.00

**Topography:** Agricultural Leveled, Hillside, Trees

**Irrigation:** Drip System, Well

**Fencing:** Full

**Road Frontage:**

**Electric:** Electric Available

**Utilities:** Other

**Road Care:**

[Additional Picture](#) |

**Directions:** US 101 north to Hwy 128. Oat Valley is just north of Cloverdale off N. Cloverdale Blvd.  
**Public Remarks:** Located just north of Cloverdale in the Alexander Valley AVA lies this premium +/- 15-acre Cabernet Sauvignon vineyard with excellent income and production potential. Recent harvest was 98.7 tons! Oat Valley Creek traverses the property separating a +/- 10-acre block developed in 2008-2009 and a +/- 5-acre block developed in 2005-2006. The Vineyard, planted with 7 x 4 spacing and on 039-16 rootstock, is professionally managed and the grapes are under contract for the 2023 harvest. There is potential for an elevated view home-site at the back of the property offering sweeping views of the many neighboring Oat Valley vineyard properties.

## 5403 Hwy 128, Geyserville, CA 95441

Active

\$2,250,000



<b>MLS #</b>	323024709	<b>DOM / CDOM:</b>	431/431	<b>Original Price:</b>	\$2,500,000
<b>Acres:</b>	25.0000	<b>On-Market:</b>	04/25/23	<b>Sold Price:</b>	
<b>Lot Size:</b>	25.0000 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$90,000
<b>Number Lots:</b>	0	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LIA20	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	None	<b>Water:</b>	Agricultural Well	<b>Broker Co-op:</b>	2.25
<b>Topography:</b>	Mostly Level				
<b>Irrigation:</b>	Drip System, Riparian Rights, Well	<b>Electric:</b>	Electric Available		
<b>Fencing:</b>	Partial	<b>Utilities:</b>	See Remarks		
<b>Road Frontage:</b>	Highway	<b>Road Care:</b>			

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

**Directions:** Highway 101 to the Lytton Springs Exit. Turn Right on Healdsburg Ave, Left on Alexander Valley Road. Turn north (left) onto Highway 128 - the vineyard is 1.2 miles up on the left.

**Public Remarks:** The Highway 128 vineyard offers a unique opportunity for an investor, grape-grower or wine-producer to acquire +/-19 acres of highly productive vineyard with an additional 3.3 acres for future planting all located in the heart of the Alexander Valley AVA. The vineyard is planted exclusively to Sauvignon Blanc, a varietal accelerating in demand and has averaged 6.5 TPA since 2016. Though the ranch has Russian River frontage and is located less than 15 minutes from downtown Healdsburg there is no home or estate on the property. The farmability, strong yield history and plentiful water make this an extremely attractive pure vineyard asset.

## 1820 W Dry Creek Rd, Healdsburg, CA 95448

Active

\$2,350,000



<b>MLS #</b>	322090985	<b>DOM / CDOM:</b>	628/628	<b>Original Price:</b>	\$2,790,000
<b>Acres:</b>	12.7800	<b>On-Market:</b>	10/10/22	<b>Sold Price:</b>	
<b>Lot Size:</b>	12.7800 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$183,881
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LIA	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Septic Needed, See Remarks	<b>Water:</b>	Private Well, Shared Well, Storage Tank	<b>Broker Co-op:</b>	2.5
<b>Topography:</b>	Gently Sloped, Level				
<b>Irrigation:</b>	Creek Seasonal, Well	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Partial	<b>Utilities:</b>	Gas TBD, Phone TBD		
<b>Road Frontage:</b>	Private Road	<b>Road Care:</b>			

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

**Directions:** Exit 101 going north to Westside Road, take W Dry Creek one mile to Pine Ridge Road on left. Take private paved road for half a mile, property is on the right.

**Public Remarks:** Live the dream...where a relaxed country lifestyle meets Healdsburg's world class amenities! This unique opportunity to build your dream home just minutes from the Historic Healdsburg Plaza awaits you with stunning views of Dry Creek Valley and Fitch Mountain. Paved road with privacy gate lead you to this prestigious location featuring multiple building sites and ultimate privacy on 12.78 acres with 10+- acre vineyard planted with award winning premium Zinfandel plus seller will provide a generous fruit purchase & vineyard maintenance contract. The existing 2-story barn with water & electricity offers plenty of potential and the septic system & Pre-Percol approved already. Build your Dream Home, Guest House and pool to create the perfect Wine Country Lifestyle.

**Grant Ave, Healdsburg, CA 95448****Active****\$2,599,000**

**MLS #** 324006082  
**Acres:** 17.1100  
**Lot Size:** 17.1100 ac  
**Number Lots:** 1  
**Zoning:**  
**Sewer:** Septic Needed  
**Topography:** Agricultural Levelled  
**Irrigation:**  
**Fencing:** None  
**Road Frontage:**

**DOM / CDOM:** 167/167  
**On-Market:** 01/31/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Agricultural Well  
**Electric:** Electric Available  
**Utilities:** See Remarks  
**Road Care:**

**Original Price:** \$2,950,000  
**Sold Price:**  
**Price per Acre:** \$151,899  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.5

[Additional Picture](#) |**Directions:** Healdsburg Ave to Grant Ave. West on Grant Ave.

Public Remarks: Just a few minutes drive to the Historic Healdsburg Plaza, you will find the 17.11 acre Grant Vineyard planted to Sauvignon Blanc, Merlot and Chardonnay. Situated in the world-renowned Russian River Valley AVA, the Ranch produces high quality fruit for top local wineries. 8 bedroom Perc Test is on file with Sonoma County and a new high production Ag well was just installed. Carve out a building pad and create your dream Healdsburg Vineyard Estate with spectacular vineyard and mountain views. Rarely do large acreage opportunities come available so close to downtown Healdsburg.

**657 Grant Ave, Healdsburg, CA 95448****Active****\$3,499,000**

**MLS #** 324006062  
**Acres:** 22.1800  
**Lot Size:** 22.1800 ac  
**Number Lots:** 3  
**Zoning:**  
**Sewer:** Septic Needed  
**Topography:** Agricultural Levelled  
**Irrigation:**  
**Fencing:** Partial  
**Road Frontage:**

**DOM / CDOM:** 168/168  
**On-Market:** 01/30/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Agricultural Well  
**Electric:** Electric Available  
**Utilities:** Natural Gas Available,Water Available,Water Connected  
**Road Care:**

**Original Price:** \$3,890,000  
**Sold Price:**  
**Price per Acre:** \$157,755  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.5

[Additional Picture](#) |**Directions:** Healdsburg Ave. East on Grant Ave. End of road.

Public Remarks: This spectacular and versatile Ranch is just a few minutes drive to the Historic Healdsburg Square in world renowned Russian River Valley AVA. The 22.18 acres are currently planted to Pinot Noir and Sauvignon Blanc vines. The property comprises three separate legal parcels with the potential to develop multiple estate homes. New high production Ag well. One Perc Test on file with the County and two others in progress. Create your dream Healdsburg Vineyard Estate, fulfill your winemaking dreams or continue to sell the high quality fruit to top local wineries. Rarely do large acreage opportunities come available so close to downtown Healdsburg.

**5744 Highway 128, Geyserville, CA 95441-9680****Active****\$3,500,000**

**MLS #** 324051067  
**Acres:** 39.7000  
**Lot Size:** 39.7000 ac  
**Number Lots:** 1  
**Zoning:**  
**Sewer:** TBD,Other  
**Topography:** Agricultural Levelled  
**Irrigation:** Pond Year Round,Water Reservoir,Well  
**Fencing:** Partial  
**Road Frontage:**

**DOM / CDOM:** 18/18  
**On-Market:** 06/28/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Agricultural Well,Domestic Well With Pump,Pond Year Round,Private,Other  
**Electric:** Electric Available / Electricity To Site  
**Utilities:** Cable Available,Internet Available,Phone Available,Water Connected  
**Road Care:** Private Maintained Road

**Original Price:** \$3,500,000  
**Sold Price:**  
**Price per Acre:** \$88,161  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2

[Additional Picture](#) | [Virtual Media](#)**Directions:** Hwy 101 to Alexander Valley Rd to Hwy 128

Public Remarks: Welcome to picturesque Piccolo Ranch! Situated in the heart of the Alexander Valley AVA, this Incredible 39.7+- acre property boasts views of the Macamas & Geysers Moutains. The flat to very gently sloped vineyard and building site offer exceptional private access, rich grape vine growing soil, proximity to the famed Downtown Healdsburg, and seclusion that is hard to find. The 33.08 vine acres of premium Cabernet Sauvignon are fed by an ag well and reservoir for frost protection and is also great for recreation. 21.77+- acres planted in 2015 (6.5-7 tons per acre)- and 11.31+- acres are fallow this year. There is currently a 1200 sf Metal shop/barn with 2 roll up doors that is divided into two bays. There is an old farmhouse that has not been occupied for years that may serve as a starting point for your new home. Opportunity abounds- this beautiful property is just waiting for a primary residence and ADU!

**1695 Geysers Rd, Geyserville, CA 95441****Active****\$4,500,000**

**MLS #** 324030450  
**Acres:** 54.7900  
**Lot Size:** 54.7900 ac  
**Number Lots:** 2  
**Zoning:**  
**Sewer:** Septic Tank

**DOM / CDOM:** 78/78  
**On-Market:** 04/29/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Domestic Well  
Storage  
Tank,Pond  
Seasonal,Pond  
Year  
Round,Private  
Well,Stream  
Seasonal

**Original Price:** \$4,500,000  
**Sold Price:**  
**Price per Acre:** \$82,132  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.50

**Topography:** Agricultural Leveled  
**Irrigation:** Stream Seasonal,Water Reservoir,Well  
**Fencing:** None  
**Road Frontage:** County Road  
**Electric:** Electric Available / Electricity At Lot Li  
**Utilities:** Phone Available,Water Available  
**Road Care:**

[Additional Picture](#) |

**Directions:** Highway 101 to Lytton Springs to Jimtown turn left on Highway 128 turn right on geysers Road. Go half mile to property on the right.  
**Public Remarks:** 54 acre +/- Premier Alexander Valley Vineyard and Estate Building Sites. Two parcels 28.27 & 26.52 +/- acres. 47.29 acres premium planted vineyards, 2 acres +/- new Cabernet Sauvignon vineyard planted 2018, 12.50 acres new Chardonnay vineyard planted in 2020 and 32.72 +/- acres Chardonnay vineyard planted in 1991-1996. Large Reservoir, meandering creek, Accessed by private entrance and bridge. Agriculture Water Well 500 GPM's +/- and residential water well. Large Valley Oaks and Redwood tree. Sunrise and Sunset Views. Alexander Valley Wine Appellation. Minutes to Jimtown and Healdsburg.

**22575 River Rd, Geyserville, CA 95441****Active****\$4,950,000**

**MLS #** 324009035  
**Acres:** 51.4500  
**Lot Size:** 51.4500 ac  
**Number Lots:** 1  
**Zoning:** LIA B6 20 Z  
**Sewer:** TBD

**DOM / CDOM:** 145/145  
**On-Market:** 02/22/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Agricultural  
Well,Private  
Well,Stream  
Seasonal

**Original Price:** \$5,250,000  
**Sold Price:**  
**Price per Acre:** \$96,210  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.5

**Topography:** Agricultural Leveled,Gently Sloped,Level,Mostly Level  
**Irrigation:** Creek Seasonal,Well  
**Fencing:** Partial  
**Electric:** Electric Available / Electricity To Site  
**Utilities:** Phone TBD,Propane Tank  
Owned,Water Available

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

**Road Frontage:** County Road  
**Road Care:**

**Directions:** Highway 101 to Geyserville right on Highway 128 to River Road turn left one mile to the property on left.  
**Public Remarks:** Hubbard Ranch & Vineyards. Premier 51 acre +/- ranch & vineyard property located in the heart of Alexander Valley. Located minutes to Geyserville & Healdsburg. 40 acres +/- planted to mostly Zinfandel & small block Petite Sirah & Touriga Nacional vineyards. Fabulous estate building site at end of road seclusion. Possible subdivision potential. Access to the Russian River and Gill Creek that runs through the property. Large Agriculture water well. Barn for vineyard maintenance and storage. River Road paved frontage. Alexander Valley Wine Appellation.

**9965 W Dry Creek Rd, Healdsburg, CA 95448****Active****\$6,500,000**

**MLS #** 324028231  
**Acres:** 200.0000  
**Lot Size:** 200.0000 ac  
**Number Lots:** 4  
**Zoning:**  
**Sewer:** None

**DOM / CDOM:** 89/89  
**On-Market:** 04/18/24  
**Contingent:**  
**Pending:**  
**Closed:**  
**Water:** Pond Year  
Round,Private,Oth  
er

**Original Price:** \$6,500,000  
**Sold Price:**  
**Price per Acre:** \$32,500  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.5

**Topography:** Agricultural Leveled,Downslope,Gently Sloped,Hillside,Trees  
**Irrigation:**  
**Fencing:** Partial  
**Electric:** Electric Available  
**Utilities:** Phone Available,Underground  
Utilities,Water Available

[Additional Picture](#) |

**Road Frontage:**  
**Road Care:**

**Directions:** Follow Stewarts Point Road to Property  
**Public Remarks:** Starting at the foothills of the northwestern end of Dry Creek Valley and rising up to almost 1000 feet, sits the celebrated 250 acre Merlo Vineyard. Commanding unprecedented views over the entire Dry Creek Valley out to Mt. Saint Helena to the west and Lake Sonoma and Pritchett Peaks to the east and Lago di Merlo in the near distance to the south. With 55 acres of premium vines in Dry Creek Appellation professionally planted and maintained and another 7 acres prepped for planting, Merlo Vineyard represents a substantial purchase in one of California top appellation made even more special by the fact it is among the highest altitude vineyards within the appellation. The entire vineyard is irrigated by Petite Lago di Merlo which is 18 acre foot reservoir that sits on the border of the property wherein Merlo Vineyard has the exclusive diversion rights. The grapes are sold to Duckhorn, Benzinger and Christopher Creek. Merlo Vineyard is much more than just a vineyard. In addition to the vine land there is almost another 200 acres of unspoiled land and 4 Legal Parcels/Certificates of Compliance the potential for development are endless. There are multiple stunning building sites with giant vistas and water resources to support the same. There is also a substantial redwood/fir stand.



**5285 Westside Rd, Healdsburg, CA 95448****Active****\$8,900,000**

<b>MLS #</b>	323016644	<b>DOM / CDOM:</b>	468/468	<b>Original Price:</b>	\$13,900,000
<b>Acres:</b>	356.5400	<b>On-Market:</b>	03/20/23	<b>Sold Price:</b>	
<b>Lot Size:</b>	356.5400 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$24,962
<b>Number Lots:</b>	4	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Standard Septic	<b>Water:</b>	Agricultural Well, Meter on Site, Private Well, Shared Well, Storage Tank, Stream Year Round	<b>Broker Co-op:</b>	2.00
<b>Topography:</b>	Agricultural Leveled, Forest, Gently Sloped, Hillside, Hilltop, Rock Outcropping, Rolling, Trees				
<b>Irrigation:</b>	Creek Year Round, Drip System, Micro S	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Full, Partial Cross	<b>Utilities:</b>	Propane Tank Leased		
<b>Road Frontage:</b>	County Road	<b>Road Care:</b>			

[Additional Picture](#) | [Virtual Media](#)**Directions:** Westside Road from downtown Healdsburg off US Highway 101

**Public Remarks:** Located on Westside Road, one of Sonoma County's premier wine country roads, this 350+ ac. legacy ranch is less than 15 min. from downtown Healdsburg. In the same family since 1958, Bucher Farms is developed with 35 ac. of premium Pinot Noir and Chardonnay wine grapes which have earned consistently high scores in the wine press for some of Sonoma County's most prestigious wineries including Williams Selyem and Merry Edwards. Located in the Middle Reach of the Russian River Valley AVA, this spectacular property has panoramic views from higher elevations; gentle sloping meadows intermixed amongst native oaks, madrone, bay and fir trees; and rock outcroppings and riparian corridors traversing the landscape, providing numerous recreational opportunities. Water resources include (2) wells; recycled water from the City of Healdsburg developed and in use on the property; as well as 120,000 gallons of water storage capacity. Preliminary studies indicate the potential of up to 77.00 acres of additional land suitable for high-quality vineyard development, and the RRD-100 zoning designation from the County of Sonoma allows for the potential to subdivide the ranch into three parcels. In addition, the property is in an Ag Preserve under the Williamson Act allowing for reduced property taxes.

**12410 Hwy 128, Healdsburg, CA 95448****Active****\$16,500,000**

<b>MLS #</b>	323919150	<b>DOM / CDOM:</b>	272/272	<b>Original Price:</b>	\$16,500,000
<b>Acres:</b>	948.9200	<b>On-Market:</b>	10/18/23	<b>Sold Price:</b>	
<b>Lot Size:</b>	948.9200 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$17,388
<b>Number Lots:</b>	4	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LEA	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	TBD	<b>Water:</b>	Agricultural Well, Pond Seasonal, Pond Year Round, Private, Storage Tank	<b>Broker Co-op:</b>	1.5
<b>Topography:</b>	Cleared, Downslope, Gently Sloped, Lot Grade Varies, Ridge, Rolling, Side Sloped, Trees				
<b>Irrigation:</b>	Creek Year Round, Water Reservoir, Well	<b>Electric:</b>	Electric Available		
<b>Fencing:</b>	Full	<b>Utilities:</b>	Internet Available, Phone Available, Water Available, Water Connected		
<b>Road Frontage:</b>	Bridge, Highway, Highway Exposure	<b>Road Care:</b>	Private Maintained Road		

[Additional Picture](#) | [Virtual Media](#)**Directions:** Hwy 128 to Address at the Big Green Bridge

**Public Remarks:** Own Your Very Own Mountain! One of a kind view as far as the eye can see- Mount Saint Helena is front and center- you can see Counties, Cities, Alexander Valley, Knights Valley, Chalk Hill, Russian River, Dry Creek, and beyond. This 948.92 +/- acres property is situated in one of Sonoma County's finest areas- Alexander and Knights Valley. Composed of rolling hills, grassy meadows, and the best views to be had - The Anderson Ranch also known as "Lookout Mountain" boasts just over 200 acres of vines and 4 estate building parcels (with the possibility of more). Perfect to build a family compound or ultra high end developers dream. The high quality fruit produced at this property are used by the proprietor at his iconic Ferrari Carano Winery located in the infamous Dry Creek Valley. Cross your private bridge over Maacama Creek to your private retreat!

**1450 Stage Gulch Rd, Petaluma, CA 94954-9250****Active****\$3,859,000**

<b>MLS #</b>	322097400	<b>DOM / CDOM:</b>	597/597	<b>Original Price:</b>	\$4,500,000
<b>Acres:</b>	57.2800	<b>On-Market:</b>	11/02/22	<b>Sold Price:</b>	
<b>Lot Size:</b>	57.2800 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$67,371
<b>Number Lots:</b>	2	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Septic Available	<b>Water:</b>	Pond Year Round	<b>Broker Co-op:</b>	2.0
<b>Topography:</b>	Gently Sloped				
<b>Irrigation:</b>	Pond Year Round,Water Recovery Syst	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Other	<b>Utilities:</b>	Public		
<b>Road Frontage:</b>	Highway	<b>Road Care:</b>			

[Additional Picture](#) |**Directions:** From Sonoma; west on Stage Gulch Road, 1/4 mile before Adobe Road/Stage Gulch intersection. Stone wall and locked gate on south side of the Hwy.**Public Remarks:** Sonoma Coast/Petaluma Gap Pinot Noir Vineyard producing premium quality wines. 33.39 acres planted to multiple clones: Swan, Calera, 667, 115, Pommard. Vineyard also includes 2.12 acres of Chardonnay. Reliable year-round pond serves the irrigation needs of the vineyard. Offering is comprised of two legal parcels: 068-050-025 & 033 for a total of 57.28 acres.**6923 Plum Ranch Rd, Santa Rosa, CA 95404-9649****Active****\$3,500,000**

<b>MLS #</b>	324031801	<b>DOM / CDOM:</b>	49/49	<b>Original Price:</b>	\$3,500,000
<b>Acres:</b>	80.1500	<b>On-Market:</b>	05/28/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	80.1500 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$43,668
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Septic Tank,Standard Septic	<b>Water:</b>	Agricultural Well,Pond Seasonal,Private Well	<b>Broker Co-op:</b>	2.5
<b>Topography:</b>	Downslope,Gently Sloped,Hillside,Lot Sloped,Trees,Upslope				
<b>Irrigation:</b>	Drip System,Well	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Full,Partial	<b>Utilities:</b>	Underground Utilities,None,Other		
<b>Road Frontage:</b>		<b>Road Care:</b>	Private Shared Access		

[Additional Picture](#) | [Virtual Media](#)**Directions:** Calistoga Road to Plum Ranch Road. Two gates to property.**Public Remarks:** Elevated at approximately 1,300-1,600 feet, this stunning property offers vineyard and panoramic views of the Santa Rosa plain, Mt. St. Helena, and beyond. Located in the Fountaingrove District AVA, this serene site encompasses 40 acres of vineyard, 80% of which is planted to Bordeaux varietals and over 100 olive trees. This 80-acre property offers a unique opportunity to be split into two parcels subject to PRMD approval. Two completed Septic System Evaluations for Rebuild (3 bedroom ea) are ready to be submitted with your building plans for either site. The property overlooks a picturesque pond, perfect for recreation and relaxation. The infrastructure includes a 2,400 sf barn and a separate building with a workers' bathroom and shower. Ideally situated, this beautiful land is located minutes to Oliver's Market and centrally located to downtown Santa Rosa, Calistoga/St. Helena, and Sonoma County Airport. Embrace the beauty of this exceptional setting as you envision creating your own haven amidst the terraced vineyard landscape.**2705 River Rd, Windsor, CA 95492****Active****\$13,500,000**

<b>MLS #</b>	323930695	<b>DOM / CDOM:</b>	195/195	<b>Original Price:</b>	\$13,500,000
<b>Acres:</b>	99.5000	<b>On-Market:</b>	01/03/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	99.5000 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$135,678
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LIA40	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	None	<b>Water:</b>	Agricultural Well,Pond Year Round,Private Well	<b>Broker Co-op:</b>	0
<b>Topography:</b>	Agricultural Leveled,Level				
<b>Irrigation:</b>	Pond Year Round,Well	<b>Electric:</b>	Electric Available		
<b>Fencing:</b>	Other	<b>Utilities:</b>	Other		
<b>Road Frontage:</b>		<b>Road Care:</b>			

[Additional Picture](#) |**Directions:** West on River Road from Hwy 101. Past Laughlin Road on the north side of River Road.**Public Remarks:** Russian River Valley AVA 81.9 acre Vineyard with 75.9 acres of Chardonnay and 6 acres of Sauvignon Blanc. This vineyard is the source of grapes for numerous top-tier Sonoma/Napa wineries. Well established and planted in vineyards since the 1970s. First time on the market in over 50 years. Productive Santa Rosa Plane land with abundant water resources and premier quality fruit. Excellent income. Detailed Property Summary available.

**23300-23500 23300 & 23500 Ramal Road Rd, Sonoma, CA 95476** **Active** **\$4,950,000**

<b>MLS #</b>	324018952	<b>DOM / CDOM:</b>	118/118	<b>Original Price:</b>	\$4,950,000
<b>Acres:</b>	44.0800	<b>On-Market:</b>	03/20/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	44.0800 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$112,296
<b>Number Lots:</b>	3	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LIA 30	<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Septic Available,See Remarks	<b>Water:</b>	Pond Year Round,Private Well	<b>Broker Co-op:</b>	2.5%
<b>Topography:</b>	Gently Sloped				
<b>Irrigation:</b>	Drip System	<b>Electric:</b>	Electric Available / Electricity To Site		
<b>Fencing:</b>	Barbed Wire,Full	<b>Utilities:</b>	Natural Gas Not Available,Phone Available,Water Recovery System		
<b>Road Frontage:</b>		<b>Road Care:</b>	Public Maintained Road		

[Additional Picture](#) |

**Directions:** East of Schellville on Hwy 12, turn south onto Ramal Road. Property is 1/4 mile south on Ramal Rd.  
**Public Remarks:** Spectacular vineyard property of just over 44 acres. It is comprised of 3 legal parcels (one of which is pending final recordation) and is improved with an existing 22 +/- acre vineyard, plus an additional 13 acres available to plant, and includes a 35 ac/ft pond with extensive drainage/sub-surface water recapture system, a 20 gpm well, and 2400 sf barn workshop. Grape varieties include: Pinot Noir, Gwertztraminer, Riesling, Muscat, Pinot Gris and Pinot Blanc. Vineyard/Grapes have historically been leased to a well known Napa winery. Current lease expires December 2024. The neighboring 7.56 acre parcel, all plantable land, with effluent water service from a nearby sanitation district, can also be purchased from a Seller who is a family member of the Selling Family Trust. 23500 Ramal Road has a beautiful, undeveloped, knoll-top homesite with views to SF Bay Mt Tamalpias.

**748 W Watmaugh Rd, Sonoma, CA 95476-8137** **Active** **\$5,499,000**

<b>MLS #</b>	324001153	<b>DOM / CDOM:</b>	190/190	<b>Original Price:</b>	\$5,499,000
<b>Acres:</b>	61.7200	<b>On-Market:</b>	01/08/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	61.7200 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$89,096
<b>Number Lots:</b>	2	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	None	<b>Water:</b>	Agricultural Well	<b>Broker Co-op:</b>	2.5
<b>Topography:</b>	Level				
<b>Irrigation:</b>	Well	<b>Electric:</b>	Electric Available		
<b>Fencing:</b>	Partial,Other	<b>Utilities:</b>	Water Available		
<b>Road Frontage:</b>		<b>Road Care:</b>			

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

**Directions:** Watmaugh Road to Harris.  
**Public Remarks:** The 61+/- acre Watmaugh Ranch consists of two separate legal parcels just 2.5 miles to the Sonoma Plaza. The property has a strong Ag well that services the 49+/- acre Pinot Noir and Chardonnay Vineyard. 10 acres of Chardonnay planted by Walsh Vineyard Management in 2023. There are 5 acres of Pinot Noir on its 4th leaf, and 34+/- acres of additional Chardonnay. Multiple appellations include: Sonoma Valley, Sonoma Coast and Sonoma Carneros. There is a build site and complete engineered home plans. Block maps and detailed vineyard stats available.

**8601 Eastside Rd, Healdsburg, CA 95448** **Active** **\$26,750,000**

<b>MLS #</b>	323930814	<b>DOM / CDOM:</b>	195/195	<b>Original Price:</b>	\$26,750,000
<b>Acres:</b>	192.8000	<b>On-Market:</b>	01/03/24	<b>Sold Price:</b>	
<b>Lot Size:</b>	192.8000 ac	<b>Contingent:</b>		<b>Price per Acre:</b>	\$138,745
<b>Number Lots:</b>	1	<b>Pending:</b>		<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>		<b>Closed:</b>		<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Standard Septic,Other	<b>Water:</b>	Agricultural Well,Private Well	<b>Broker Co-op:</b>	0
<b>Topography:</b>	Cleared,Level,Trees				
<b>Irrigation:</b>	Well	<b>Electric:</b>	Electric Available		
<b>Fencing:</b>	None	<b>Utilities:</b>	Other		
<b>Road Frontage:</b>	County Road	<b>Road Care:</b>			

[Additional Picture](#) |

**Directions:** North on Eastside Road from Trenton-Healdsburg Rd.  
**Public Remarks:** Two adjacent Russian River Valley AVA Vineyard Ranches totaling 192.8 acres selling together. Sought-after Middle-Reach location. 108.74 acres Chardonnay; 47.89 acres Pinot Noir; 7.17 acres unplanted. Beautiful elevated homesite on east side of road overlooking premier vineyards along the Russian River and to the redwood forests beyond. Established vineyards growing ultra-premium wine grapes sold to some of Sonoma Counties most prestigious wineries. These two ranches have not be on the market for 30 & 50 years respectively. Excellent Income. Existing Grape Contracts. Detailed Property Summary is available.



**31819 N Redwood Highway, Cloverdale, CA 95425****Contingent - Show****\$2,200,000**

**MLS #** 324013022  
**Acres:** 22.6300  
**Lot Size:** 22.6300 ac  
**Number Lots:** 1  
**Zoning:**  
**Sewer:** Septic Tank

**DOM / CDOM:** 138/138  
**On-Market:** 02/29/24  
**Contingent:** 07/05/24  
**Pending:**  
**Closed:**  
**Water:** Agricultural Well, Domestic Well Storage Tank, Domestic Well With Pump, Storage Tank

**Original Price:** \$2,380,000  
**Sold Price:**  
**Price per Acre:** \$97,216  
**Unit/Block/Lot:**  
**Electric:** Electric Available  
**Broker Co-op:** 2.5

**Topography:** Agricultural Leveled, Mostly Level  
**Irrigation:** Drip System, Well  
**Fencing:** Barbed Wire, Partial  
**Road Frontage:** County Road

**Electric:** Electric Available / Electricity To Site  
**Utilities:** Phone Connected, Propane Tank Leased  
**Road Care:** Private Maintained Road

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

**Directions:** From Healdsburg take Highway 101 North to Exit 522, Fort Bragg, Mendocino. Turn south onto Old Redwood Highway, subject entrance is on the right or, west side of the road across from the lumber yard.

**Public Remarks:** This lucrative 18.5 +/- acre Cabernet Sauvignon and Zinfandel vineyard is nestled in the rich soils of the upper end of Alexander Valley AVA. Historically, there have been excellent tonnages and grape sales. Currently, the property has a 9% cap rate based on the 2023 harvest. Further, boost the income by renting the 3/1 home at a market rent of roughly \$2,000 monthly. Not to mention reduced taxes from the Williamson Act contract. This vineyard is a prime investment with diverse possibilities from continuing as a high-yield vineyard to developing into a prestigious winery or a private estate with an active vineyard. The combination of robust income potential, tax advantages, and scenic beauty makes this property rare in Alexander Valley AVA.

# Land Client Stacking Summary Report

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**9722 Dry Creek Rd, Healdsburg, CA 95448**

**Closed**

**\$2,850,000**



<b>MLS #</b>	21927315	<b>DOM / CDOM:</b>	1361/1361	<b>Original Price:</b>	\$3,700,000
<b>Acres:</b>	38.9700	<b>On-Market:</b>	11/08/19	<b>Sold Price:</b>	\$2,850,000
<b>Lot Size:</b>	38.9700 ac	<b>Contingent:</b>	07/19/23	<b>Price per Acre:</b>	\$73,133
<b>Number Lots:</b>	1	<b>Pending:</b>	08/07/23	<b>Unit/Block/Lot:</b>	
<b>Zoning:</b>	LIA B6 40 Z, RRD B6 40, R	<b>Closed:</b>	08/18/23	<b>Electric:</b>	Electric Available
<b>Sewer:</b>	Private Sewer,Septic Cert Available,Standard Septic,Other,See Remarks	<b>Water:</b>	Private,Private Well	<b>Broker Co-op:</b>	2.5
<b>Topography:</b>	Agricultural Leveled,Hilly,Level,Rolling,Trees				
<b>Irrigation:</b>	Creek Seasonal,Creek Year Round,Well				
<b>Fencing:</b>	Partial,Partial Cross	<b>Utilities:</b>	Electric Available / Electricity At Stree Cable Not Available,DSL Available,Gas TBD,Natural Gas Not Available,Phone Connected,Underground Utilities		

[Additional Picture](#) |

**Road Frontage:** County Road,Easement,See Remarks    **Road Care:** Private Maintained Road,Private Share

**Directions:** Healdsburg Avenue to end of Dry Creek Road around 10 miles +/- just before the Dam at Lake Sonoma on right north side. Up the paved 1,950 foot road, just east of Sbragia Winery. Locked gate. Appointment Only with listing agent.  
**Public Remarks:** View's from this 38.97 acres are beautiful,it has 13.85 acres of vintage Zinfandel, managed by Ramazzotti. Paved private 1,950 foot road to building site which goes through it's vineyard. Septic in three location's totaling 10 bedrooms, permit's for 8 bedrooms. Underground PG&E and phone and 40+/- GPM well. Front's on Dry Creek Road and adjacent to thousands of acre's of the USA. Location to the Healdsburg Plaza is around 14 minute's, 11.5 +/- miles, just a few minute's to Lake Sonoma and just under a hour to the Coast by Stewarts Point around 29 miles. Just before Sbragia Winery up the paved road. Open Space Type 1 Three adjoining ranch's for sale and one of them with vineyards.