

# Michael Crain Properties

## Vineyard Advisors And Brokers

*Department of Real Estate Broker # 00960752*

### **Offering Summary**

**15881 Sonoma Highway, Sonoma, CA**

*MLS # 21028452*

**12.5 (net) acre Hillside Cabernet Sauvignon Vineyard in Sonoma Valley AVA  
15.98 Acre – Sub-Dividable Parcel**



15881 Sonoma Highway, known as the Duncan-Rassi Vineyard, is a 15.98 acre parcel that is sub-dividable into 3 legal parcels under current zoning. The property is improved with a 12 acre Cabernet Sauvignon vineyard developed in 2001 by Madrone Vineyard Management to the specifications of Benzinger Winery. Currently, the grapes are sustainably farmed and Organic Certification expected in 2011. The property has dramatic views of Sonoma Mountain and Sonoma Valley. The property fronts onto Hwy 12 and is appropriate for agricultural or residential use. Water is abundant with a recently drilled 500 + gpm well. This property offers a magnificent wine country atmosphere in a prime part of Sonoma Valley

***Offered for \$1,595,000***

***Contact:***

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## **Property Information**

**General Description:** The Duncan-Rassi Vineyard rests on the rocky lower hillside slopes of the Mayacamas Mountains. With gentle sloping and western aspect, this property grows Cabernet Sauvignon grapes on well drained, gravelly clay loam soils (Goulding Cobbley Clay Loam) within the Sonoma Valley AVA. This desirable soil, aspect with abundant water present ideal conditions for growing high-quality Cabernet Sauvignon grapes.

The vineyard is approximately 12.5 acres (11,001 vines) of Cabernet Sauvignon varietal wine grapes that were all planted in 2001. The entire vineyard is planted on 5' X 10' spacing or 871 vines per acre and is trained on a Geneva Double Curtain trellis system. This is a quadrilateral system with 4 cordons per plant and 5 to 6 spurs per cordon. The 3 rootstocks are all phylloxera resistant. The vineyard is irrigated with a fully automated drip irrigation system supplying water to individual vines with two ½ gph emitters per vine. The system is divided into 2 irrigation blocks. The vineyard was certified organic in 2011.

**Site Description:** The topography is hillside, gently sloped with a western aspect .

**Address:** 15881 Sonoma Highway, Sonoma, CA 95476

**Assessor Parcel Number:** 056-601-029

**Zoning :** RR5 SD SR-Rural Residential with 5 acre density; Scenic Design and Scenic Resource

**Water:** Well drilled in 2001 with 8" casing. Depth: 772 feet. Estimated yield 500 gpm. Water quality is good and suitable for agricultural and domestic use. Well Completion Report and Analysis on file.

**Septic:** None Completed

**Viticultural Area:** Sonoma Valley AVA.

**Sub dividable:** 5-acre zoning density would allow for a subdivision of 15.89 acre parcel the property into 3 home sites.

**Rootstock & Clones:**

<u>Clone</u>	<u>Rootstock</u>	<u>Acres</u>
15	5 BB	1.00436
15	1103 P	1.00436
191	110 R	1.14784
341	110 R	0.57392
377	110 R	2.86960
337	5 BB	3.01423
337	1103 P	2.89830
Total Acres		12.51

**Grape Contract:** Contract for wine grapes with Benzinger Family Winery. Contract type is two year evergreen contract with notice date of December 31, 2010 for new two year term.

**Certifications:** The vineyard became Certified Organic in 2011. Per contract terms, the price for grapes will increase 10% off the Sonoma County Weighted Average price once Organic Certification is obtained.

**Advisory to Buyers:**

*All information provided herein has been obtained from in-person inspection by Michael Crain Properties, County Planning Department, Assessor Records, Government Maps and Studies and information provided by the owner. Information provided in good faith and thought to be materially accurate, though, is not guaranteed. All mapping and estimates of acreage, are not based on actual surveys commissioned by the seller or their agent, rather information obtained from sources generally available to the public such as the County Assessor Records and Government Surveys. Buyers are advised that they should make independent inquiries to confirm any and all information herein or information they deem material or important in making a decision to purchase or lease this property. The seller or the seller's agent makes no representations as to the accuracy of maps and map- data used in this summary as they were obtained from 3<sup>rd</sup> party sources.*

# *Duncan-Rassi Vineyard Aerial Map*



## ***Property Photos***



***View looking east..***



***View looking north.***



*Entrance off Highway 12*



*Vineyard view from building site.*



*Close up view of trellis system.*



*Clusters early in the season.*



*View looking west.*



*New (2001) well with 8" casing.*