

Michael Crain Properties

Vineyard Advisors And Brokers

Department of Real Estate Broker # 00960752

Offering Summary

33885 Annapolis Road, Annapolis CA

MLS #

34.32 Acre Parcel with House and 22+/- Acres Plantable Land in the (True) Sonoma Coast AVA



33885 Annapolis Road is located in an area known for growing some of the finest Pinot Noir grapes in the world. It is 15 minutes inland from Sea Ranch and is improved with a rustic home, barn (barn currently rented) converted for residential use, three wells, a large cleared area over 20 acres. The property has good roads and excellent seclusion and privacy. The property zoning allows both agricultural or residential use. This property offers a unique opportunity to develop the ultimate in coastal vineyard and estate home. A Timber conversion Plan has been completed.

Offered for \$1,200,000

Contact:

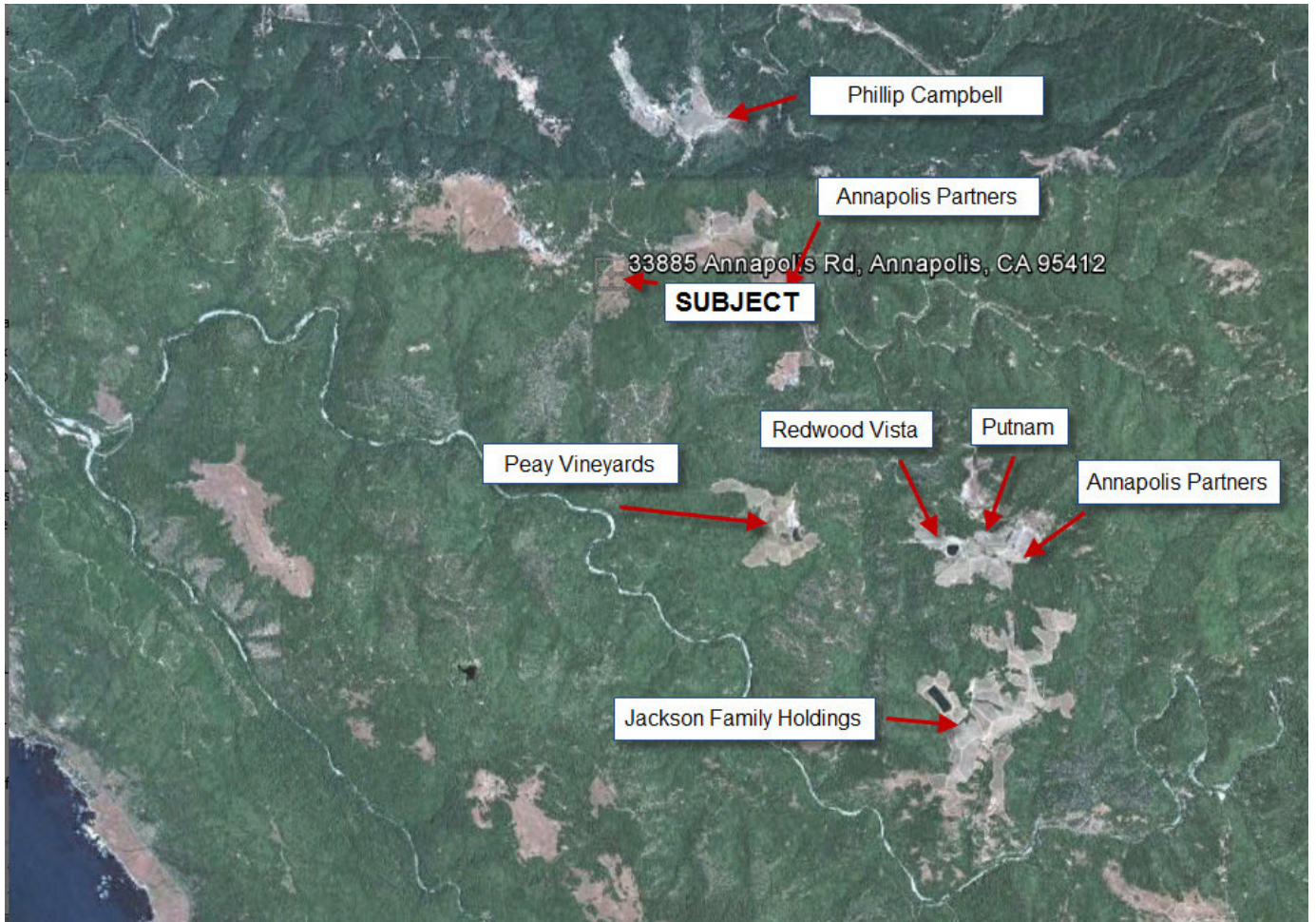
Michael Crain – 707.938.9899

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Property Information

<i>General Description:</i>	<p>33885 Annapolis Road (Aka: Red Fern Valley) is located in the coastal mountains, 15 minutes east from Coast Highway 1 at Sea Ranch. The property is situated on a gently sloped ridge-top minutes east of the Village of Annapolis. The parcel is in the extreme western portion of the Sonoma Coast AVA along a very similar longitude to well know vineyards; Campbell, Peay, Redwood Vista, Jackson Family, Annapolis Partners and Putnam Vineyards. This site is on the edge of the climatic envelope where many of the very finest Pinot Noir wine-grapes are grown.</p> <p>The property is a 34.32 acre property, much of which is cleared, with 22+/- acres available to plant. There has been a Timber Conversion plan completed and the site is ready for an Erosion Control Plan to be processed. Neighboring parcels, owned by Cordorniu (Artesa Winery), are permitted and slated for vineyard use. The property has 3 wells. One well which is the most recently drilled is estimated to produce 10 gpm. There is a second older well which is also believed to produce approximately 10 gpm. The production of the 3rd (and oldest) well is unknown.</p>
<i>Site Description:</i>	Topography is gently sloped (estimated at < 10%) with a ESE aspect.
<i>Elevation:</i>	800' – 900' above sea level.
<i>Address:</i>	15881 Sonoma Highway, Sonoma, CA 95476
<i>Assessor Parcel Number:</i>	056-601-029
<i>Soils:</i>	Mapped as Gold Ridge Fine Sandy Loam
<i>Zoning :</i>	RRD B6 240; Resource and Rural Development with 240 acre density.
<i>American Viticultural Area:</i>	Sonoma Coast AVA.
<i>Water:</i>	Well data is not yet available-information on newer well currently being sought.
<i>Septic:</i>	Older standard system

Aerial Map



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, but rather on 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 3rd party sources.

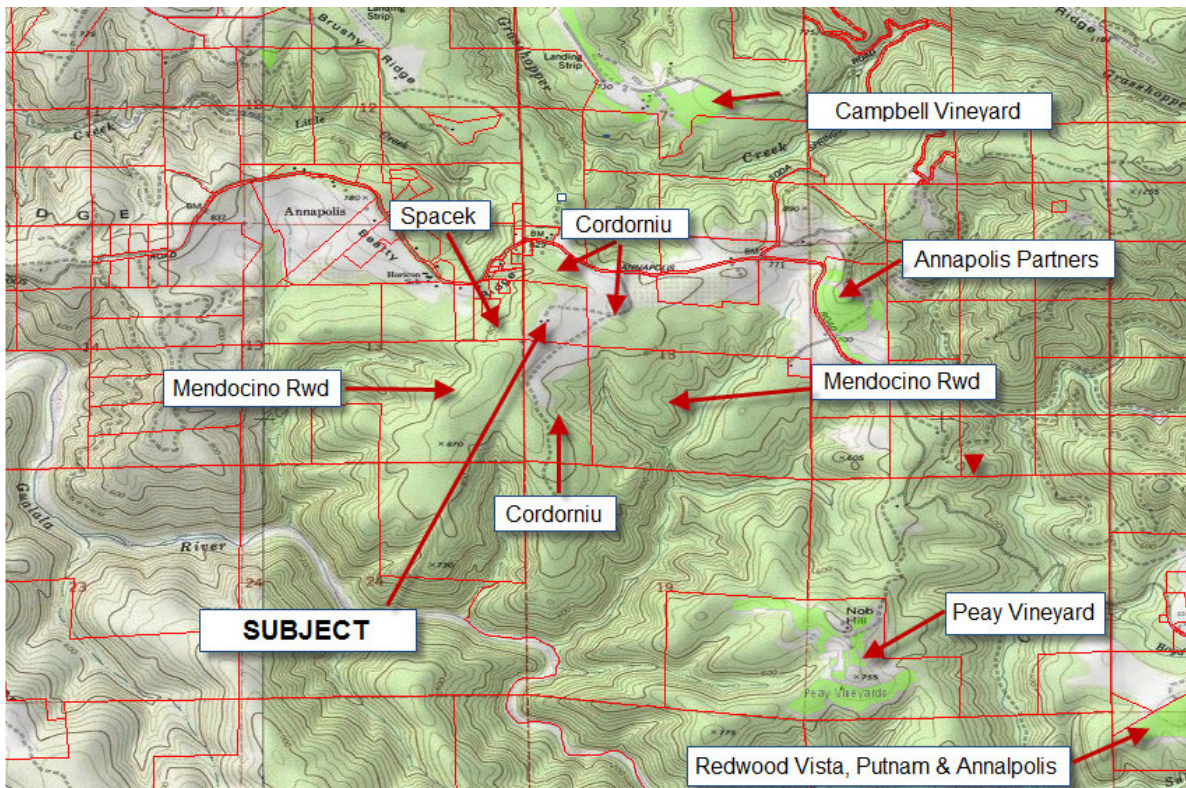
33885 Annapolis Road, Annapolis



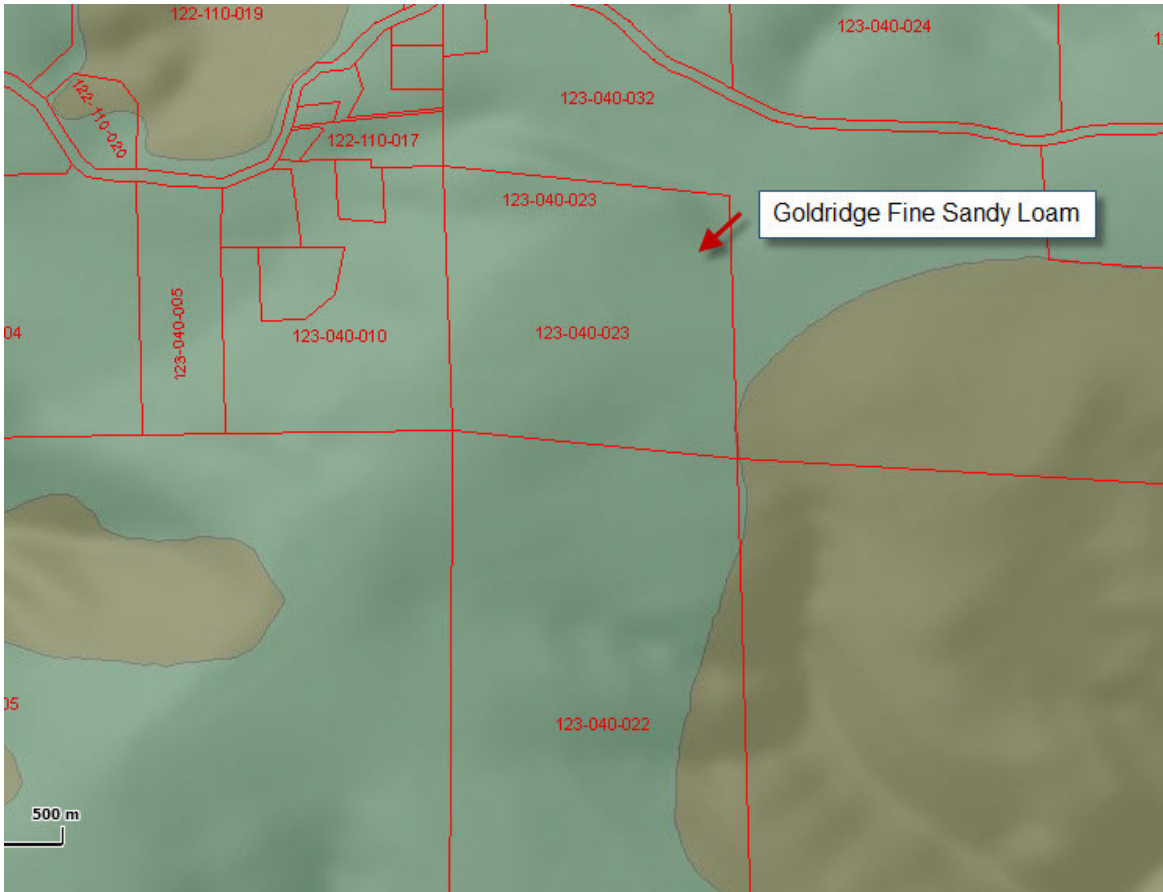
Property Photos



View looking northeast.



Property/Area Topographic and Parcel Map



Soils Map



Converted Barn



Southeasterly View



Southwesterly View

Regional Location Map

