

**BLAKESLEE & CRAIN**  
VINEYARD ADVISORS AND BROKERS

**OFFERING SUMMARY**  
*for*

**Taber Ranch**  
**40 Acres in Russian River Valley/Sonoma Coast AVA**  
**4300 Canfield Road, Sebastopol, Sonoma County**

*Offered by*  
**Blakeslee & Crain Vineyard Advisors and Brokers**

(Department of Real Estate License # 0141353)

Contact: Michael Crain (Office) 707-938-9899 (Cell) 707-815-6290



***Price \$1,995,000***

**SERVING YOUR REAL ESTATE NEEDS FROM THE SOIL UP**



## **Site Information**

- General Description:** The property consist of 40 +/- acres with 33-35 acres plantable, and is located in the southern portion of the Russian River Valley Appellation, the border of which runs through the property leaving approximately 8 acres of the southeastern corner in the Sonoma Coast Appellation.
- The property is unimproved except for an old home with little or no value. There is a hand dug well serving the house and a standard septic system.
- The property is considered to be excellent vineyard land as sloping and soils are conducive to high-quality growing conditions for Pinot Noir.
- The property has been part of a larger ranch and is subject to a Williamson Act Contract. The parcel has an 80' wide strip connecting to Canfield Road. Seller has engaged a well-drilling company to install a new well upon receiving and acceptable offer.
- Address:** 4300 Canfield Road, Sebastopol
- Viticultural Area:** Russian River Valley/Sonoma Coast
- Acres:** 40 acres
- Assessor Parcel Number:** 025-110-005
- Zoning:** LEA-60-Z Land Extensive Agriculture- 60 Acre Minimum Parcel- No Secondary Unit Allowed. Property under Type II Williamson Act Contract.
- Topography & Plantable Acres** Soils: Erodible (for Erosion Control Planning Purposes)  
3.67 Acres of < 10% slopes – Level I  
11.61Acres of 10-15% slopes – Level II  
20.00 Acres of 15-30% slopes – Level III  
**Average Slope: 16.326% (GIS Maps attached)**
- Soils:** SnD-Steinbeck Loam 9-15% slopes: SnE-Steinbeck Loam 15-30% slopes. Soil Capability Unit IVE-1. Soil are described as Well Drained or Moderately Well Drained.
- Water:** The subject property has an old hand dug well that has actively served an old farmhouse for many years. A new well is included in purchase price. The property owner has a 293' artesian well on the adjacent parcel to the east with substantial production. Kendall-Jackson, the neighbor to the west, has a newer well on

the hilltop along the property line which serves their vineyard. Weeks Drilling and Pump is optimistic regarding the prospects of finding a suitable well on the subject due to rock strata of sandstone and blue shale (from existing drilling log) and surrounding property wells. Area has numerous springs.

***Summary Information:***

The subject property is situated in the rolling hills south of the City of Sebastopol and has primarily east and northeast aspect. Approximately 30 acres are within the Russian River Valley AVA and approximately 8 acres are in the Sonoma Coast AVA. US Department of Agriculture Maps indicate soils are Steinbeck Loam as noted above. According to the soil descriptions, there are interspersed, unmapped, areas of Goldridge Fine Sandy Loam. There is an old home on the property that is considered to be at the end of its useful life and not considered to have any value.

***Advisory to Buyers:***

*All information provided herein has been obtained from in-person inspection by Blakeslee & Crain, County Planning Department, Assessor Records, Government Maps and Studies and information provided by the owner. Information herein is 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 United States 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 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.*

## *Additional Photos*



West property line and neighboring Kendall-Jackson vineyards.



East property line and existing homesite in background.



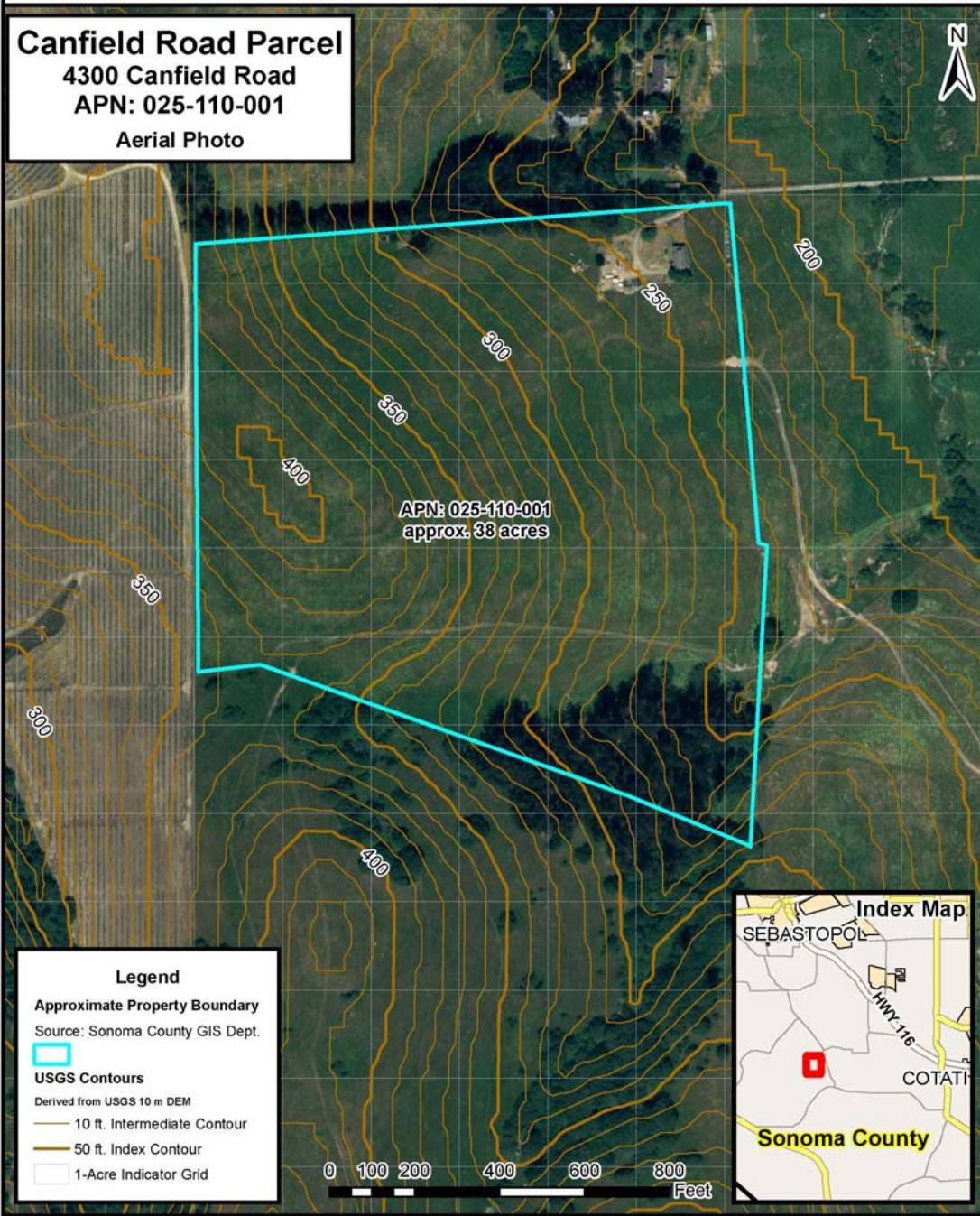
Existing 1232 s.f. home with 3 bedrooms and 1 bath.



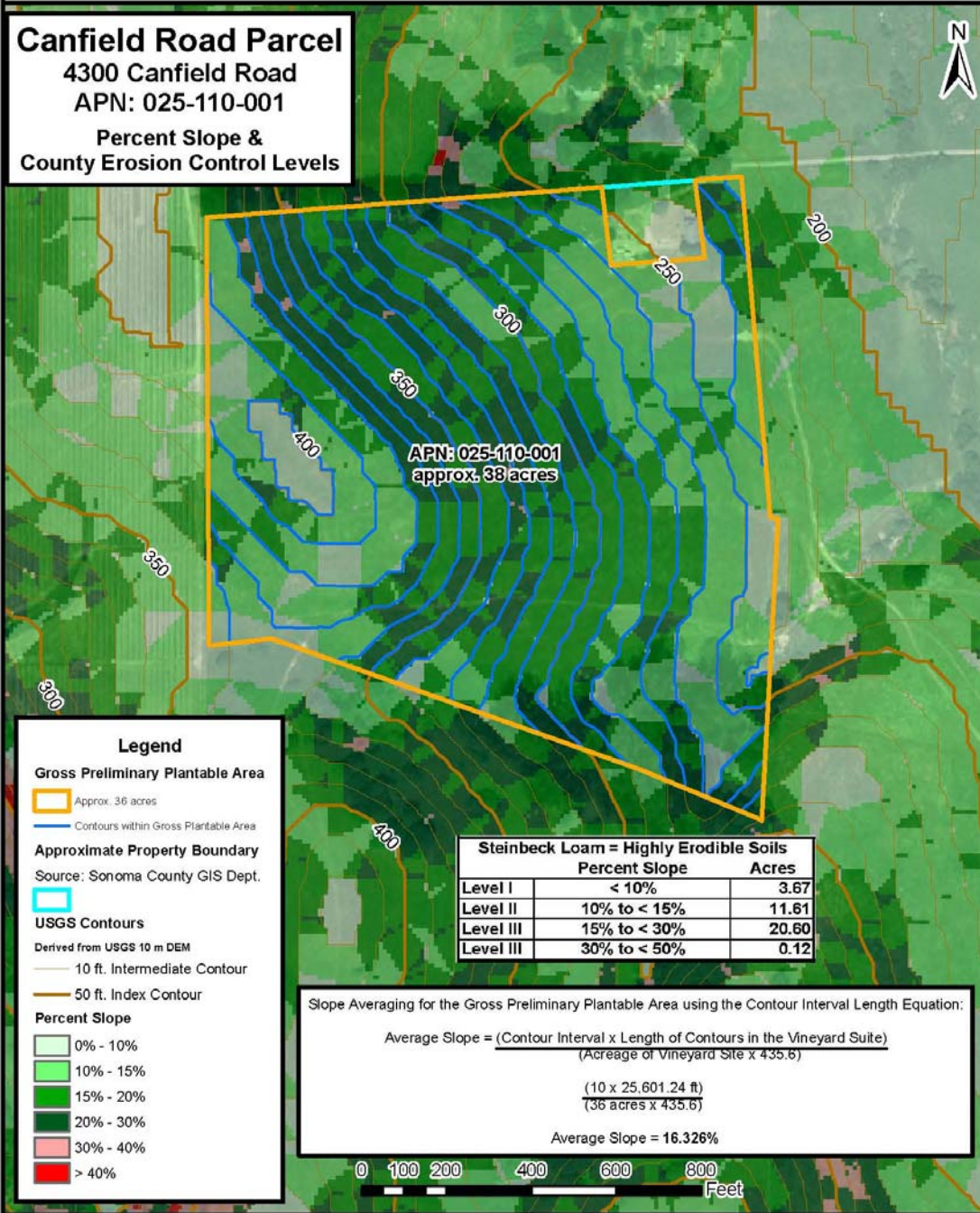
Lower portion of property, looking southeast.

# *Maps*

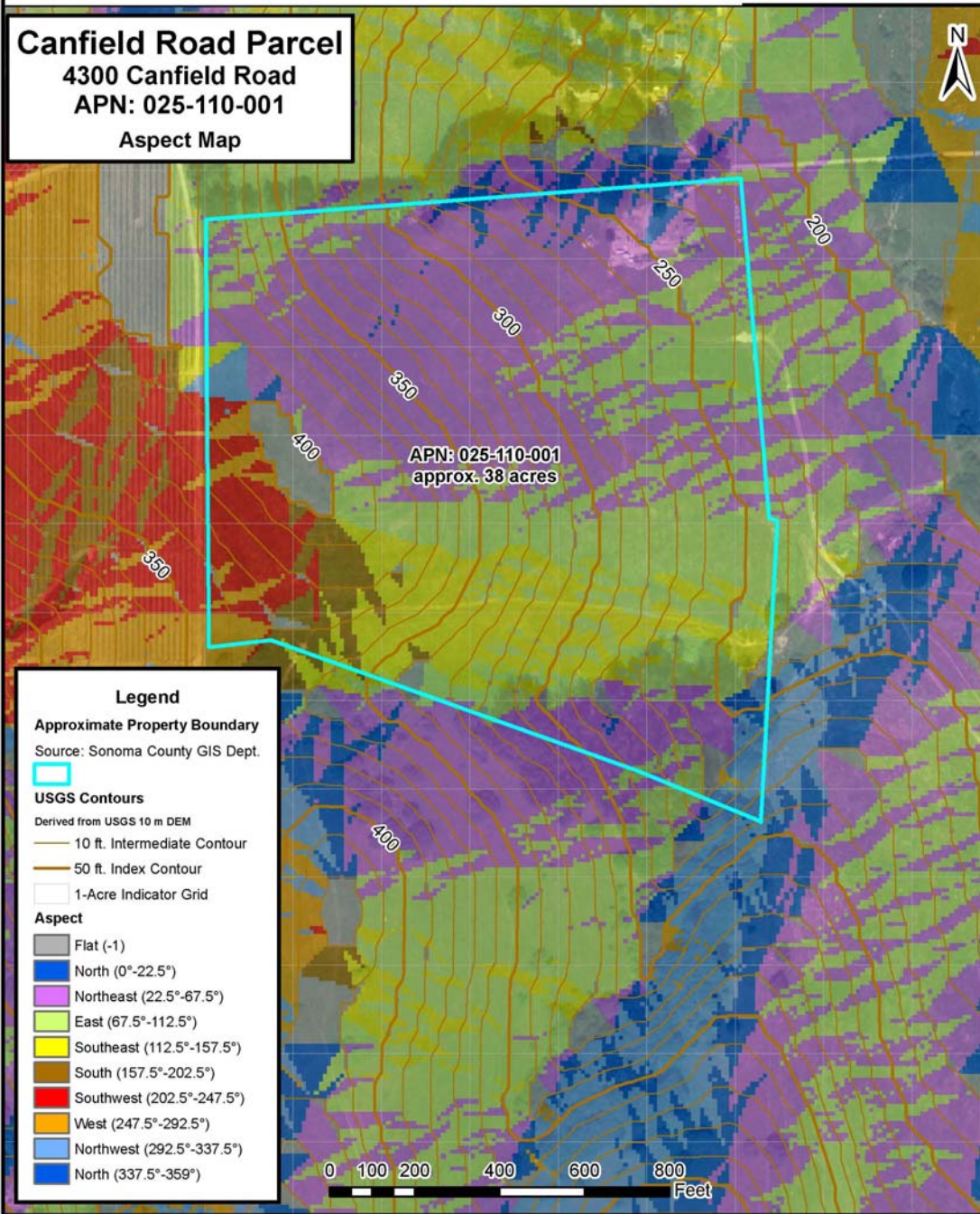
**Canfield Road Parcel**  
4300 Canfield Road  
APN: 025-110-001  
Aerial Photo



**Canfield Road Parcel**  
 4300 Canfield Road  
 APN: 025-110-001  
 Percent Slope &  
 County Erosion Control Levels



**Canfield Road Parcel**  
4300 Canfield Road  
APN: 025-110-001  
Aspect Map

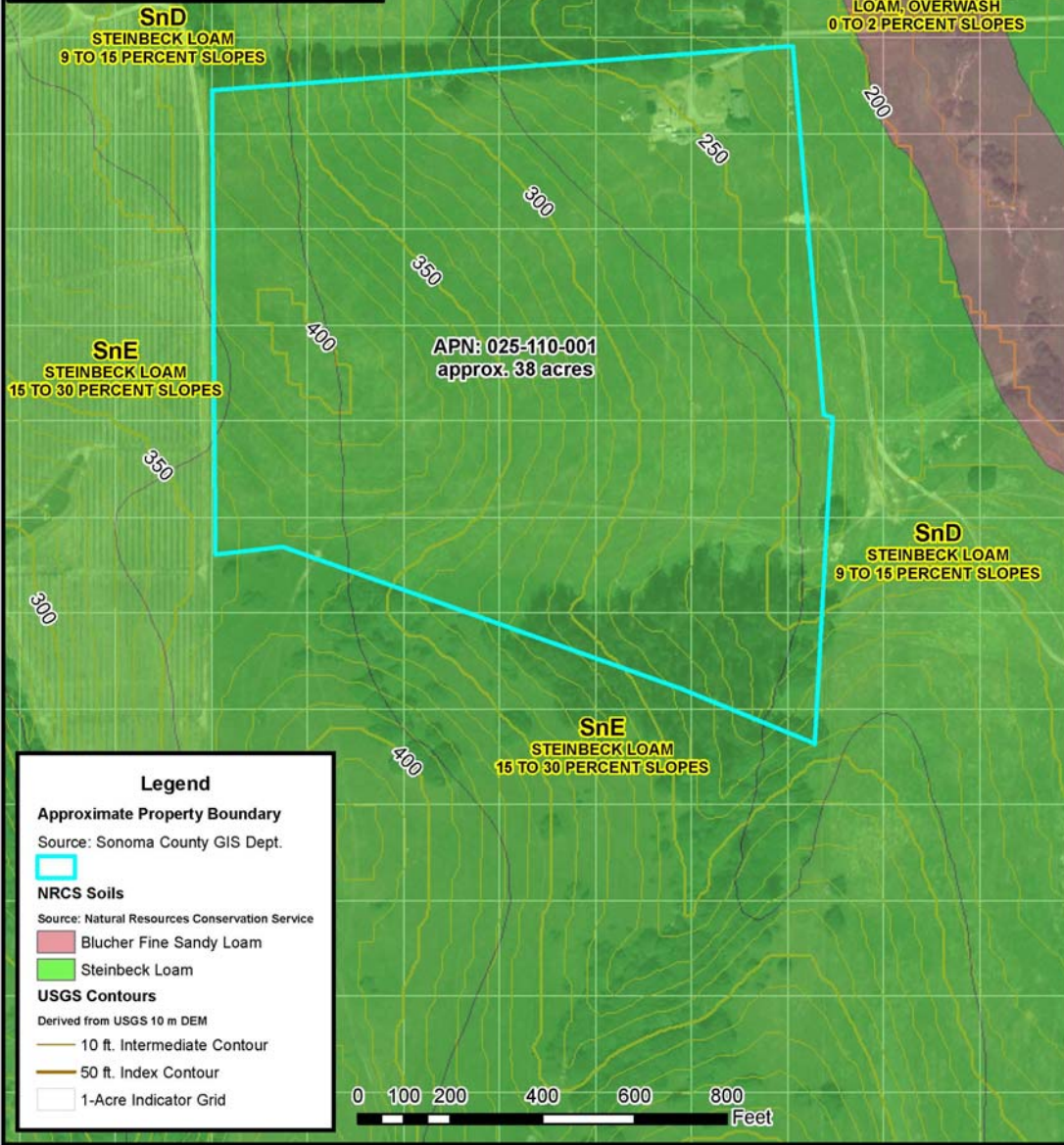


**Canfield Road Parcel**

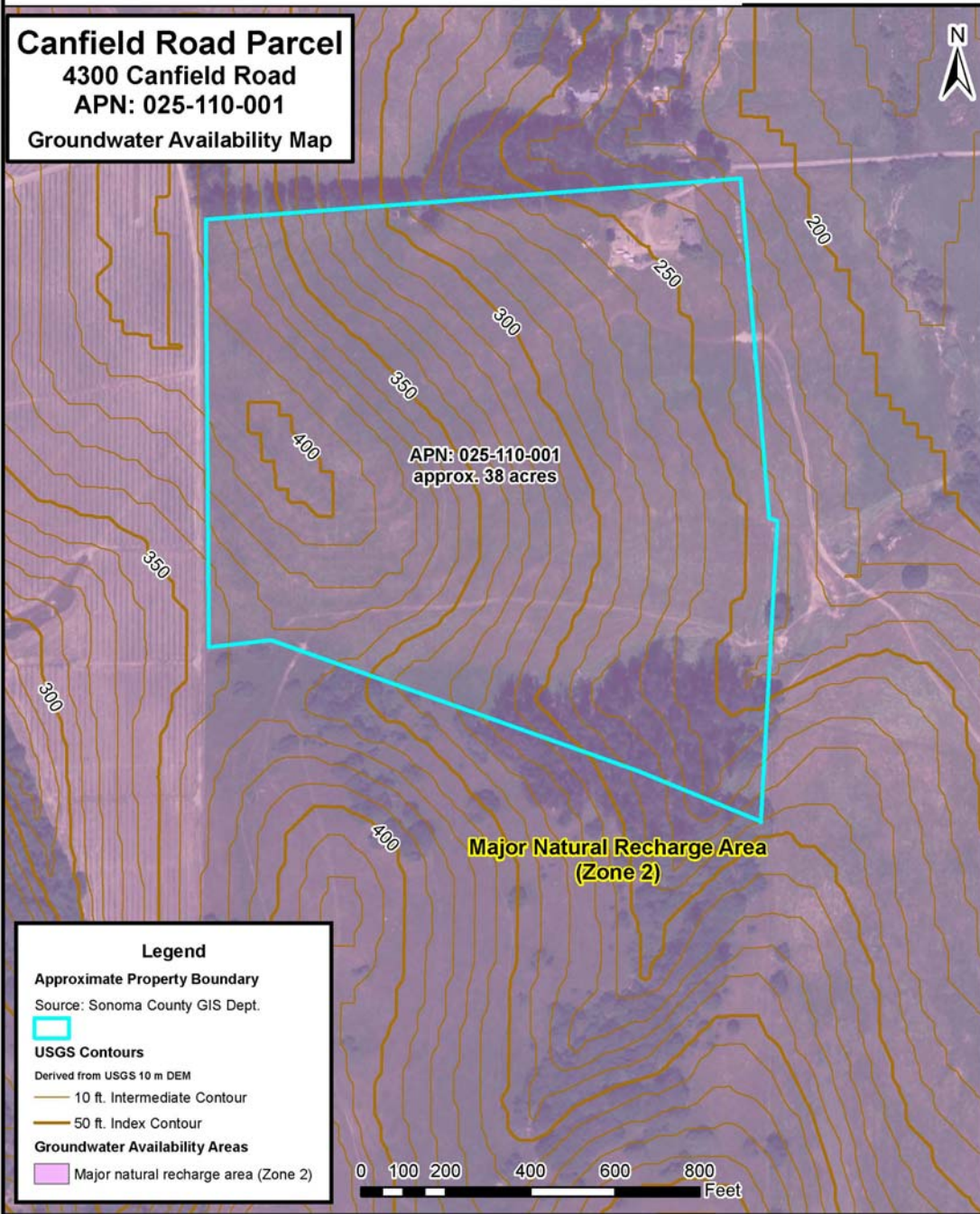
4300 Canfield Road

APN: 025-110-001

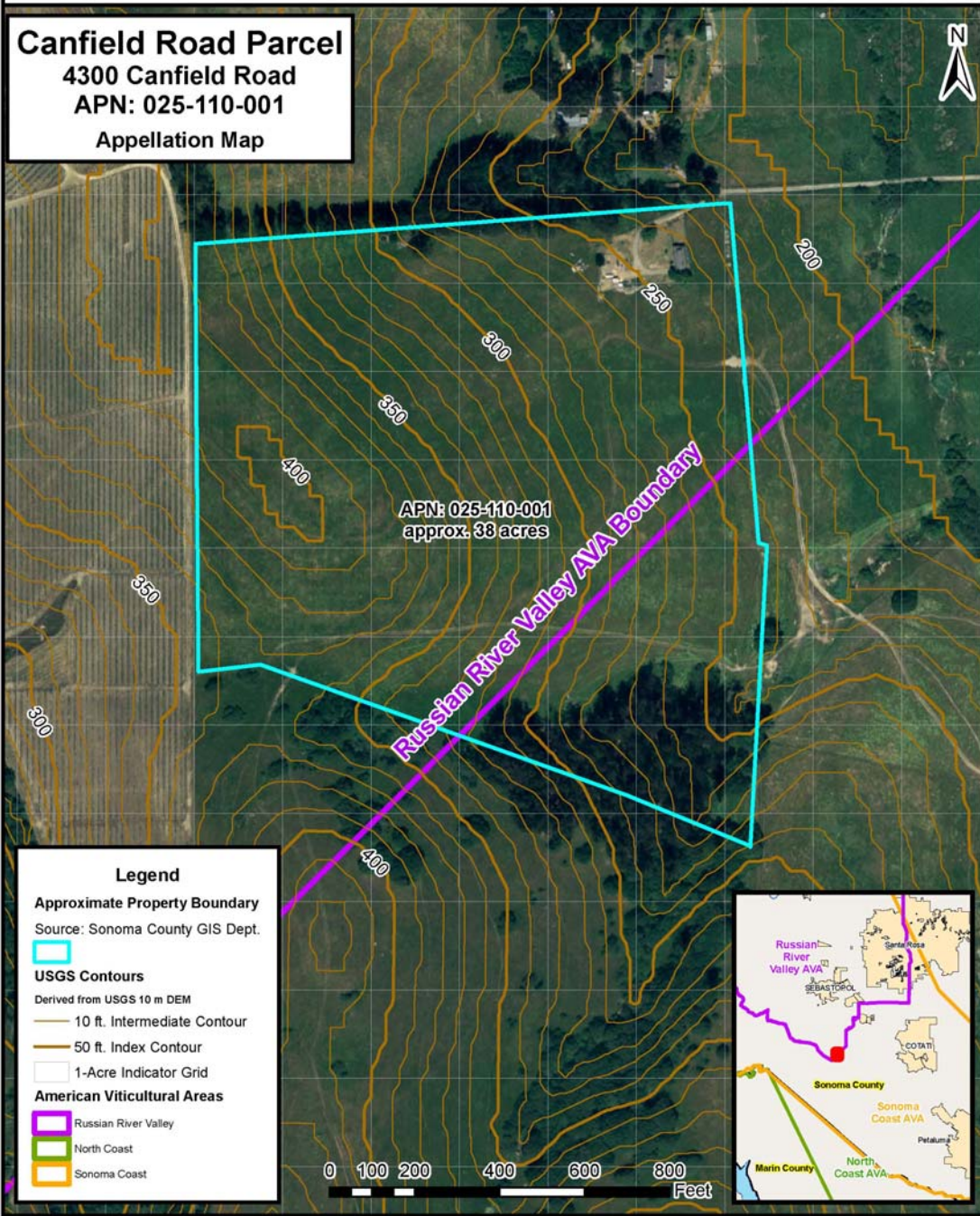
NRCS Soils Map



**Canfield Road Parcel**  
4300 Canfield Road  
APN: 025-110-001  
Groundwater Availability Map



**Canfield Road Parcel**  
4300 Canfield Road  
APN: 025-110-001  
Appellation Map



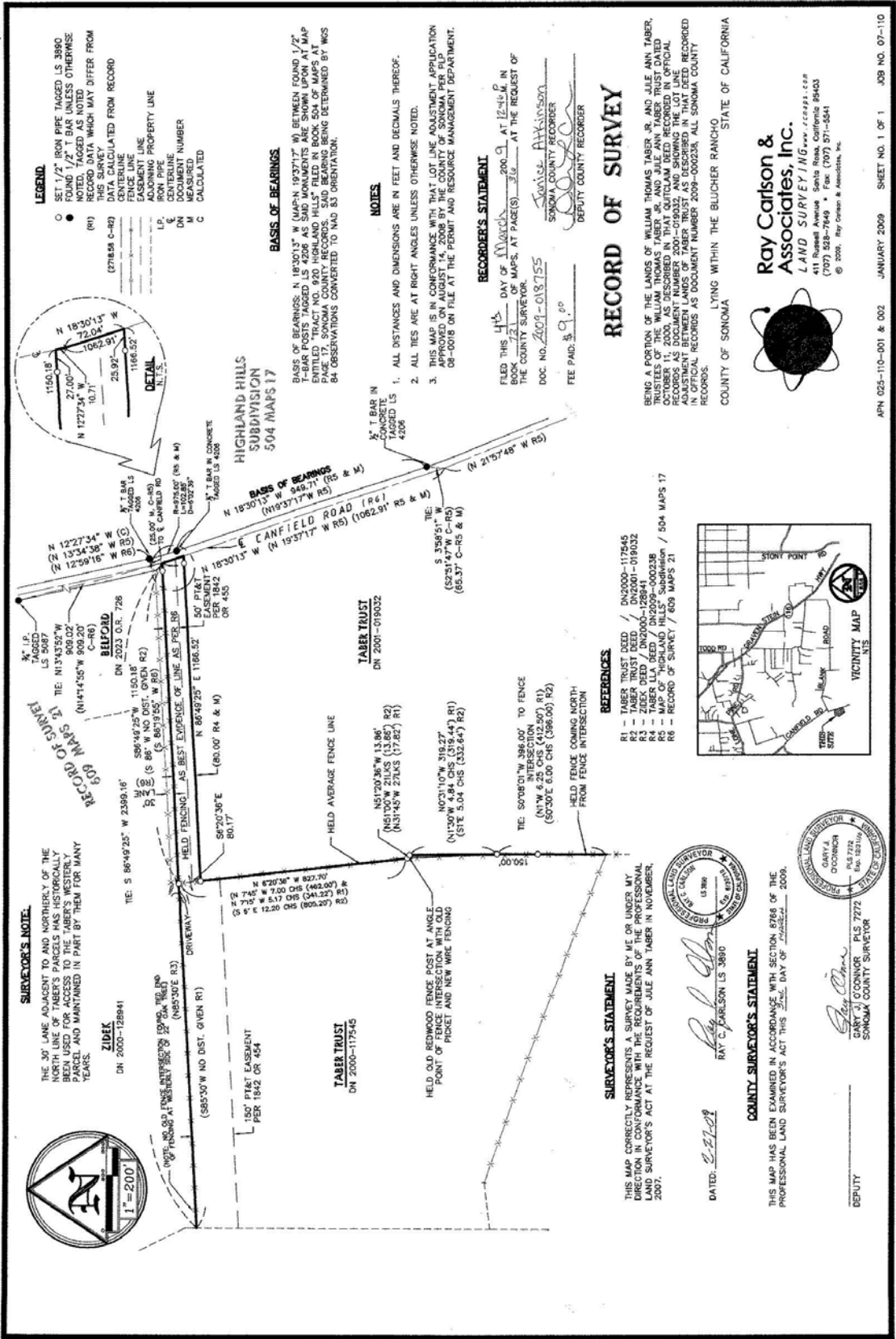
**Legend**

**Approximate Property Boundary**  
Source: Sonoma County GIS Dept.  


**USGS Contours**  
Derived from USGS 10 m DEM  
 10 ft. Intermediate Contour  
 50 ft. Index Contour  
 1-Acre Indicator Grid

**American Viticultural Areas**  
 Russian River Valley  
 North Coast  
 Sonoma Coast





**LEGEND**

- SET 1/2" IRON PIPE TAGGED LS 3880
- SET 1/2" IRON PIPE TAGGED LS 4206
- SET 1/2" IRON PIPE TAGGED LS 4209
- SET 1/2" IRON PIPE TAGGED LS 4210
- SET 1/2" IRON PIPE TAGGED LS 4211
- SET 1/2" IRON PIPE TAGGED LS 4212
- SET 1/2" IRON PIPE TAGGED LS 4213
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- SET 1/2" IRON PIPE TAGGED LS 4300

**NOTES**

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL BES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
3. THIS MAP IS IN CONFORMANCE WITH THAT LOT LINE ADJUSTMENT APPLICATION OF 08-0018 ON FILE AT THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT.

**RECORDOR'S STATEMENT**

FILED THIS 4th DAY OF March 2009 AT 12:46 P.M. IN BOOK 72 OF MAPS, AT PAGE(S) 36 AT THE REQUEST OF THE COUNTY SURVEYOR.

DOC. NO. 2009-018755

SONOMA COUNTY RECORDER

DEPUTY COUNTY RECORDER

FEES PAID: \$ 9.00

**RECORD OF SURVEY**

BEING A PORTION OF THE LANDS OF WILLIAM THOMAS TABER, JR. AND JULE ANN TABER, TRUSTEES OF THE WILLIAM THOMAS TABER, JR. AND JULE ANN TABER TRUST DATED OCTOBER 11, 2000, AS DESCRIBED IN THAT QUILTAM DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2000-000238, AND THE LANDS OF WILLIAM THOMAS TABER, JR. AND JULE ANN TABER, TRUSTEES OF THE WILLIAM THOMAS TABER, JR. AND JULE ANN TABER TRUST AS DESCRIBED IN THAT DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2009-000238, ALL SONOMA COUNTY COUNTY OF SONOMA LYING WITHIN THE BLUCHER RANCH, STATE OF CALIFORNIA

**Ray Carlson & Associates, Inc.**

LAND SURVEYING

411 Summit Avenue, Santa Rosa, California 95403

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**APN 025-110-001 & 002**

**JANUARY 2009**

**SHEET NO. 1 OF 1**

**JOB NO. 07-110**

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