

Michael Crain Properties

Vineyard Advisors and Brokers

2345 Olivet Road
Santa Rosa, CA



Priced at:

\$1,675,000

Offered by:

Michael Crain
707-815-6290

www.vineyardadvisors.com

Property Information

SERVING YOUR REAL ESTATE NEEDS FROM THE SOIL UP



General Description: The subject property is a 23 acre parcel with a 15 +/- acre vineyard, modular home , 2 wells and a barn with frontage on sought-after Olivet Road. It is located in the Russian River Valley Appellation (AVA). Soils are Huichica Loam and the property is level to very gently sloped with open views to surrounding properties and distant mountains. The immediate area is home to numerous well regarded vineyards and wineries producing top quality Russian River Valley Pinot Noir and Chardonnay as well as other varieties.

Site Description & Zoning The site is a predominantly cleared and level site. It is rectangular in shape. Zoning is LIA 40 (Land Intensive Agriculture with 40 parcel density). Water is via private wells (2); electricity from P,G&E; gas is propane. Possible uses are describe in county land use descriptions; though, include wine grape processing (winery).

Site Improvements The property is improved with extensive sub-surface drainage which was installed in preparation for vineyard development. In 1999, the 15 acre vineyard was developed and planted to Pinot Noir and Chardonnay (approx. ½ the Chardonnay was replanted in 2002) There are two wells and s 7 bedroom septic system. There is a 40' x 60' steel frame barn of 14' height and two 12' doors on a 6' concrete (w/steel) slab foundation. There is a 1,770 sq. ft. modular home (no foundation).

Address 2345 Olivet Road, Santa Rosa 95401

Assessor Parcel Number 057-040-009

Zoning LIA 40

Parcel Size 23 acres

Viticultural Area Russian River Valley (AVA)

Water 2 Wells

Septic 7 Bedroom Mound System

