



CONFIDENTIAL

875 RIVER RD., FULTON, CA
RUSSIAN RIVER VALLEY APPELLATION
17.17 ACRE VINEYARD AND WINERY SITE



- PRIME, CENTRALLY LOCATED RUSSIAN RIVER VALLEY APPELLATION ACREAGE WITHIN 0.5 MILE OF MAJOR HIGHWAY 101 INTERCHANGE, DEEDED AS AN IN-PERPETUITY, OPEN SPACE EASEMENT, WITH THE SONOMA COUNTY AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT
- APPROXIMATELY 10 VINE ACRES PLANTED ON 14+/- GROSS ACRES
- APPROXIMATELY 6 VINE ACRES OF CHARDONNAY DIJON CLONE 76 AND CLONE 4, PLANTED PRIMARILY TO TELEKI 5C ROOTSTOCKS, PRODUCING 35-40 TONS OF GRAPES PER YEAR, CONTRACTED THRU THE 2011 HARVEST @ \$2100+/-TON
- APPROXIMATELY 4 VINE ACRES OF GEWURZTRAMINER CLONE 4, PLANTED ON AXR1 AND TELEKI 5C ROOTSTOCK, PRODUCING 6-8 TONS OF GRAPES PER YEAR, CONTRACTED THRU THE 2010 HARVEST @ \$1425+/-TON
- WATER FOR FROST PROTECTION (SPRINKLERS) AND IRRIGATION CURRENTLY PROVIDED BY THE SELLER'S ADJOINING PARCEL'S WELL (400 GPM) AND RESERVOIR/HOLDING POND
- EXISTING TWO-STORY, 6000+/- SQ FT AGRICULTURAL SUPPORT BUILDING WITH GRAVEL DRIVEWAY AND PARKING AREA OFF RIVER ROAD, EXISTS ON APPROXIMATELY 3-4+/- ACRES WHICH INCLUDES THE EXISTING SEPTIC SYSTEM/LEACH FIELD OF LESS THAN 300 FEET AND EXPANSION AREA
- THE OPEN SPACE EASEMENT RESTRICTS PERMITTED USES WITHIN THE EASEMENT AREA TO AGRICULTURAL PRODUCTION AND AGRICULTURAL PROCESSING, AND SHALL INCLUDE RESTRICTING STRUCTURES TO THE EXISTING 6,000 SQUARE FOOT AGRICULTURE STORAGE BUILDING IN THE EXISTING FOOTPRINT.

RELATED CONDITIONS TO SALE:

- THE SELLER IS ASKING FOR A CONTRACTUAL COMMITMENT FROM BUYER TO PLANT PRIOR TO OR IN CONJUNCTION WITH THE REMOVAL OF VINEYARD BLOCK #2, FROM THE ADJACENT PARCEL, FOR PERMITTED AND APPROVED CHURCH RECREATIONAL DEVELOPMENT; THE 2.0 FALLOW ACRES SURROUNDING THE AGRICULTURAL SUPPORT BUILDING.
- SELLER WILL CONSIDER A SHARING ARRANGEMENT OF THE ADJACENT PARCEL'S WELL WATER FOR FROST PROTECTION AND IRRIGATION, IF BUYER PREFERS THIS TO DRILLING THEIR OWN WELL, WHICH THE EXISTING APPRAISAL (11/28/08) ASSUMES AS NECESSARY FOR THE NEW PARCEL

RELATED LEASING OPPORTUNITIES:

- THE SELLER IS OPEN TO REVENUE SHARING OFFERS ON A LONG TERM LEASE FOR THE ADJACENT 22+/- VINE ACRES
- THE SELLER ALSO HAS APPROXIMATELY 28,000 SQ FT OF COLD STORAGE AND RELATED PARKING AVAILABLE ON A CONDITIONAL 5 YEAR LEASE

OFFERED AT \$1,850,000

HARVEST	BOTH VINEYARDS	17.17 ACRE VINEYARD
2006	CHARD 137.16 TONS GEWUR 16.05 TONS	CHARD 37.10 TONS GEWUR 4.16 TONS
2007	CHARD 119.33 TONS GEWUR 25.91 TONS	CHARD 35.94 TONS GEWUR 6.75 TONS
2008	CHARD 89.97 TONS GEWUR 28.29 TONS	CHARD 34.56 TONS GEWUR 7.37 TONS

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