



PROPERTY OFFERING

12760 GREEN VALLEY ROAD
SEBASTOPOL



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12760 GREEN VALLEY ROAD

PROPERTY DESCRIPTION

This 80-acre ranch in the Green Valley hills northwest of Sebastopol — in the family for 100+ years — presents an opportunity to own a west Sonoma County estate, scenic farmstead, and potential vineyard.

The current family compound is perfectly perched on a plateau embraced by majestic oaks and surrounded by rolling hills complete with big sky views for sunset watching or star gazing. Located in a warmer area of Sebastopol with minimal summer fog, the site has two modest homes. Residence one is 1,982 Sq Ft with 3 bedrooms, 1 bath, with a garage. Residence two has 2 bedrooms, 1 bath.

On the plateau at the upper area of the property are 17+/- acres of level land that offers numerous opportunities. This area has 12 +/- acres that were once an orchard near the home sites, adjacent to a neighboring vineyard leased by Kosta Browne. The climate and Goldridge fine sandy loam soils offer strong possibilities for a premium Russian River Valley AVA vineyard or as a potential building site.

Sprinkled throughout is the charm of the past from original wood fencing to two former chicken coops transformed into a western town front, complete with a saloon. Multiple outbuildings include a water tower.

12760 Green Valley Rd offers the best of Sonoma Wine Country living - the privacy and quiet of a ranch setting with proximity to Sebastopol, Occidental, Graton, and the Pacific Ocean.

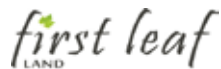


PROPERTY SPECIFICATIONS

- APNs** 104-160-001
- Total Acres** 80
- Zoning** DA 40, Diverse Agriculture. 40 acre minimum parcel size. Potential for lot split to two parcels.
- Water** 3 producing wells. Well 1 tested August 2023 producing 5.5 GPM per Rays Well Testing. Wells 2 and 3 testing scheduled for September, 2023.
- Access** The property has legal access to Green Valley Road via an easement over a neighboring property (+/- 560 ft of easement road).
- Structures** 2 modest homes. Residence one is 1,982 sq. ft. 3 bedroom, 1 bath with a garage. Residence two is 2 bedroom, 1 bath. Chicken coops converted to a western town. Multiple outbuildings include a water tower.

VITICULTURE FEATURES

- Appellation** Green Valley and Russian River Valley AVAs.
- Slopes** The 12 +/- acre plateau is mostly level to gentle slopes. The knolls and valleys to the west are moderate to steep slopes with 4 +/- acres of cleared pasture with slopes under 30%.
- Soils** The 12 +/- acre plateau is mapped to Goldridge fine sandy loam per NRCS mapping. The additional potential plantable is Josephine loam.
- Elevation** 300 to 400 feet.
- Neighbors** Quality neighborhood vineyards include: Kosta Browne - Lazy G, Kistler - Stoetz Lane, Ruxton Ranch, Silver Eagle, Treehouse, Iron Horse, Keefer Ranch, numerous Dutton Ranch vineyards.



MAPS - AERIAL



MAP - NRCS SOILS



| Symbol | Soil Type | Slope |
|--------|---------------------------|-----------|
| AkC | Arbuckle gravelly loam | 5 to 9% |
| GdE | Goldridge fine sandy loam | 15 to 30% |
| HkF | Hugo very gravelly loam | 30 to 50% |
| HkG | Hugo very gravelly loam | 50 to 75% |
| JoE | Josephine loam | 9 to 30% |
| JoF | Josephine loam | 30 to 50% |

PHOTOS - PLATEAU POTENTIAL VINEYARD



PHOTOS - PLATEAU POTENTIAL VINEYARD



PHOTOS - KNOLL POTENTIAL VINEYARD



PHOTOS - KNOLL POTENTIAL VINEYARD



PHOTOS - RESIDENCE ONE



PHOTOS - RESIDENCE TWO







PHOTOS - WATER TOWER



DISCLAIMERS

Sellers Rights: Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow.

Sellers Disclaimers: This Property Offering has been prepared for Buyer and Buyers Representatives' use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is the Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers intended use. Buyer is also advised that this Property Offering information is dated, and that changes may have occurred prior to, during and after the time that it was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

Communications, Offering Process, Viewing of Property: All communications, letters of intent, offers, requests for additional copies of this Property Offering and viewing the Property shall be made directly by contacting:
Bob Gregg, 707.227.0773.

